

2012-013
Joseph Ingram

RESOLUTION NO. 27031

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT, KNOWN AS PERRY NORTH RESIDENTIAL PLANNED UNIT DEVELOPMENT, LOCATED IN THE 1000 BLOCK OF DALLAS ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAPS ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

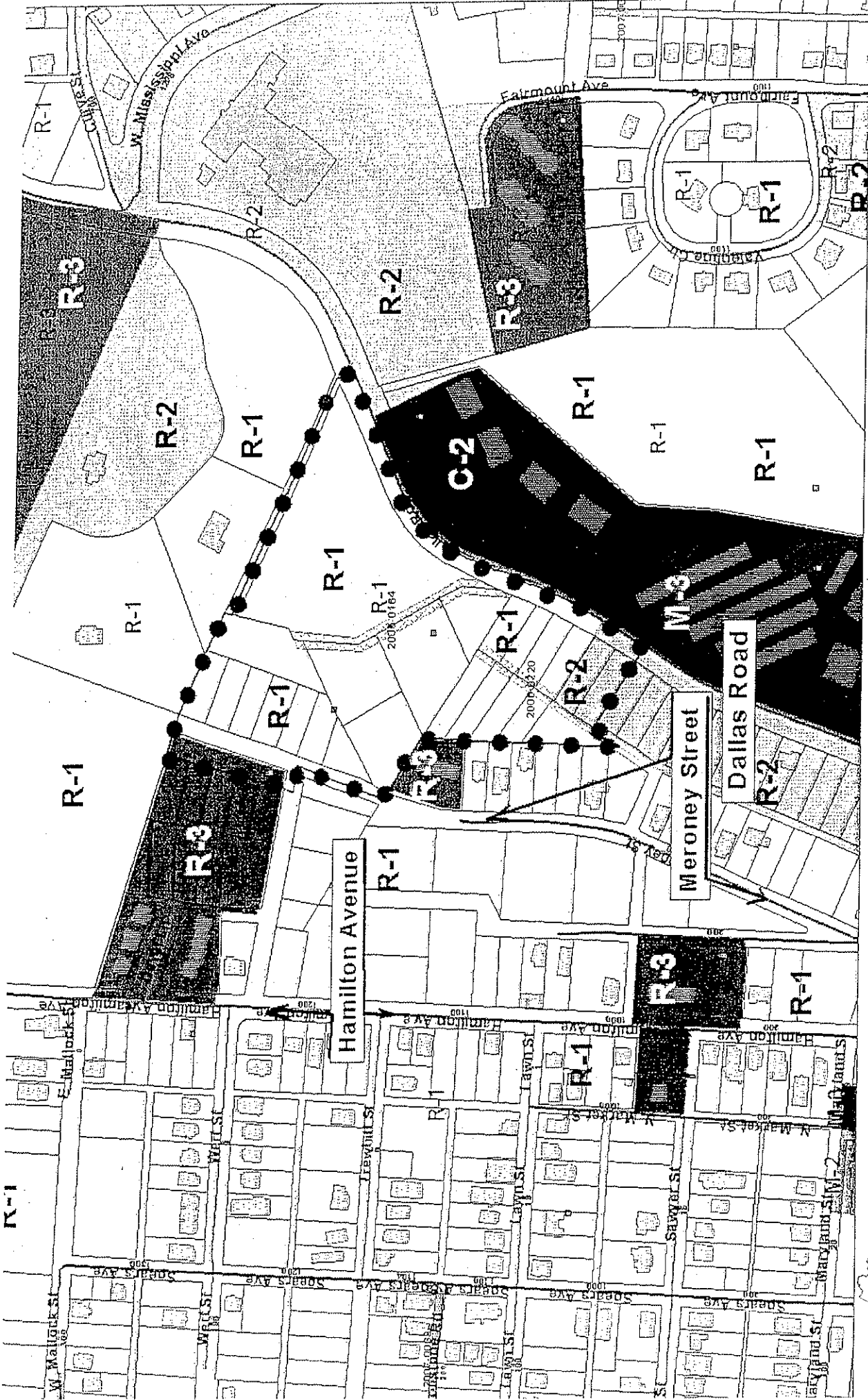
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is granted a Preliminary Planned Unit Development Special Exceptions Permit for a Planned Unit Development, known as Perry North Residential Planned Unit Development, located in the 1000 block of Dallas Road, more particularly described as follows:

