

2004-155  
Pete Cory

RESOLUTION NO. 24200

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT KNOWN AS MAGNOLIA GARDENS PLANNED UNIT DEVELOPMENT, ON A TRACT OF LAND LOCATED IN THE 1700 BLOCK OF JOINER ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP 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 Proposed Planned Unit Development on a tract of land located in the 1700 block of Joiner Road, known as Magnolia Gardens Planned Unit Development, more particularly described as follows:

An unplatted tract of land located in the 1700 block of Joiner Road being part of the property described in Deed Book 7130, Page 65, ROHC. Tax Map 159H-B-007.

BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for the Planned Unit Development, known as Magnolia Gardens Planned Unit Development, is subject to the following conditions:

1. The provisions of Article V, §1213;
2. The requirements as listed in the subdivision review attached hereto and made a part hereof by reference;

24200

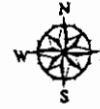
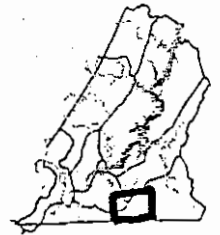
9-14-04

3. A hammerhead turnaround (#2 as shown on the attached site plan) to be built at the end of North Joiner Road; and

4. Type "C" landscaping along the south and east property lines.

ADOPTED: September 14, 2004

/pm



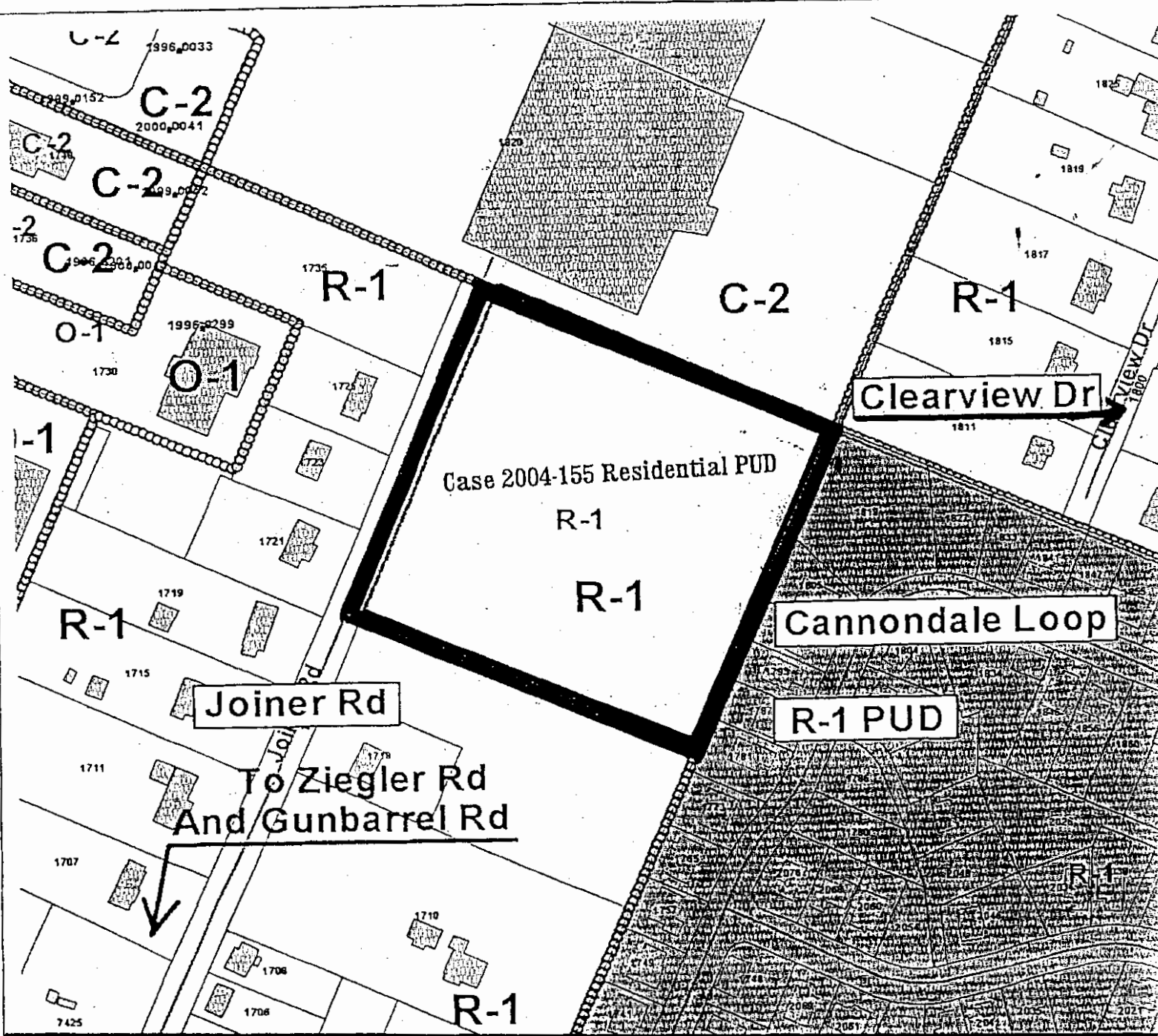
1 in. = 200.0 feet

CHATTANOOGA

CASE NO: 2004-0155

PC MEETING DATE: 7/12/2004 **08/09/04**

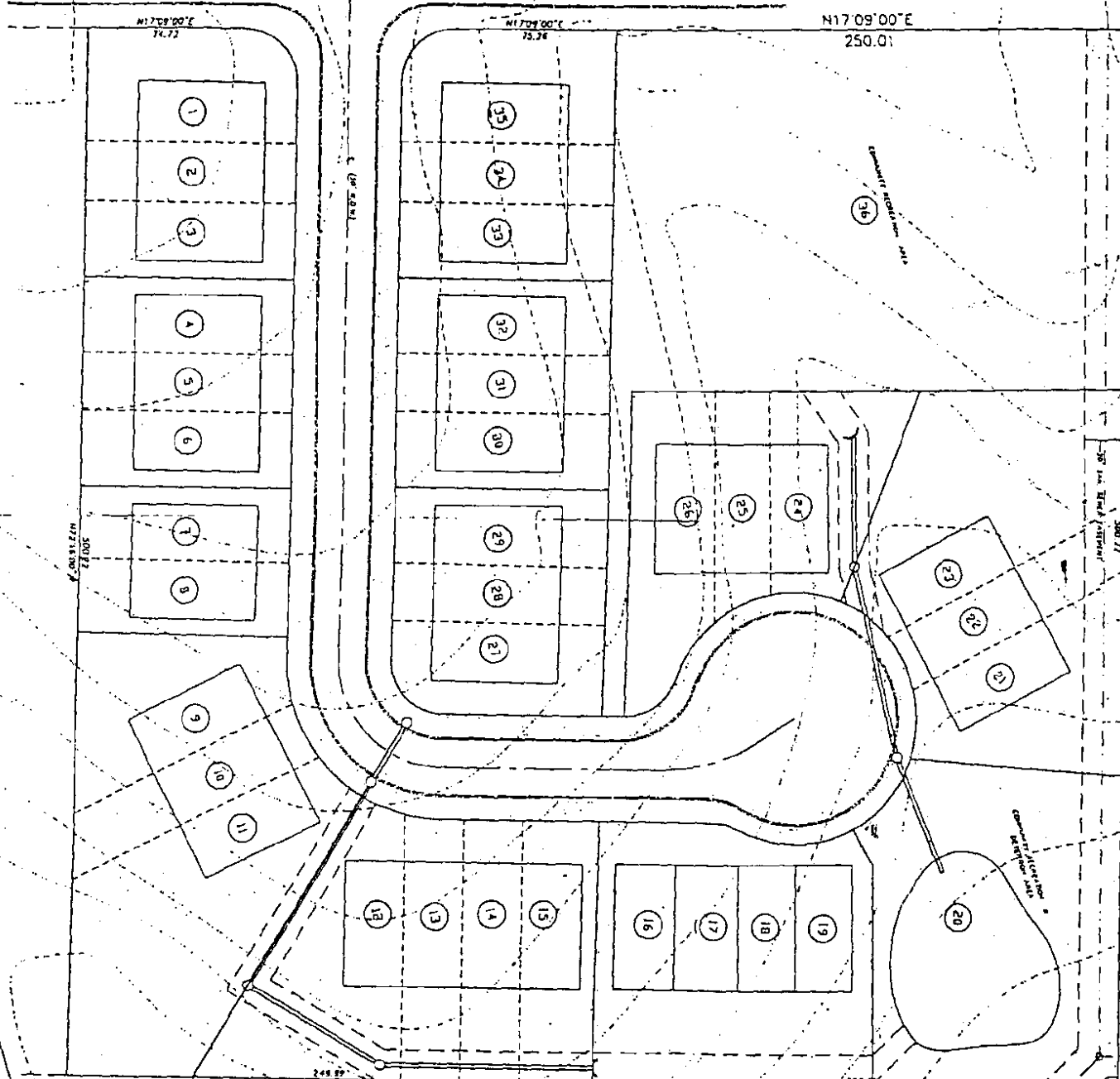
RESIDENTIAL PUD



**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-155:** Approve, subject to:

- 1) The PUD review;
- 2) 5.9 units per acre;
- 3) A 60' radius cul-de-sac to be built at the end of North Joiner Road; and
- 4) Type C landscaping along the south and east property lines.

