

2017-134
Pratt Land & Development Company
District No. 3

RESOLUTION NO. 29243

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED IN THE 6100 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 property located in the 6100 block of Hixson Pike, more particularly described in the attached maps:

Lots 1, 2 and that part of Lot 3 described as beginning at its northwest most corner, thence southeast some 163.6 feet to a point thence following the curve of a cul-de-sac southeastwardly and southwestwardly some 187 feet to a point, thence southwest some 309.37 feet to a point, thence northwest some 482.13 feet to the southwest corner of said lot, thence northeast some 214.97 feet along the west line of said lot, thence southeast some 352.71 feet to a point, thence some 205.52 feet northeast to the northwest most corner of said part of lot 3, being the point of beginning, being the part of the property shown as Dott Gann Subdivision in Plat Book 90, Page 56, ROHC; and together with an unplatted tract of land located at 6107 Hixson Pike, being the properties described in Deed Book 8454, Page 78, ROHC, Deed Book 9462, Page 575, ROHC, Deed Book 9684, Page 193, ROHC, Deed Book 9701, Page 21 (part), ROHC, and Deed Book 10982, Page 989, ROHC. Tax Map Nos. 100E-A-018 (part), 020, 020.01, 021 and 022.

ADOPTED: November 14, 2017

/mem

2017-0134 Special Exceptions Permit for a Residential PUD



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2017-134: Approve

2017-0134 Special Exceptions Permit for a Residential PUD



2617-0134

RECEIVED

AUG 25 2017

Chattanooga Metropolitan Planning Commission

WINDBROOK SUBDIVISION

WINDBROOK DRIVE

TUSCANY PLACE

WINDBROOK DRIVE

1300 WINDBROOK LN

401.9'

DETECTION

6111 HIXSON PIKE

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6109 HIXSON PIKE

6107 HIXSON PIKE

1

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16

6101 HIXSON PIKE

6102 HIXSON PIKE

6106 HIXSON PIKE

6108 HIXSON PIKE

6110 HIXSON PIKE

6112 HIXSON PIKE

6118 HIXSON PIKE

6115 HIXSON PIKE

6113 HIXSON PIKE

6111 HIXSON PIKE

HIXSON PIKE

6001 HIXSON PIKE

VALLEYBROOK PRESBYTERIAN CHURCH

NOT IN PUD OUTPARCEL

curb cut to be removed

curb cut to be removed

SITE DATA

EXISTING ZONING:	R-2
TOTAL PUD AREA:	7.3 ACRES
TOTAL ALLOWABLE LOTS:	58
*at 8.0 du/ac	
TOTAL NUMBER OF LOTS:	44
*at 6.0 du/ac	
TOTAL PRIVATE LOT AREA:	4.9 ACRES
TOTAL PUBLIC RIGHT OF WAY:	1.7 ACRES
TOTAL COMMON AREA:	0.7 ACRES
*buffer, recreation, landscape, and detention	

- NOTES:
- Development is served by existing and new gravity sewers (some lots served by grinder pump/main systems as approved by Chattanooga)
 - All utilities will be underground
 - No boundary survey has been completed for this site, to be finalized at final plat stage



AMBER COVE TOWNHOMES

Site Plan

RAGAN SMITH

LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
1410 Cowart Street, Suite 200
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JOB NO. 16-094 / 0620
DATE: 08-24-2017