Parts of Lots 13 thru 17, Crow's Addition to Hill City, Plat Book 2, Page 7, ROHC, being the properties described in Deed Book 3736, Page 798, ROHC, Lots 24 thru 37, Crow's Addition to Hill City, Plat Book 2, Page 7, ROHC, being described as Tracts 1 and 2 of Deed Book 9402, Page 435, ROHC, Lots 38 thru 42, Crow's Addition to Hill City, Plat Book 2, Page 7, ROHC, being described as Tract 3 in Deed Book 9423, Page 962, ROHC, Lots 41 thru 45 and Lots 61 thru 64, Map of Highland Pines, Plat Book 11, Page 36, ROHC, being the properties described Tracts 2, 4, 5, 6 and 7 in Deed Book 9423, Page 962, ROHC, Lots 59 and 60, Map of Highland Pines, Plat Book 11, Page 36, ROHC, being the properties described in Deed Book 9436, Page 414, ROHC, and an unplatted and unaddressed tract of land in the 1000 block of Dallas Road being Tax Map 126L-C-005, and described as Tract 1 of Deed Book 9423, Page 962, ROHC. Tax Map Nos. 126L-C-005 thru 013 and 014.01, and 126M-G-001 thru 010 and 014 thru 018.

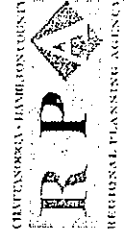
BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan is approved subject to a detailed concept of location and dimensions of retaining wall(s), landscaping, and open space characteristics/amenities, and the additional requirements set forth in the resolution of the Planning Commission.

