

RESOLUTION NO. 30194

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED IN THE 7000 BLOCK OF HIXSON PIKE.

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 in the 7000 block of Hixson Pike.

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

Beginning at the southeast corner of Tax Map No. 092-062 thence along the northwesterly right-of-way of Hixson Pike southwest 309.80 feet to a point; thence continuing southwest 643.42 feet to a point in the northwesterly right-of-way of Hixson Pike, thence leaving Hixson Pike and following proposed PUD boundary line the following 37 calls: northwest 92.46 feet to a point; northwest, 57.08 feet to a point; northwest, 31.10 feet to a point; northwest, 45.06 feet to a point; northwest, 30.67 feet to a point; northwest, 46.97 feet to a point; southwest, 26.51 feet to a point; southwest, 19.11 feet to a point; northwest, 15.88 feet to a point; northwest, 58.65 feet to a point; northwest, 21.08 feet to a point; northwest, 33.28 feet to a point; northwest, 23.45 feet to a point; northwest, 23.27 feet to a point; northwest, 32.02 feet to a point; northwest, 42.14 feet to a point; northeast, 23.62 feet to a point; northwest, 8.90 feet to a point; northwest, 24.44 feet to a point; northwest, 67.34 feet to a point; northeast, 28.92 feet to a point; northwest, 16.31 feet to a point; northwest, 13.64 feet to a point; northwest, 77.46 feet to a point; northeast, 58.56 feet to a point; northeast, 102.51 feet to a point; northeast, 41.24 feet to a point; northwest, 22.14 feet to a point; northeast, 21.19 feet to a point; northwest, 84.13 feet to a point; southwest, 136.00 feet to a point; northwest, 280.00 feet to a point; northeast, 39.57 feet to a point; thence northeast 137.04 feet to a point; thence northeast 318.72 feet to a point; thence northwest, 235.79 feet to a point; thence northwest

344.73 feet to an iron rod (old) at the northwest corner of Tax Map 092-062; thence with the north line of said tax map the following three calls: northeast 109.90 feet to a point, southeast, 25.90 feet to a point, northeast, 271.79 feet to the northeast corner of said Tax Map; Thence southeast along the east line of said Tax Map 1994.82 feet to the southeast corner of Tax Map No. 092-062, the point of beginning and being part of the properties described in Deed Book 7904, Page 127, ROHC, Deed Book 8059, Page 190, and Deed Book 10818, Page 623, ROHC. Tax Map Nos. 092-062 and parts of 092-060 and 092-059

