

2023-0181
Ragan Smith Associates, Inc.
c/o Jay Floyd, PE
District No. 4
Planning Version

RESOLUTION NO. 31900

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR AN INSTITUTIONAL PLANNED UNIT DEVELOPMENT FOR THE PROPERTIES LOCATED AT 1115 MORRIS LANE AND 8606 EAST BRAINERD ROAD, SUBJECT TO CERTAIN CONDITIONS.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and is hereby granted a Special Exceptions Permit for an institutional Planned Unit Development for the properties located at 1115 Morris Lane and 8606 East Brainerd Road, more particularly described in the attached maps and referenced in the legal description below:

Two unplatted tracts of land located at 1115 Morris Lane and 8606 East Brainerd Road being the properties described in Deed Book 4948, Page 827, and Deed Book 11188, Page 383, ROHC. Tax Map Numbers 171B-C-010 and 171B-C-011.

This Special Exceptions Permit shall be subject to the following condition:

- 1) No parking areas or drive aisles within fifty (50') feet of the property line abutting Parcel No. 171B-C-012.

ADOPTED: December 12, 2023

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2023-0181 Special Permit for an Institutional PUD



2023-0181 Special Permit for an Institutional PUD



Harmony at Chattanooga

Senior Living Community
Specialty Senior Exhibit



R-1

Site Data:

Address:	115 Memphis Lane, 6000 Eastchase Blvd, Chattanooga, TN
Parcel ID:	1718 C 011
Total Area:	7778 C 010
Current Zone:	6-3-A-6
Adjacent Zoning:	R-1, Unimproved, CS (Industry) Special

Proposed Data:

Proposed Zoning:	Platinum 115-501, Unimproved, CS-115 (Senior Living Community) (Multi-Family)
Proposed Date:	12/15/2025
Proposed Project Name:	Harmony at Chattanooga
Proposed Project Address:	115 Memphis Lane, 6000 Eastchase Blvd, Chattanooga, TN 37416
Proposed Project Size:	125,000 sq ft
Proposed Project Cost:	\$25,000,000
Proposed Project Start Date:	Q1 2026
Proposed Project End Date:	Q4 2028

Legend:

- 1. Existing Building Footprint
- 2. Existing Parking
- 3. Existing Road
- 4. Courtyard
- 5. Landscape
- 6. Existing Land Use
- 7. Construction Boundary
- 8. Open Space
- 9. Future Land Use
- 10. Future Boundary
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