

2016-078
Pratt & Associates, LLC/
Robert D. and Sandra S. Purcell
District No. 4

RESOLUTION NO. 28652

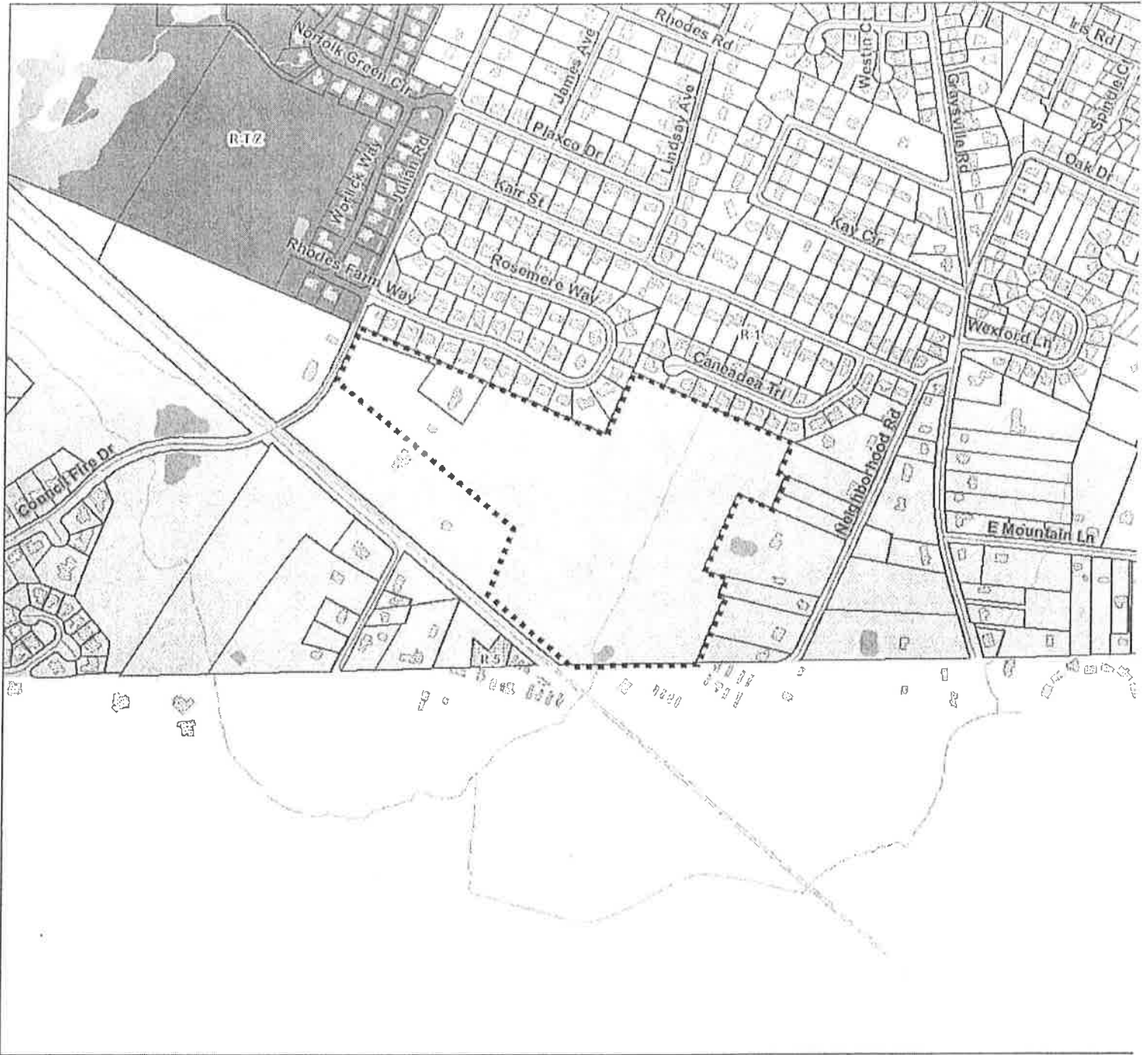
A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 660 JULIAN ROAD.

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 a Residential Planned Unit Development for property located at 660 Julian Road, more particularly described in the attached maps:

An unplatted tract of land and part of an unplatted tract of land located at 660 Julian Road beginning at the intersection of the northwest corner of 171I-B-001.01 with the east line of the 600 block of Julian Road, thence southwest following Julian Road some 281 feet to a point, thence 1107 feet southeast to a point, thence 343 feet southwest to a point, thence 534 feet to the south line of said property and the Tennessee/Georgia State line, thence some 609 feet east along said line to the southeast corner of said property, thence following the east line of said property northeastwardly and northwestwardly the following calls 438 feet northeast, thence 124 feet northwest, thence 406 feet northeast, thence, 168 feet southwest, thence 168 feet northeast, thence 44 feet northwest, then 160 feet northeast to the north line of said property, thence northwestward 844 feet along said north line, thence 318 feet southwest, thence continuing 1300 feet northwest along said north line to the northwest corner of said whole tract, the point of beginning, as drawn on submitted Preliminary Site Plan, Project Number 16-119 dated 3/23/16 and drawn by Map Engineers, being part of the property described in Deed Book 9648, Page 412, and all of the property described in Deed Book 9925, Page 228, ROHC. Tax Map Nos. 171I-B-001 (part) and 001.01.