JOINER ROAD

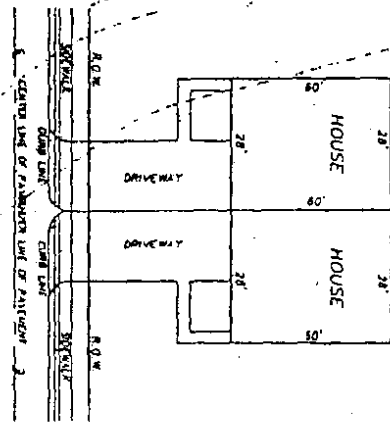


2004-155

**ZONING & DENSITY REQUIREMENTS**

R-2 PUD - 8 UNITS PER ACRE  
 ACREAGE - 5.76± ACRES  
 DENSITY - 7.9 PER ACRE  
 TOTAL LOT - 46 LOTS  
 TOTAL REQUESTED - 34 LOTS  
 ACTUAL DENSITY - 5.9 PER ACRE

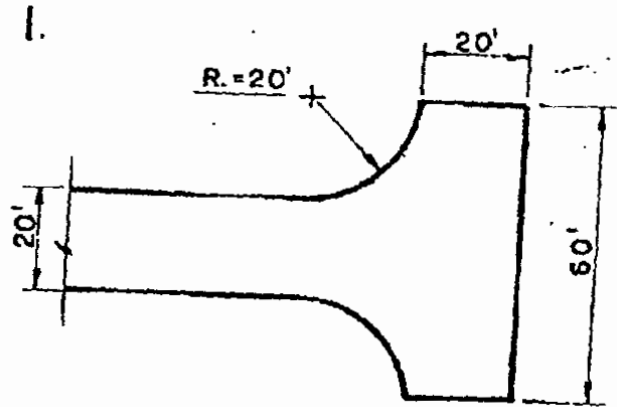
TYPICAL UNIT SIZE



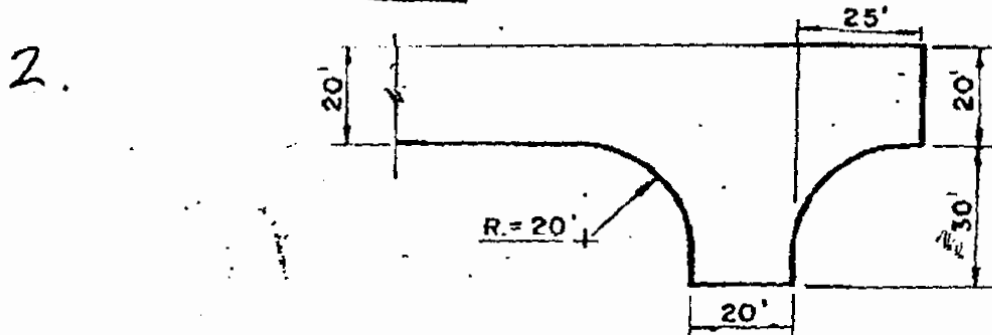
- LOT 11 CORNER LOT P.U.D. P.S. 80 P.C. 124 20-25 P.U. 1
- LOT 12 CORNER LOT P.U.D. P.S. 80 P.C. 124 20-25 P.U. 1
- LOT 13 CORNER LOT P.U.D. P.S. 80 P.C. 124 20-25 P.U. 1
- LOT 14 CORNER LOT P.U.D. P.S. 80 P.C. 124 20-25 P.U. 1
- LOT 15 CORNER LOT P.U.D. P.S. 80 P.C. 124 20-25 P.U. 1
- LOT 16 CORNER LOT P.U.D. P.S. 80 P.C. 124 20-25 P.U. 1

**Local Roads and Streets**

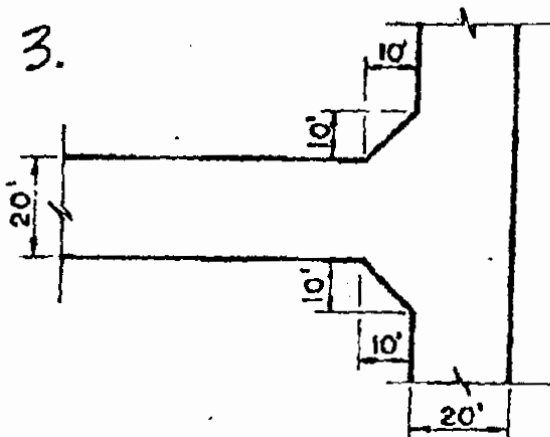
479



STANDARD TURNING AREA



MINIMUM TURNING AREA



STANDARD CUT-CORNERS