

RESOLUTION NO. 30195

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 southwest corner of Tax Map No. 092-057 thence northwest along the west line of said parcel 2344.06 feet to a point, thence northeast 155.80 feet to a point, northwest 11.33 feet to a point; northwest 42.10 feet to a point; northwest 26.28 feet to a point; northeast 18.85 feet to a point; northwest 27.70 feet to a point; southwest 39.58 feet to a point; northwest 30.94 feet to a point; northwest 31.18 feet to a point; northwest 50.15 feet to a point; northwest 16.65 feet to a point; northwest 56.46 feet to a point; northwest 4.05 feet to a point; northeast 11.48 feet to a point; northwest 13.60 feet to a point; northwest 15.63 feet to a point; northwest 61.11 feet to a point; northwest 36.91 feet to a point; thence northwest some 161.42 feet to the northwest corner of said Tax Map thence along the north line of said property northeast, 525.85 feet to a point, thence northeast, 611.64 feet to the northeast corner of Tax Map No. 092-060, thence southeast along the east line of said parcel 807.12 feet to a point; thence, leaving said east line along the proposed PUD boundary line the following 37 calls: southeast 344.73 feet to a point; southeast 235.79 feet to a point; southwest 318.72 feet to a point; southwest 137.04 feet to a point; southwest, 39.57 feet to a point; southeast 280.00 feet to a point; northeast 136.00 feet to a point; southeast 84.13 feet to a point; southwest 21.19 feet to a point; south east, 22.14 feet to a point; southwest 41.24 feet to a point; southwest 102.51 feet to a point; southwest 58.56 feet to a point; southeast

77.46 feet to a point; southeast 13.64 feet to a point; southeast 16.31 feet to a point; southwest 28.92 feet to a point; southeast 67.34 feet to a point; southeast, 24.44 feet to a point; southeast, 8.90 feet to a point; southwest 23.62 feet to a point; southeast 42.14 feet to a point; southeast 32.02 feet to a point; southeast 23.27 feet to a point; southeast 23.45 feet to a point; southeast 33.28 feet to a point; southeast, 21.08 feet to a point; southeast 58.65 feet to a point; southeast 15.88 feet to a point; northeast 19.11 feet to a point; northeast 26.51 feet to a point; southeast 46.97 feet to a point; southeast 30.67 feet to a point; southeast 45.06 feet to a point; southeast 31.10 feet to a point; southeast 57.08 feet to a point; southeast 92.46 feet to a point in the northwesterly right-of-way of the 7000 block of Hixson pike; thence along right-of-way southwest 622.53 feet to a point; thence northwest 28.93 feet to the southwest corner of Tax Map 092-057 being the point of beginning and being part of the properties described in Deed Book 7904, Page 127, ROHC, Deed Book 8059, Page 190, ROHC, and Deed Book 11150, Page 82, ROHC. Tax Map Nos. 092-057, 059, and 060.

ADOPTED: January 14, 2020.

/mem

LINE	BEARING	DISTANCE
L1	S57°53'26"W	309.80'
L2	N85°47'10"W	28.93'
L3	N35°22'28"W	2874.05'
L4	N55°44'43"E	529.85'
L5	N54°14'28"E	611.54'
L6	S35°38'02"E	807.12'
L7	N54°21'47"E	109.90'
L8	S35°38'13"E	25.90'
L9	N54°21'47"E	271.79'
L10	S35°36'10"E	789.06'
L11	N54°17'55"E	60.00'
L12	S35°42'05"E	1205.70'
L13	S57°53'26"W	60.12'
L14	N35°42'05"W	1201.99'
L15	S35°37'18"E	344.73'
L16	S21°53'28"W	318.72'
L17	S54°22'22"W	39.57'
L18	S35°37'38"E	280.00'
L19	N54°22'22"E	136.00'
L20	S35°07'03"E	84.13'

