

2017-090  
Pratt Land and Development Company, LLC  
District No. 3  
Alternate Version

RESOLUTION NO. 29134

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED AT 5424 AND 5428 CASSANDRA SMITH ROAD, SUBJECT TO CERTAIN CONDITIONS.

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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 5424 and 5428 Cassandra Smith Road, more particularly described in the attached maps:

An unplatted tract of land located at 5424 Cassandra Smith Road, described in Deed Book 11021, Page 520, ROHC and part of an unplatted tract of land located at 5448 Cassandra Smith Road more particularly described as beginning at the northeastern corner (located at the back of the parcel) thence in a southerly direction 279 feet to the southern corner of said parcel, thence in a westerly direction some 1628 feet to a point, thence angling in a northeasterly direction 717 feet to a point in the northern property line and then 1074 feet in an easterly direction along said property line to the point of beginning; said portion is part of the property described in Deed Book 1771, Page 240. Tax Map Nos. 100 Parcel 078.04 and part of Parcel 072.

BE IT FURTHER RESOLVED, that this Special Exceptions Permit shall have the following condition:

- 1) No grading or clearing of trees within the designated open space area located in the eastern section of the development.

ADOPTED: August 8, 2017

/mem

2017-0090 Residential PUD

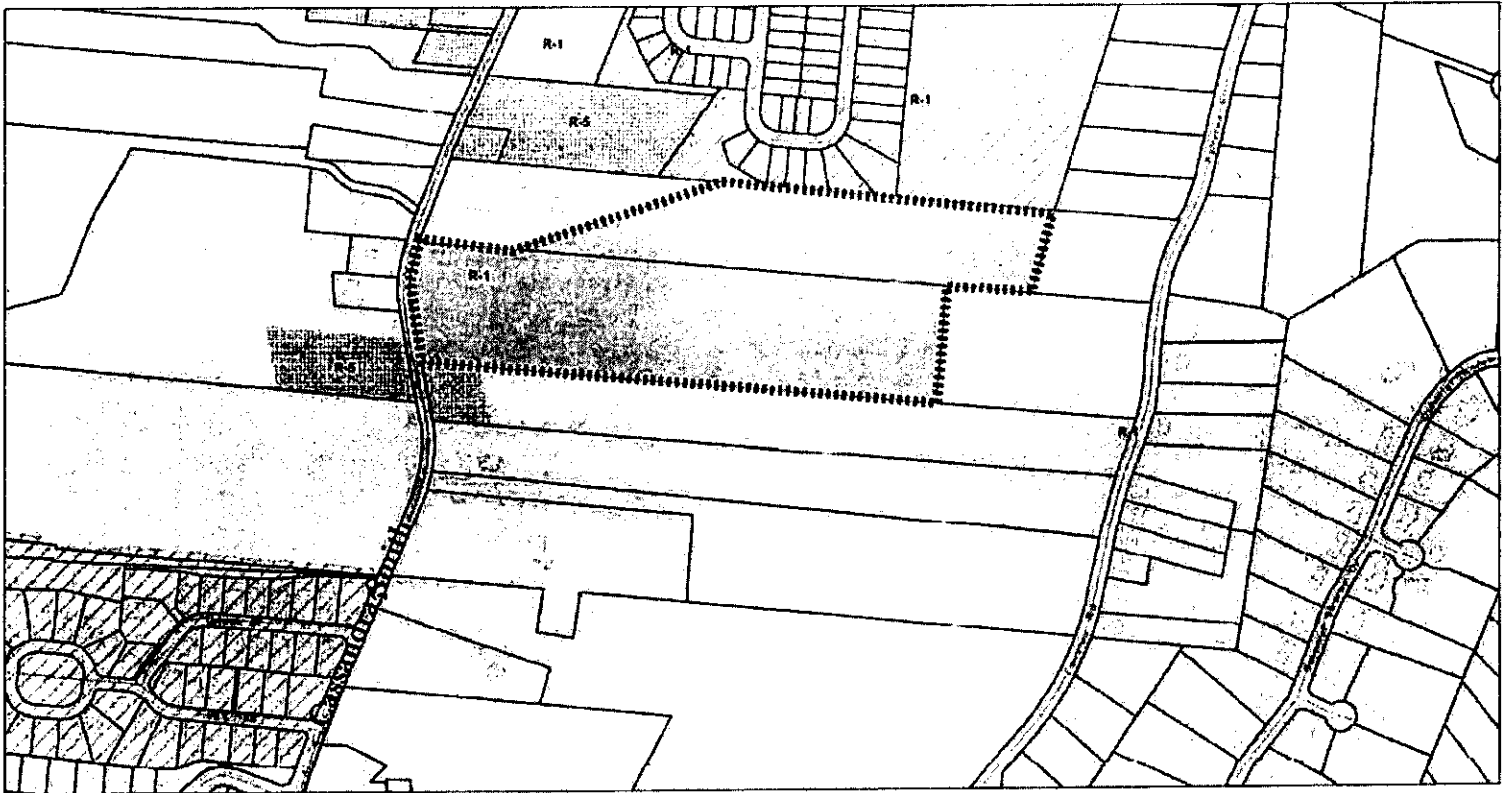


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PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2017-090: Approve.