ADOPTED: June 14, 2016

/mem



2016-078 Special Exceptions Permit for a Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-078: Approve

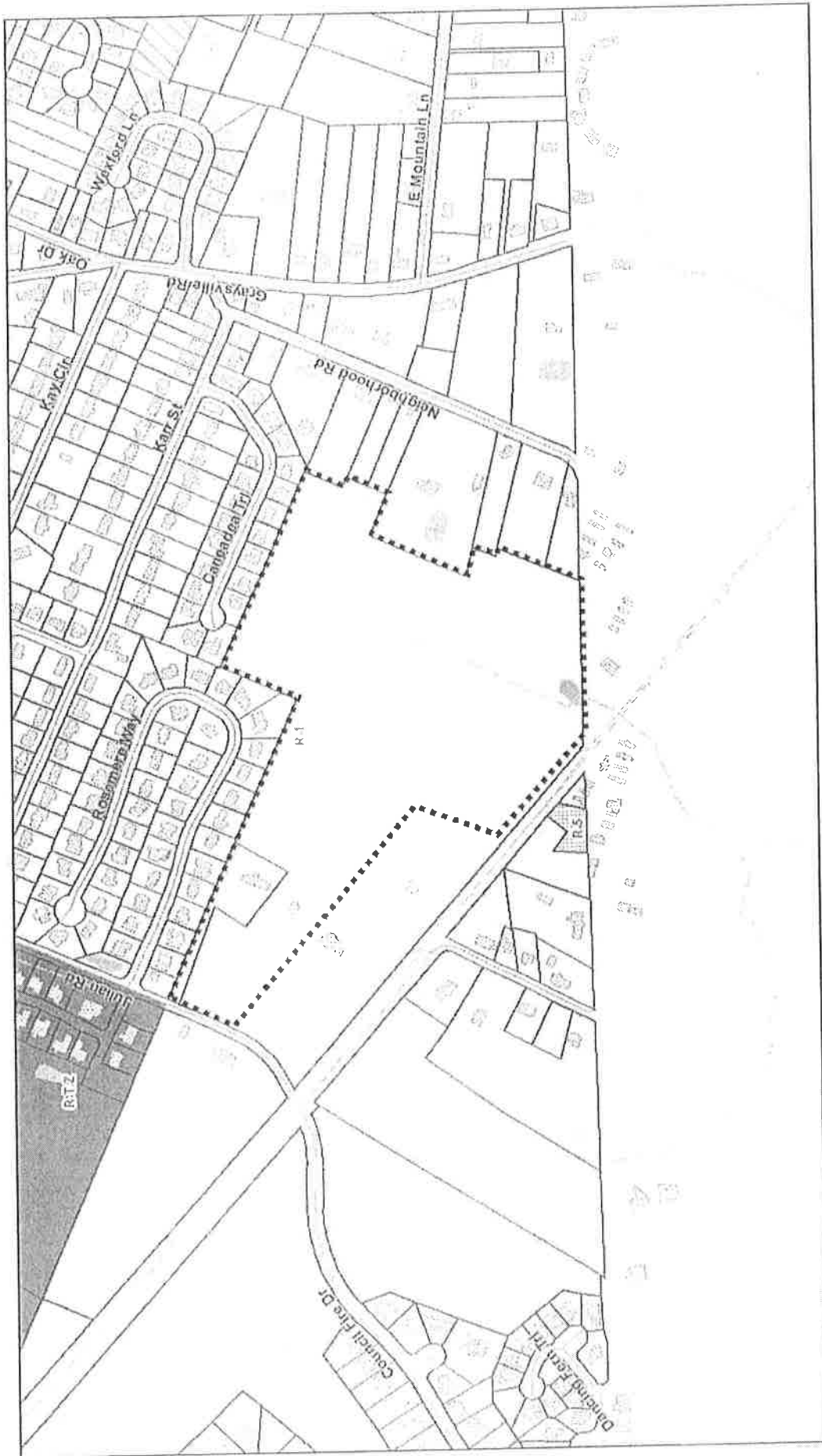


680 ft



Chattanooga Hamilton County Regional Planning Agency





2016-078 Special Exceptions Permit for a Residential PUD



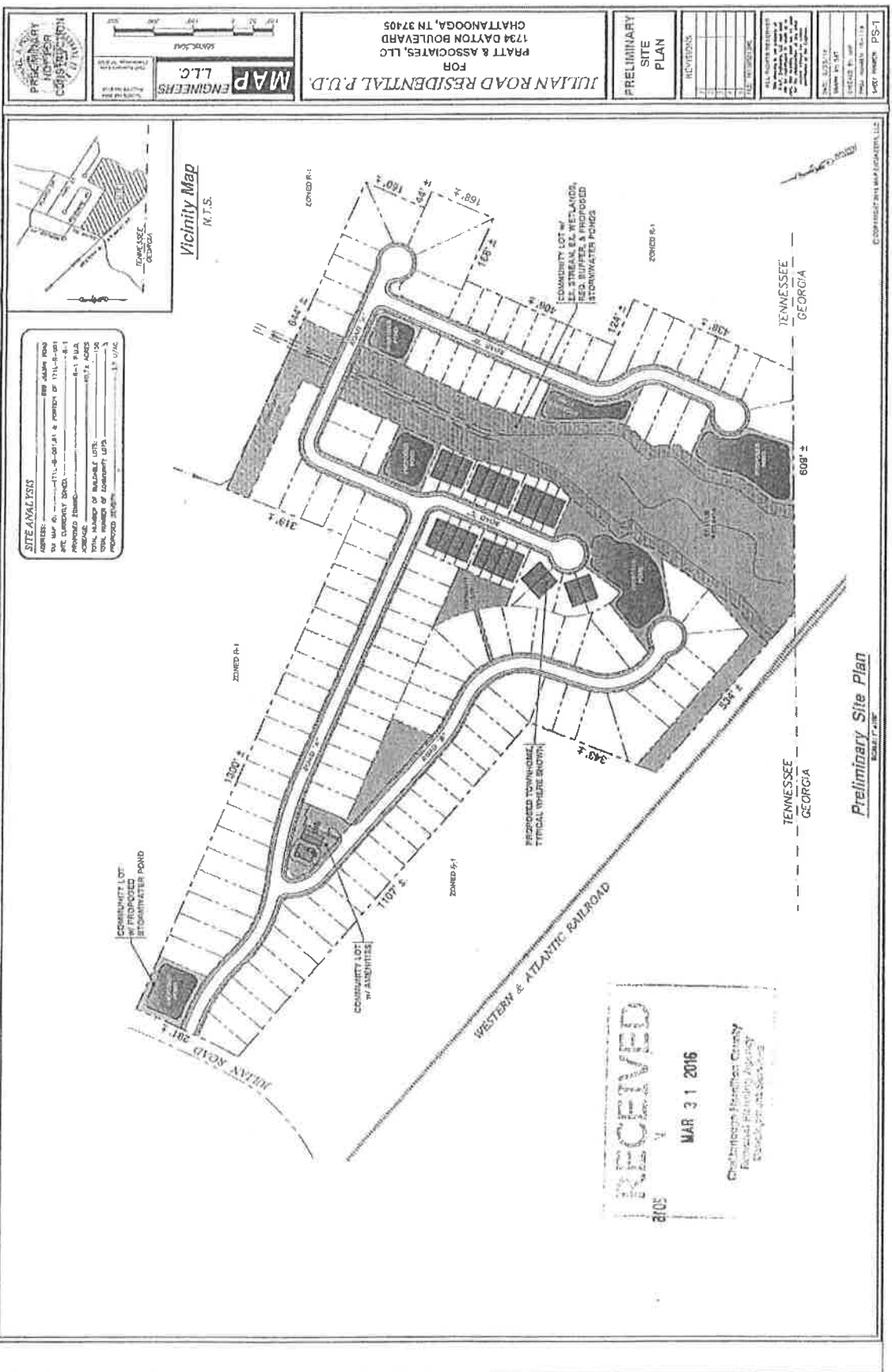
547 ft



Chattanooga Hamilton County Regional Planning Agency

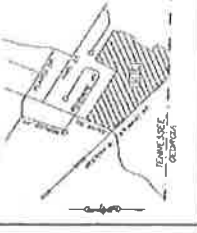


2016-078



SITE ANALYSIS

| | |
|----------------------------|------------|
| APPLICABLE ZONING DISTRICT | R-1 |
| APPLICABLE SUBDIVISION | 1711.01-01 |
| APPLICABLE DISTRICT | 1711.01-01 |
| APPLICABLE ZONING DISTRICT | R-1 |
| APPLICABLE SUBDIVISION | 1711.01-01 |
| APPLICABLE DISTRICT | 1711.01-01 |
| APPLICABLE ZONING DISTRICT | R-1 |
| APPLICABLE SUBDIVISION | 1711.01-01 |
| APPLICABLE DISTRICT | 1711.01-01 |



MAP ENGINEERS L.L.C.
1734 DAYTON BOULEVARD
CHATTANOOGA, TN 37405

JULIAN ROAD RESIDENTIAL P.U.D.
FOR
PRATT & ASSOCIATES, LLC
1734 DAYTON BOULEVARD
CHATTANOOGA, TN 37405

PRELIMINARY SITE PLAN

REVISIONS

| | | |
|-----|------|-------------|
| NO. | DATE | DESCRIPTION |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

PREPARED BY: JULIAN PRATT
CHECKED BY: JULIAN PRATT
DATE: 03/01/2016
SCALE: AS SHOWN
PROJECT NO.: PS-1

RECEIVED
MAR 31 2016
Chattanooga Metropolitan County
Planning and Zoning Department
1000 North State Street

Preliminary Site Plan
SCALE: AS SHOWN