

RESOLUTION NO. 24565

A RESOLUTION APPROVING A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED CHANGE OF BOUNDARY OF THE PLANNED UNIT DEVELOPMENT KNOWN AS THE REUNION PLANNED UNIT DEVELOPMENT, PHASE 2, ON TRACTS OF LAND LOCATED IN THE 1100 BLOCK OF MORRIS LANE, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

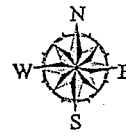
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is granted a Preliminary and Final Planned Unit Development Special Exceptions Permit for a proposed change of boundary of the Planned Unit Development known as The Reunion Planned Unit Development, Phase 2, on tracts of land located in the 1100 block of Morris Lane, more particularly described as follows:

Part of Lot 6 of the Reunion Subdivision, Plat Book 79, Page 135, ROHC, Deed Book 6922, Page 331, ROHC, and part of an unplatted tract of land located in the 1100 block of Morris Lane as described in Deed Book 1921, Page 554, ROHC, more particularly described as beginning at the southwest corner of said tract thence southeast 69.31 feet, thence northwest 69.34 feet, thence southwest 7.37 feet to the point of beginning being the property described in Deed Book 7666, Page 824, ROHC. Tax Map 171G-A-002(part) and 002.42(part).

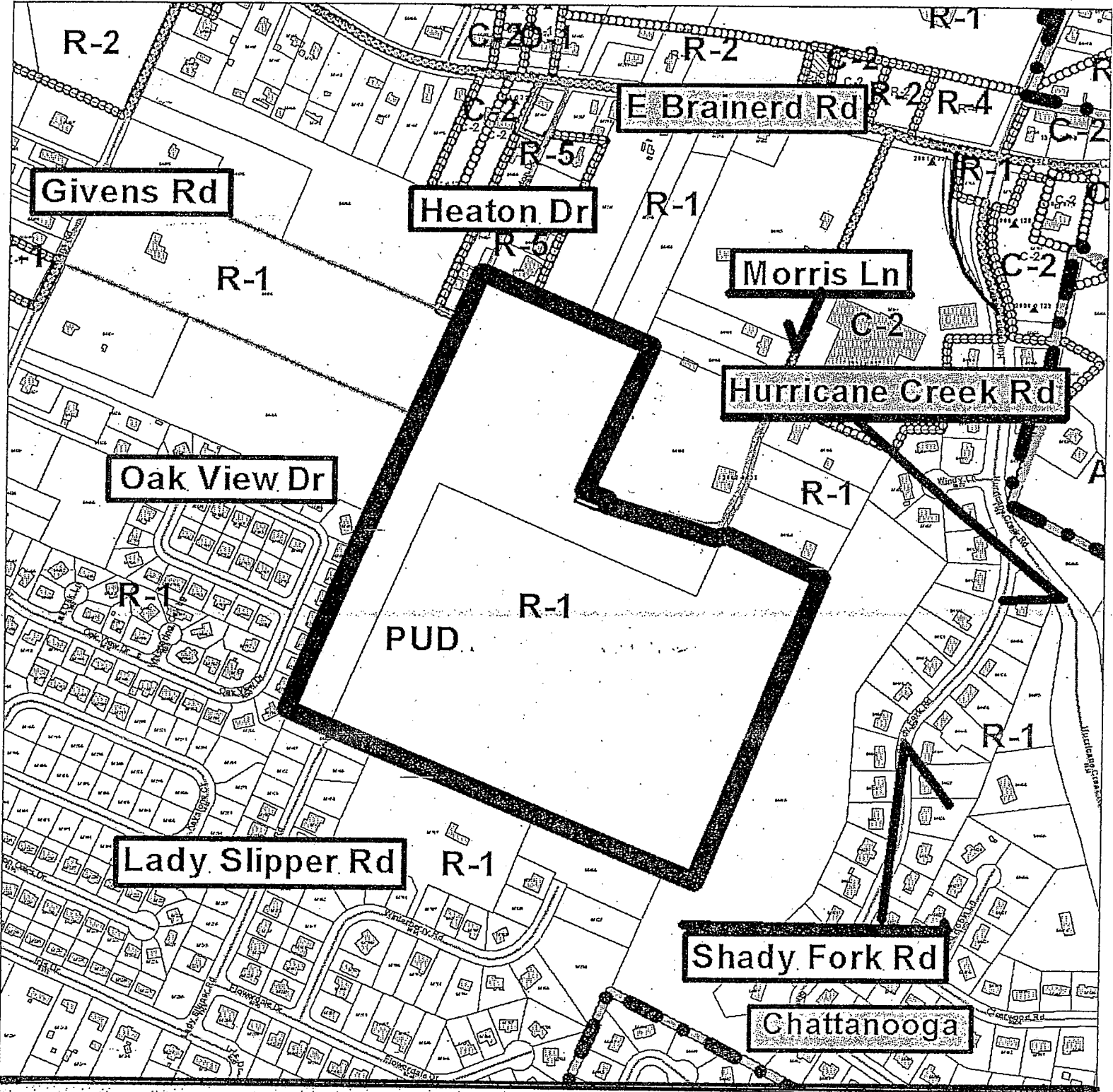
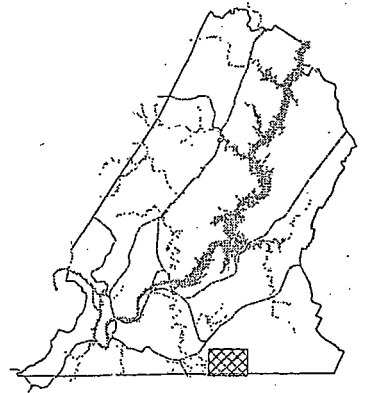
BE IT FURTHER RESOLVED, That the change in boundary of the Preliminary and Final Planned Unit Development Plan for the Planned Unit Development known as The Reunion Planned Unit Development, Phase 2, is subject to the same conditions as the previously approved Final Planned Unit Development for The Reunion Planned Unit Development, Phase 2 (Case No. 2003-088).