LINE	BEARING	DISTANCE
L21	S21°54'26"W	21.10'
L22	S09°23'31"E	22.14'
L23	S25°22'17"W	41.24'
L24	S06°45'20"W	102.51'
L25	S65°56'17"W	58.56'
L26	S16°14'34"E	77.46'
L27	S67°20'34"E	13.64'
L28	S20°43'31"E	16.31'
L29	S07°20'52"W	28.92'
L30	S25°36'51"E	67.34'
L31	S37°38'32"E	24.44'
L32	S08°37'36"E	8.90'
L33	S32°13'04"W	23.62'
L34	S39°16'25"E	42.14'
L35	S59°07'14"E	52.02'
L36	S35°41'29"E	23.27'
L37	S24°32'53"E	23.45'
L38	S38°40'10"E	33.28'
L39	S49°25'49"E	21.08'
L40	S70°49'40"E	88.65'

LINE	BEARING	DISTANCE
L41	S89°51'48"E	15.88'
L42	N30°32'30"E	19.11'
L43	N82°26'32"E	26.51'
L44	S06°29'34"E	48.97'
L45	S53°13'03"E	30.67'
L46	S55°39'36"E	45.06'
L47	S60°57'55"E	31.10'
L48	S41°19'44"E	57.08'
L49	S41°00'13"E	92.46'
L50	N35°22'28"W	2344.05'
L51	N35°22'28"W	2712.63'
L52	N35°22'28"W	368.98'
L53	N35°22'28"W	161.42'
L54	S85°04'20"E	36.91'
L55	S59°07'14"E	61.11'
L56	S34°05'21"E	16.63'
L57	S85°35'13"E	13.60'
L58	N38°35'01"E	11.48'
L59	S47°30'29"E	4.05'
L60	S00°09'09"E	56.46'

LINE	BEARING	DISTANCE
L61	S44°15'04"E	16.65'
L62	S85°50'23"E	90.15'
L63	S85°13'13"E	31.18'
L64	S80°37'00"E	30.94'
L65	N77°18'27"E	39.58'
L66	S51°18'21"E	27.70'
L67	S40°57'52"W	18.85'
L68	S50°18'46"E	26.28'
L69	S33°54'49"E	42.10'
L70	S03°23'02"E	11.33'
L71	S53°14'09"W	105.80'

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRC
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°35'42"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

HIXSON PRESBYTERIAN CHURCH
 DB 3375 - PG. 657
 TAX ID: 092-063.03
 ZONING: A-1

CHATTANOOGA MUNICIPAL BOUNDARY

SITE DATA

A. PUD area and allowable density / yield:
 1) area zoned R-1: 52.50 ac @ 5.0 du / ac = 262 du
 2) area zoned R-2: 3.29 ac @ 4.6 du / ac = 15 du
 3) total area: 55.79 ac @ 5.0 du / ac = 277 du

B. Total requested density / yield: 229 du = 4.1 du / ac

C. Allocation of total 56.08-ac PUD area:
 1) total private single-family detached lot area for 186 du: 32.14 ac
 2) total public right-of-way area: 5.97 ac
 3) total common area: 17.98 ac
 (wetland, stream, buffers and environmental preservation and natural areas, recreation, landscaping, mall CBU kiosks and other general common areas, etc.)