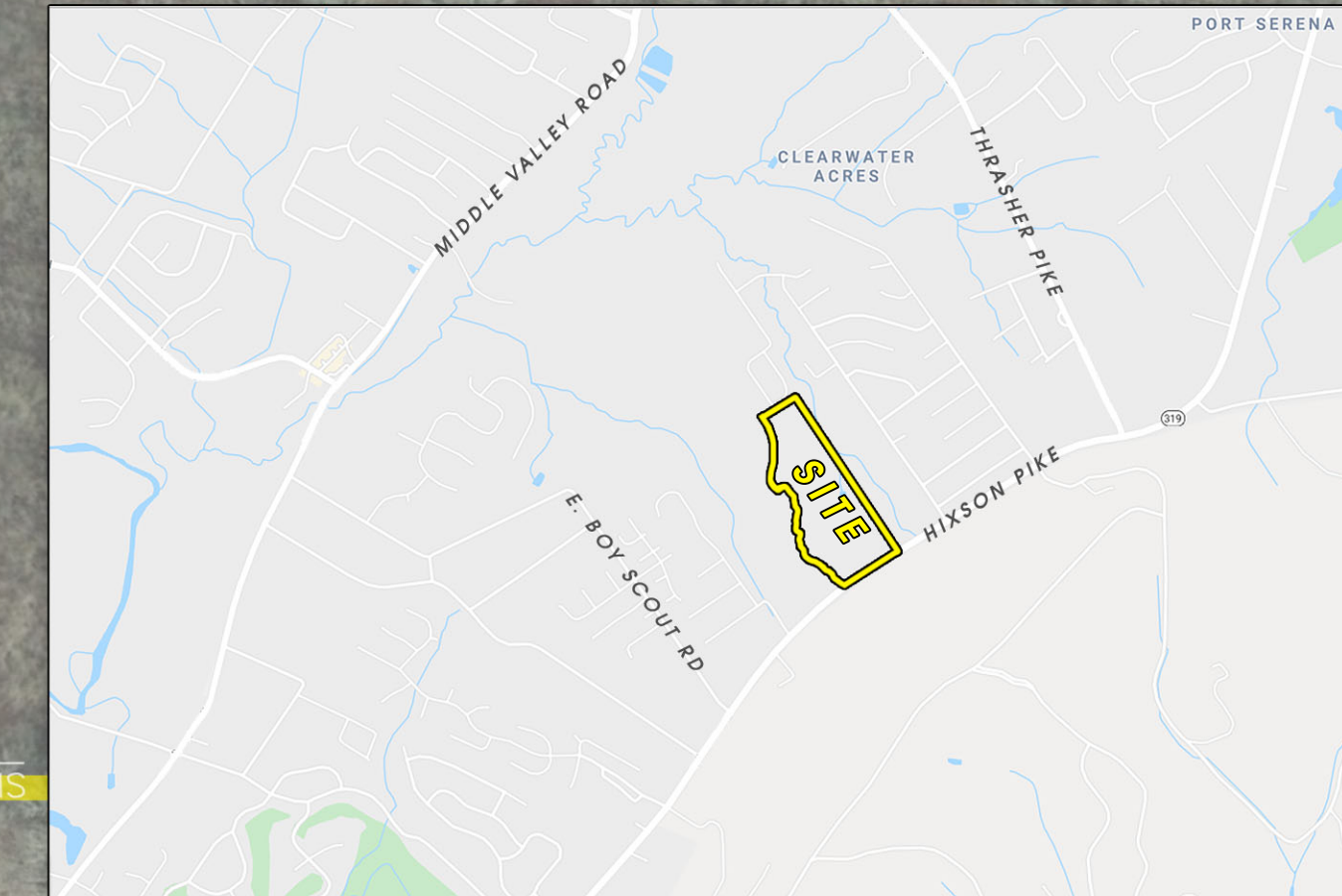
ADOPTED: January 14, 2020.