2017-0090 Residential PUD

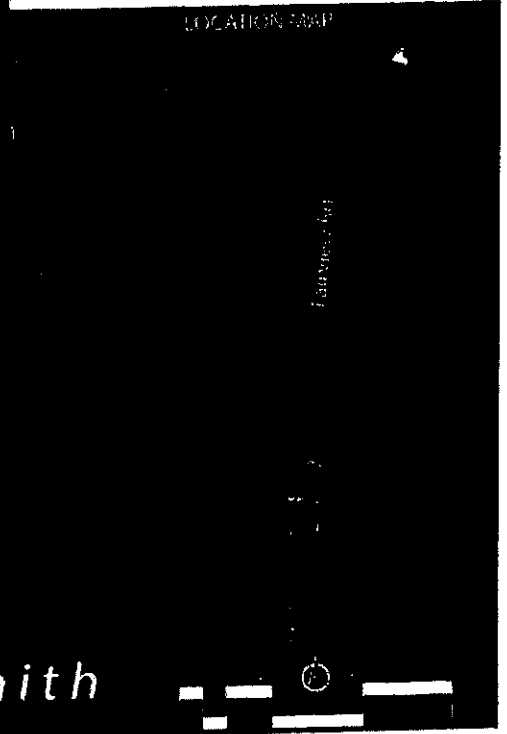
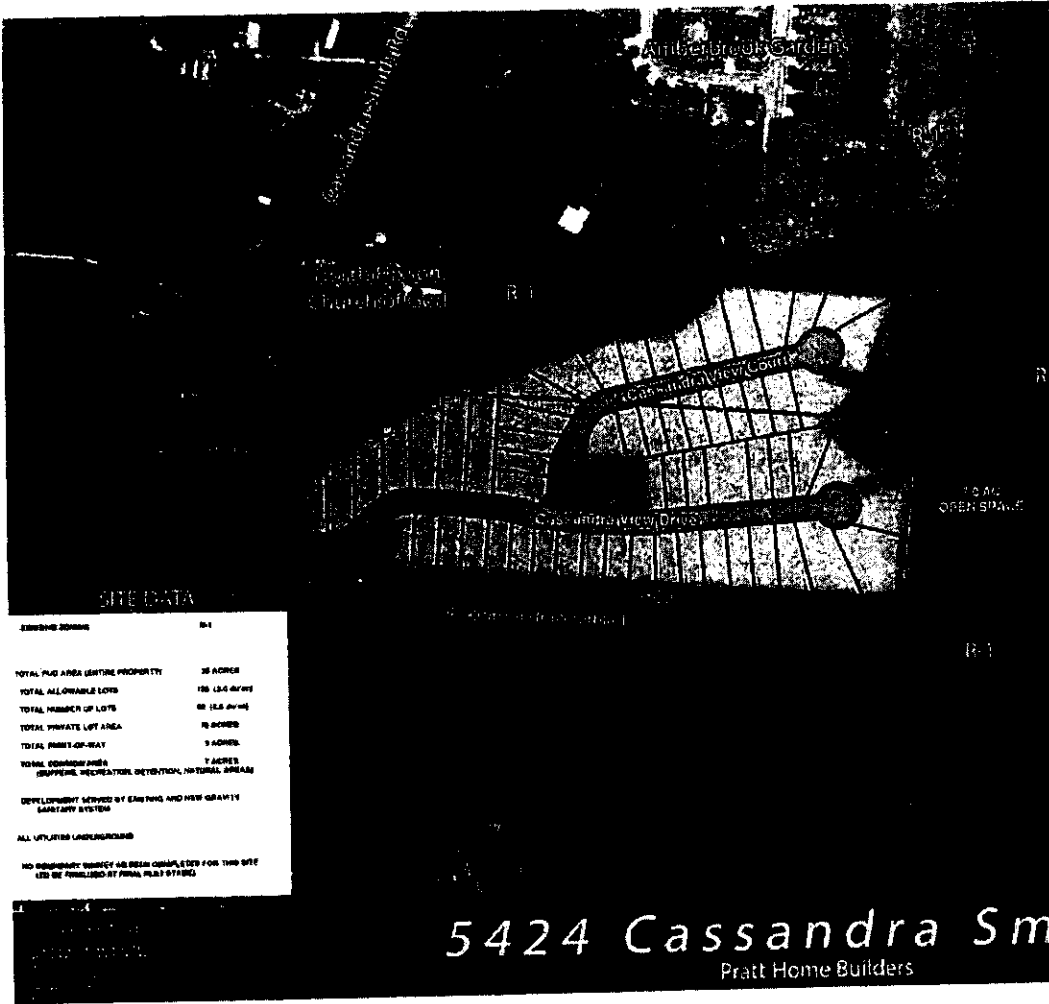


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RE. 2017-090

SITE



SITE DATA

ZONING ZONE	R-1
TOTAL PLUG AREA LEAVING PROPERTY	36 ACRES
TOTAL ALLOWABLE LOTS	126 LOTS
TOTAL NUMBER OF LOTS	66 LOTS
TOTAL PRIVATE LOT AREA	3 ACRES
TOTAL FRONT-OF-WAY	3 ACRES
TOTAL COMMON AREAS (GROUPS, RECREATION, DEVOTIONAL, NATURAL DRAIN)	7 ACRES
DEVELOPMENT SERVED BY EXISTING AND NEW GRAVITY SANITARY SYSTEM	
ALL UTILITIES UNDERGROUND	
NO DEVELOPMENT SHALL BE BEGAN UNTIL THE 100% SITE LAYOUT IS APPROVED BY FINAL PLAT BY THE	

5424 Cassandra Smith  
Pratt Home Builders