ADOPTED: October 11, 2005

CHATTANOOGA
CASE NO: 2005-0162
PC MEETING DATE: 9/12/2005
RESIDENTIAL PUD



1 in. = 450.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-162: Approve as both a preliminary and final PUD.

2005-162
8/23/05

7.37' X 69.34'

N 64.44' 33" W
10' PRIVA

130.00' BOUNDARY REVISION
135.39' BOUNDARY REVISION
175' BOUNDARY REVISION

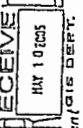
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8631

PURPOSE CHANGE

1. The plat includes D.E. 8321, P. 311 RDWC
2. Area Subdivided - 42.28 Acres.
3. The subdivision has been developed in accordance with the City of Chattanooga Subdivision Regulations.
4. Water Supply - Tennessee American Water Co.
5. The City of Chattanooga is not responsible for any easements, drainage easements, private easements or any planning, utility, tubing or piping etc on community lots.
6. The City of Chattanooga is not responsible for any easements, drainage easements, private easements or any planning, utility, tubing or piping etc on community lots.
7. There is a 10' Non-Exclusive Utility easement between lots 41 and 42 and lots 41 and 42.
8. The 10' utility easement is reserved along the rear line of lot 21, 31-32, 41-50 and along the front line of lot 41-50. The drainage easement is automatically abandoned 7 feet or more but are combined or used as a 10' utility easement if required.
9. The nearest 100 year flood elevation is 746.

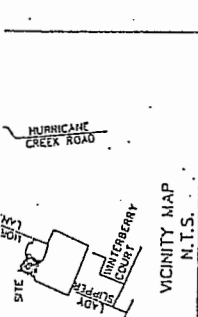
10. A building setback line from a dedicated public street is a min. 10 feet
11. A rear setback line from a dedicated public street is a min. 25 feet
12. A north side setback for 24, 25 & 26 is a min. 25 feet
13. A fronting building must be at least 10 feet
14. Other than above, no other setbacks are required



FINAL PLAT
Planned Unit Development

The Reunion S/D
Phase 1 & Phase 2
Phase 2 - Lots 6-22 & 116-132

Chattanooga, Hamilton County, Tennessee
Date: 05-09-05
Scale: 1" = 50'
Drawn: T. Fano
Checked: J. SEC
COPP ENGINEERING GROUP
6710-B Dayton Blvd



2005-162