/mem

HIXSON PRESBYTERIAN CHURCH

HIXSON PRESBYTERIAN CHURCH PCA
 DEL. 9375 - PG. 667
 TAX ID: 092-063.03
 ZONING: A-1

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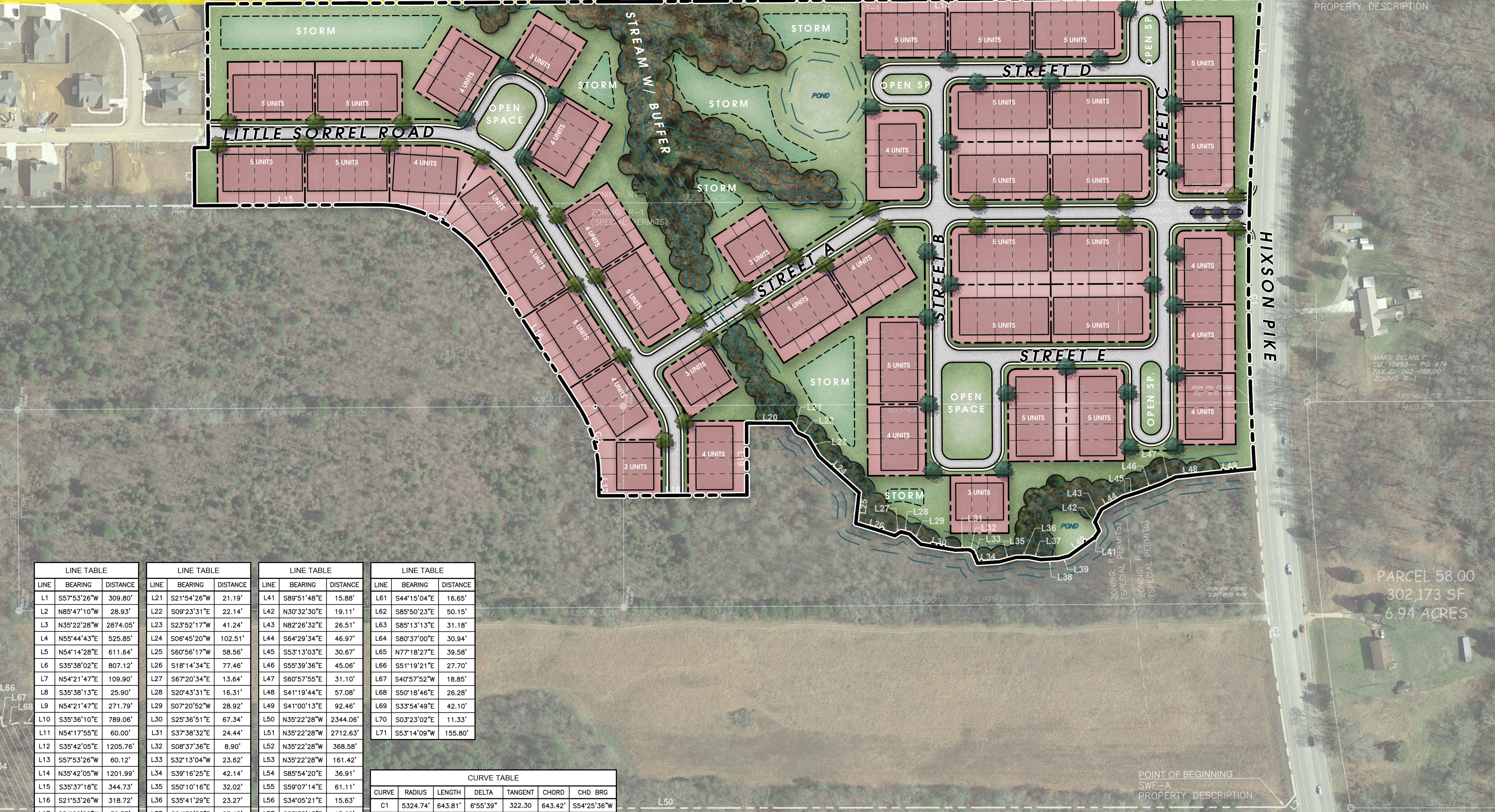
LOCATION MAP
(NOT TO SCALE)

SITE DATA

- A. PUD area and allowable density / yield:
 - 1) area zoned R-1: 14.79 ac @ 5.0 du / ac = 74 du
 - 2) area zoned R-2: 3.05 ac @ 4.6 du / ac = 14 du
 - 3) area zoned RT-1: 17.26 ac @ 16.6 du / ac = 287 du
 - 4) total area: 35.10 ac @ 10.7 du / ac = 375 du
- B. Total requested density / yield: 186 du = 5.3 du / ac
- C. Allocation of total 35.10-ac PUD area:
 - 1) total private lot area for 186 du: 17.69 ac
 - 2) total public right-of-way area: 4.54 ac
 - 3) total common area: 12.87 ac
 (wetland, stream, buffers and environmental preservation and natural areas, recreation, landscaping, mail CBU kiosks and other general common areas, etc.)
- D. Minimum 25' building set-back will be provided between structures and PUD perimeter
- E. Minimum 22'-wide Chattanooga standard streets flanked by verges, sidewalks and utility easements will be provided on all internal PUD streets
- F. Minimum 15' building set-back will be provided on all internal PUD street rights-of-way
- G. The 186 du within this PUD will be served by a new public gravity sanitary sewer system to be dedicated to Chattanooga
- H. Boundary shown is a combination of field surveys, deeds, plats, GIS data and best-guess interpolations: actual boundary will be clarified at the final plat stage
- I. PUD does not lie within FEMA-mapped 100-year BFE zone

