

RESOLUTION NO. 30177

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED AT 8024, 8104, 8108, AND 8202 SHALLOWFORD 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 a Residential Planned Unit Development for properties located at 8024, 8104, 8108, and 8202 Shallowford Road, subject to certain conditions.

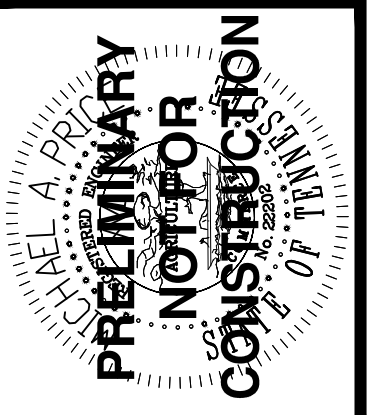
- 1) A Residential Planned Unit Development Plan (Site Plan) being submitted prior to City Council action that defines on the PUD Plan areas set aside as open space and the amount of acreage dedicated toward open space;
- 2) A forty (40') feet setback from Shallowford Road;
- 3) If streets in the road are private, provide a gated entrance; however if public, an appropriate turnaround at the entrance of the development;
- 4) Examine the possibility of having one entrance only with the entrance aligning with Arbell Lane;
- 5) Dedicate right-of-way and construct a deceleration lane;
- 6) Limited to ninety-two (92) units;
- 7) Provide a clubhouse and pool;
- 8) Parking spaces for one hundred eighteen (118); and
- 9) Dedicated community open space of 9.7 acres.

The property is more particularly described below and in the attached maps:

Four unplatted tracts of land located at 8024, 8104, 8108 and 8202 Shallowford Road being the properties described in Deed Book 5188, Pages 209 and 212, Deed Book 10199, Page 895, and Deed Book 5336, Page 273, ROHC. Tax Map Nos. 149N-A-007 thru 010.

ADOPTED: January 07, 2020

/mem



MAP ENGINEERS L.L.C.
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GRAPHIC SCALE
 0 25' 50' 100' 150'

EAST SHALLOWFORD RESIDENTIAL DEVELOPMENT
 FOR:
MAVERICK DEVELOPMENT GROUP, INC.
 3200 N. HAWTHORNE STREET
 CHATTANOOGA, TN 37406

ZONING PLAN

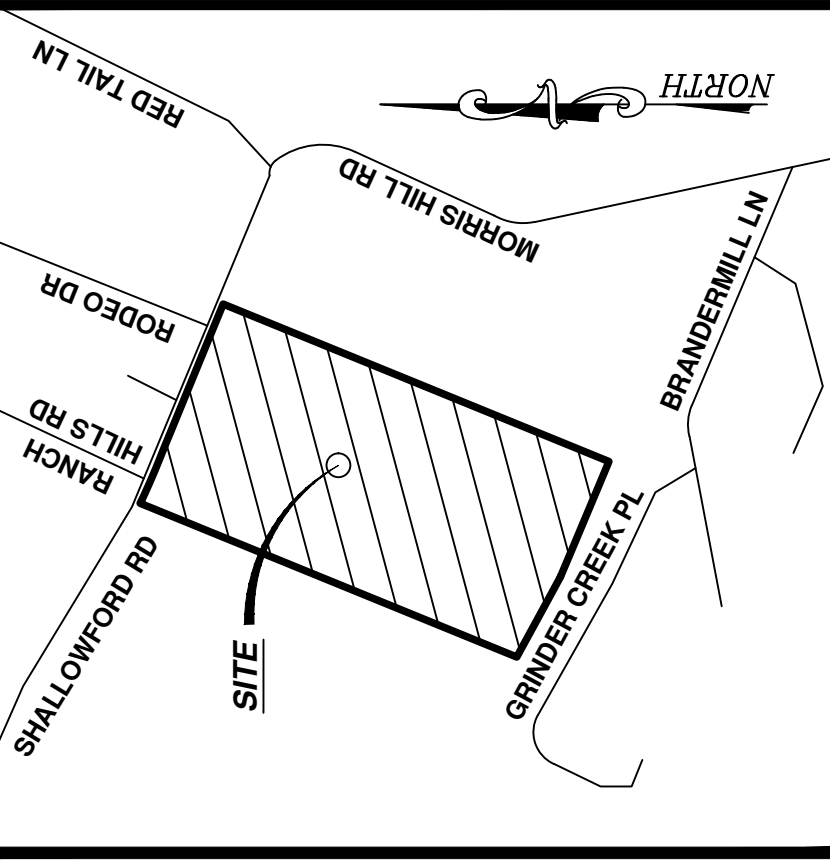
REVISIONS

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DATE: 01/03/20
 DRAWN BY: SBT
 CHECKED BY: MAP
 PROJ. NUMBER: 18-166
 SHEET NUMBER: **PS-1**



