

2016-069
Pratt & Associates, LLC
District No. 3

RESOLUTION NO. 28651

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED AT 5650 AND 5706 CASSANDRA SMITH ROAD AND PHASES 1 THROUGH 3 OF AMBERBROOK GARDENS.

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 5650 and 5706 Cassandra Smith Road and Phases 1 through 3 of Amberbrook Gardens, more particularly described in the attached maps:

Lot 1, James H. Potter, Plat Book 48, Page 146, ROHC being the property described as Tract 3 in Deed Book 10695 Page 676, ROHC, Lot 14 Turner Smith Farms Subdivision, Plat Book 80, Page 48, ROHC, Deed Book 10052, Page 388, ROHC and properties in Phases 1 thru 3 of Amberbrook Gardens. Tax Map Nos. 100-052.01, 100-063.04, 100L-F-001 thru 013, 100L-G-001 thru 004, 100L-H-001 thru 030, 100L-J-001 thru 018, 100L-K-001 thru 016 and 100L-L-001 thru 024.

ADOPTED: June 14, 2016

/mem



2016-069 Residential PUD

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2016-069: Approve



552 ft



Chattanooga Hamilton County Regional Planning Agency





2016-069 Residential PUD



444 ft



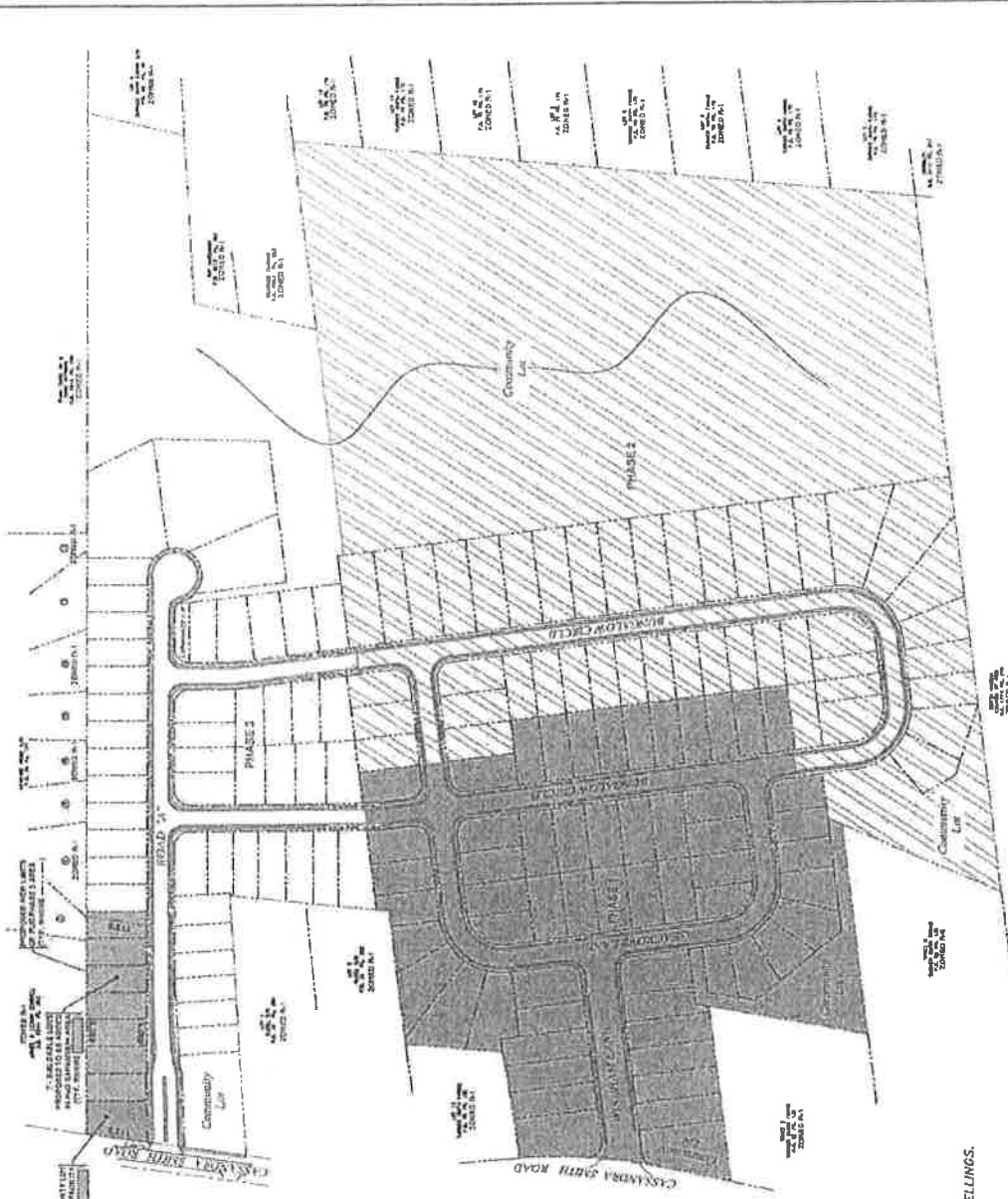
Chatanooga Hamilton County Regional Planning Agency



RECEIVED

APR 11 2016

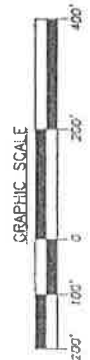
Chattanooga Hamilton County
Regional Planning Authority
1500 North State Street



SITE ANALYSIS

PROPERTY ADDRESS: 5706 CASSANDRA SMITH RD
 TAX MAP ID: 100-032.01
 ACREAGE: 1.02
 EXISTING ZONING: R-1
 PROPOSED ZONING: R-1 PUD
 EXISTING TOTAL PUD ACREAGE: 56.24
 PROPOSED TOTAL PUD ACREAGE: 57.24
 CURRENT TOTAL BUILDABLE LOTS: 148
 PROPOSED TOTAL BUILDABLE LOTS: 155
 TOTAL COMMUNITY LOTS/OPEN SPACE: 7 LOTS
 CURRENT TOTAL DENSITY: 2.63 U/AC
 PROPOSED TOTAL DENSITY: 2.71 U/AC

NOTE: ALL PROPOSED BUILDABLE LOTS ARE SINGLE FAMILY DETACHED DWELLINGS.



GRAPHIC SCALE

P.U.D. Expansion Exhibit

© COPYRIGHT 2016 MAP ENGINEERS, LLC

ALL RIGHTS RESERVED
 THIS DRAWING IS THE PROPERTY OF
 MAP ENGINEERS, LLC. NO PART OF
 THIS DRAWING SHALL BE REPRODUCED
 OR TRANSMITTED IN ANY FORM OR
 BY ANY MEANS, ELECTRONIC OR
 MECHANICAL, INCLUDING PHOTOCOPYING,
 RECORDING, OR BY ANY INFORMATION
 SYSTEMS WITHOUT THE WRITTEN
 PERMISSION OF THE ENGINEER.

DATE	DESCRIPTION
04/11/2016	FINAL PLAN
03/15/2016	REVISED PLAN
03/15/2016	REVISED PLAN
03/15/2016	REVISED PLAN

MAP ENGINEERS

Tel: (423) 802-2554
 Fax: (423) 485-8110
 7280 Applegate Ln.
 Chattanooga, TN 37421

RE: 2016-069