D. Minimum 25' building set-back will be provided between structures and PUD perimeter

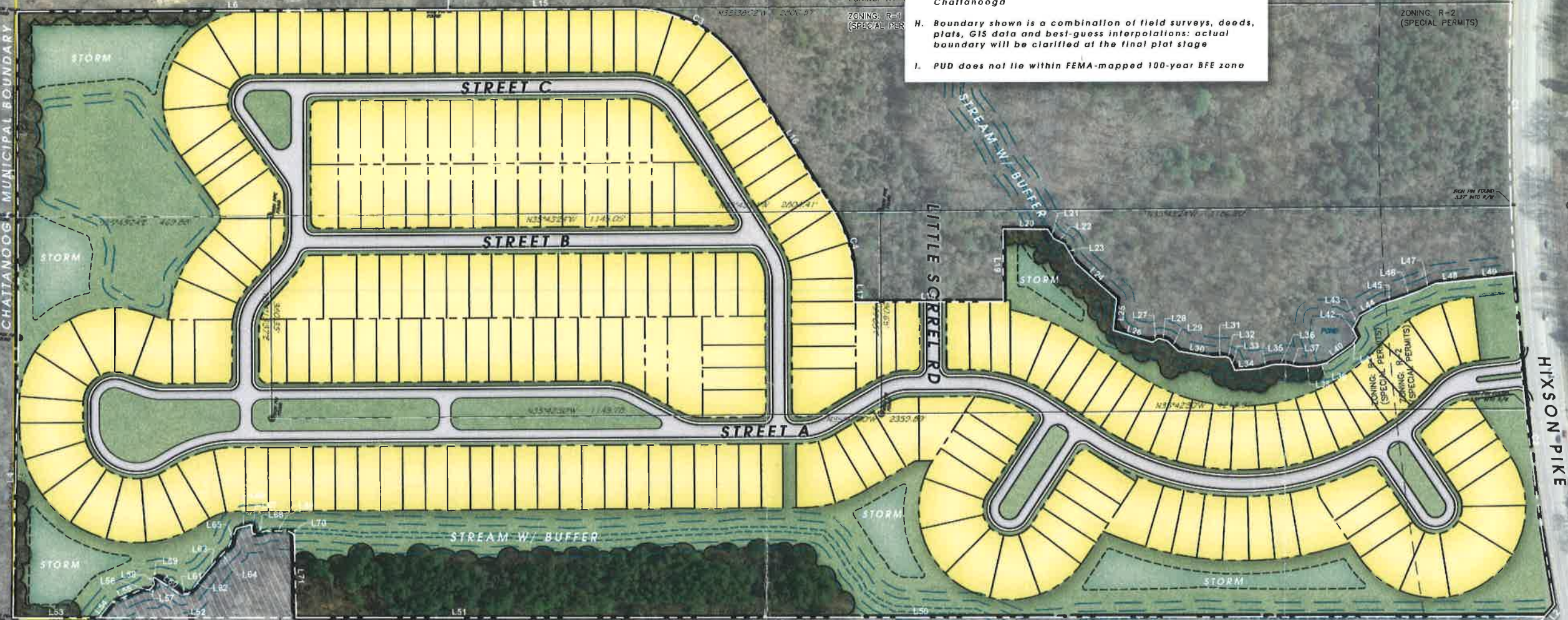
E. Minimum 22'-wide Chattanooga standard streets flanked by verges, sidewalks and utility easements will be provided on all internal PUD streets

F. Minimum 15' building set-back will be provided on all internal PUD street rights-of-way

G. The 229 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



DAVID BARTO
 DB 11514 - PG. 315
 TRACT 5, L-22
 RAMLSTON HEIRS
 ESTATE
 PG. 14 - PG. 32
 TAX ID: 092-001.00
 ZONING: A-1

WANDA NEMES
 DB 2904 - PG. 132
 TAX ID: 092-015.00
 ZONING: R-1

ANDREW HOLLAND
 DB 2574 - PG. 268
 TRACT 8, JOE RAMLSTON
 HEIRS ESTATE
 PG. 14 - PG. 32
 TAX ID: 092-015.00
 ZONING: R-1

TERESA DORHAM
 DB 2574 - PG. 268
 TRACT 8, JOE RAMLSTON
 HEIRS ESTATE
 PG. 14 - PG. 32
 TAX ID: 092-057.01
 ZONING: R-1

W POINT DR.
 SWFA
 PROPERTY DESCRIPTION

PARCEL 58.0
 302,173 SF
 6.94 ACRES

2019-0170 Special Exceptions Permit for a Residential PUD



PLANNING COMMISSION RECOMMENDATION
FOR CASE NO. 2019-0170: Approve.



2019-0170 Special Exceptions Permit for a Residential PUD



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