ADOPTED: March 13, 2012

/mms

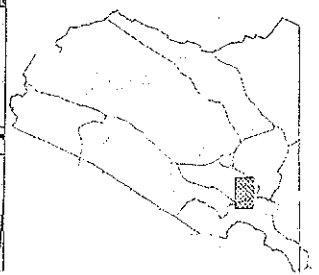


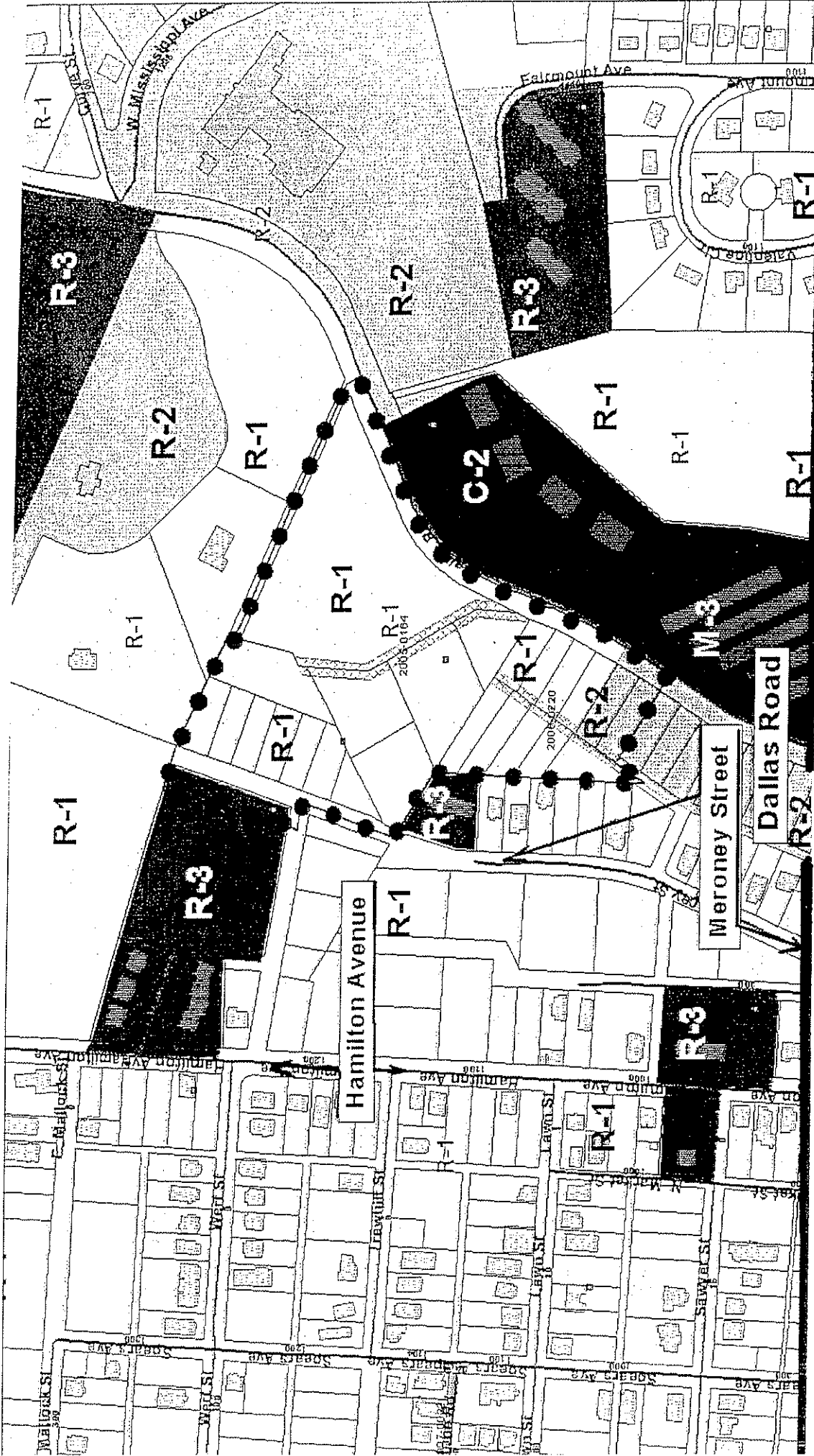
1 in. = 270.0 feet



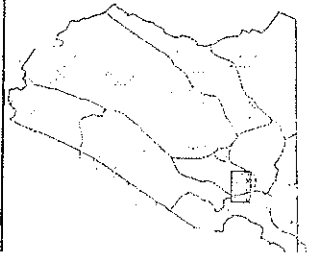
2012-0013 SEP: Residential PUD

Chattanooga - Hamilton County Regional Planning Agency





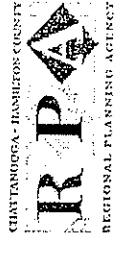
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2012-013: Approve, subject to certain conditions as listed in the Planning Commission Resolution.



2012-0013 SEP: Residential PUD



1 in. = 270.0 feet



PROPOSED R1 PUD

- TOTAL LOTS SHOWN (INCLUDES DU AND OPEN SPACE)
- 2 EXISTING ACRES WITHOUT ROW
- TOTAL DU REQUESTED = 4.87 DU/AC
- PROPOSED AREA WITH ROW ABANDONMENT = 9.02 ACRES
- PROX. 1,160 LF OF NEW 60' ROW
- WIDE PUBLIC ROADWAY W/ 4' SIDEWALKS
- PERIPHERAL SETBACK
- 2 AC IN NEW ROW
- 3 AC IN NEW LOTS
- 1 AC IN OPEN SPACE/ COMMUNITY PROPERTY
- PROPOSED POOL/ CLUBHOUSE AND COMMUNITY PARK
- LOTS SERVED BY PUBLIC UTILITIES

2012-013

EXIST. MERONEY STREET

PROPOSED 15' FRONT SETBACK

25' PERIMETER SETBACK

WALKING TRAIL

TYP. 28' X 36' HOUSE FOOTPRINT

OPEN SPACE

OPEN SPACE

POOL AND BALLS

PROPOSED 60' ROW

TYP. 34' X 44' HOUSE FOOTPRINT

WALKING TRAIL

PROPOSED PUD LOT LINE

OPEN SPACE

DALLAS ROAD

LANDSCAPE BUFFER ALONG DALLAS ROAD

25' PERIMETER SETBACK

PROPOSED NEW LEFT TURN LANE

PROPOSED 4' SIDEWALK ON NEW ROADWAY

COMMUNITY PARK AREA

CUSTOM HOME SITE

UPPER DETENTION

CUSTOM HOME SITE

LOWER DETENTION

OPEN SPACE

OPEN SPACE

25' PERIMETER SETBACK



PROPOSED R1 PUD

- 44 TOTAL LOTS SHOWN (INCLUDES DU AND OPEN SPACE)
- 8.42 EXISTING ACRES WITHOUT ROW
- 41 TOTAL DU REQUESTED = 4.87 DU/AC
- PROPOSED AREA WITH ROW ABANDONMENT = 9.02 ACRES
- APPROX. 1.150 LF OF NEW 50' ROW
- 28' WIDE PUBLIC ROADWAY W/ 4' SIDEWALKS
- 25' PERIPHERAL SETBACK
- 1.32 AC IN NEW ROW
- 3.89 AC IN NEW LOTS
- 3.71 AC IN OPEN SPACE/ COMMUNITY PROPERTY
- PROPOSED POOL CLUBHOUSE AND COMMUNITY PARK
- ALL LOTS SERVED BY PUBLIC UTILITIES