CHATTANOOGA MUNICIPAL BOUNDARY

POINT OF BEGINNING
 THE VILLAGES AT STONEWALL FARMS
 PROPERTY DESCRIPTION



PARCEL 58.00
 302,173 SF
 6.94 ACRES

POINT OF BEGINNING
 SWF-A
 PROPERTY DESCRIPTION

CHATTANOOGA MUNICIPAL BOUNDARY

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S57°53'26"W	309.80'	L21	S21°54'26"W	21.19'	L41	S89°51'48"E	15.88'	L61	S44°15'04"E	16.65'
L2	N85°47'10"W	28.93'	L22	S09°23'31"E	22.14'	L42	N30°32'30"E	19.11'	L62	S85°50'23"E	50.15'
L3	N35°22'28"W	2874.05'	L23	S23°52'17"W	41.24'	L43	N82°26'32"E	26.51'	L63	S85°13'13"E	31.18'
L4	N55°44'43"E	525.85'	L24	S06°45'20"W	102.51'	L44	S64°29'34"E	46.97'	L64	S80°37'00"E	30.94'
L5	N54°14'28"E	611.64'	L25	S60°56'17"W	58.56'	L45	S53°13'03"E	30.67'	L65	N77°18'27"E	39.58'
L6	S35°38'02"E	807.12'	L26	S18°14'34"E	77.46'	L46	S55°39'36"E	45.06'	L66	S51°19'21"E	27.70'
L7	N54°21'47"E	109.90'	L27	S67°20'34"E	13.64'	L47	S60°57'55"E	31.10'	L67	S40°57'52"W	18.85'
L8	S35°38'13"E	25.90'	L28	S20°43'31"E	16.31'	L48	S41°19'44"E	57.08'	L68	S50°18'46"E	26.28'
L9	N54°21'47"E	271.79'	L29	S07°20'52"W	28.92'	L49	S41°00'13"E	92.46'	L69	S33°54'49"E	42.10'
L10	S35°36'10"E	789.06'	L30	S25°36'51"E	67.34'	L50	N35°22'28"W	2344.06'	L70	S03°23'02"E	11.33'
L11	N54°17'55"E	60.00'	L31	S37°38'32"E	24.44'	L51	N35°22'28"W	2712.63'	L71	S53°14'09"W	155.80'
L12	S35°42'05"E	1205.76'	L32	S08°37'36"E	8.90'	L52	N35°22'28"W	368.58'			
L13	S57°53'26"W	60.12'	L33	S32°13'04"W	23.62'	L53	N35°22'28"W	161.42'			
L14	N35°42'05"W	1201.99'	L34	S39°16'25"E	42.14'	L54	S85°54'20"E	36.91'			
L15	S35°37'18"E	344.73'	L35	S50°10'16"E	32.02'	L55	S59°07'14"E	61.11'			
L16	S21°53'26"W	318.72'	L36	S35°41'29"E	23.27'	L56	S34°05'21"E	15.63'			
L17	S54°22'22"W	39.57'	L37	S24°32'53"E	23.45'	L57	S85°35'13"E	13.60'			
L18	S35°37'38"E	280.00'	L38	S38°40'10"E	33.28'	L58	N38°35'01"E	11.48'			
L19	N54°22'22"E	136.00'	L39	S49°25'49"E	21.08'	L59	S47°30'29"E	4.05'			
L20	S35°07'03"E	84.13'	L40	S70°49'40"E	58.65'	L60	S00°59'09"E	56.46'			

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	5324.74'	643.81'	6°55'39"	322.30	643.42'	S54°25'36"W
C2	5324.74'	622.88'	6°42'09"	311.80	622.53'	S47°36'42"W
C3	245.00'	245.99'	57°31'39"	134.49	235.79'	S06°52'23"E
C4	245.00'	138.90'	32°28'56"	71.37	137.04'	S38°07'54"W

2019-0169 Special Exceptions Permit for a Residential PUD



PLANNING COMMISSION RECOMMENDATION
FOR CASE NO. 2019-0169: Approve.

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