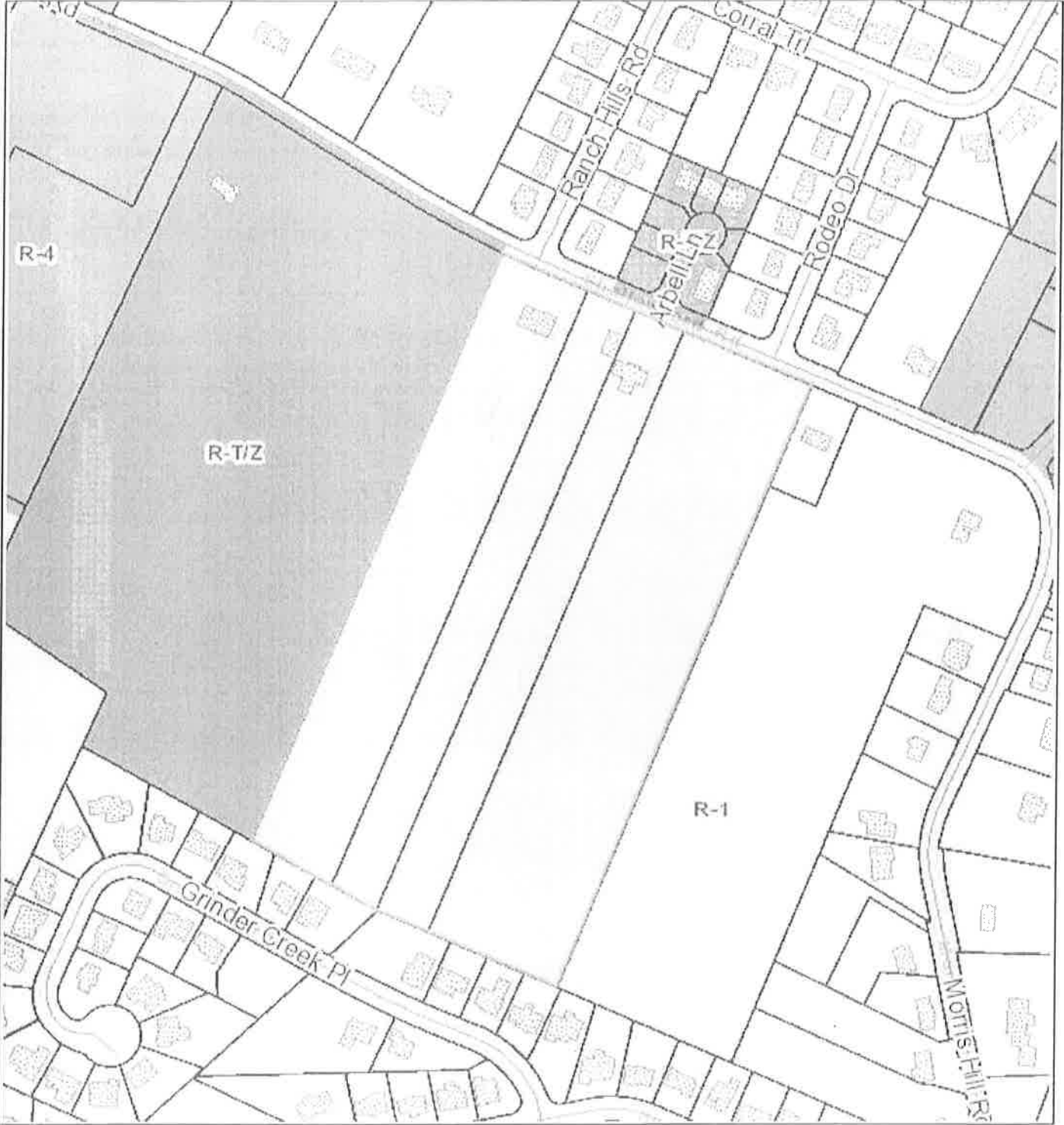
SITE ANALYSIS

ADDRESS: 8024, 8104, 8106, & 8202 SHALLOWFORD ROAD
 TAX MAP ID: 149N A 007, 149N A 008, 149N A 009, & 149N A 010
 SITE CURRENT ZONING: R-1
 SITE PROPOSED ZONING: R-1 PUD
 PROPOSED R-1 PUD ZONING ACREAGE: 20.0± ACRES
 PROPOSED DENSITY/ACRE: 4.5 UNITS/ACRE
 PROPOSED NUMBER OF UNITS: 92 UNITS
 PROPOSED NUMBER OF REGULAR PARKING SPACES: 26 SPACES
 PROPOSED NUMBER OF 1 CAR GARAGE PARKING SPACES: 33 SPACES
 PROPOSED NUMBER OF 2 CAR GARAGE PARKING SPACES: 59 SPACES
 PROPOSED TOTAL NUMBER OF PARKING SPACES: 118 SPACES
 OPEN SPACE / COMMUNITY AREA: 9.7± ACRES



Zoning Plan
 SCALE: 1" = 50'

2019-0156 Special Exceptions Permit for a Residential PUD



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