

2016-078
Pratt & Associates, LLC/
Robert D. and Sandra S. Purcell
District No. 4

RESOLUTION NO. 29527

A RESOLUTION AMENDING RESOLUTION NO. 28652 APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 660 JULIAN ROAD, MORE PARTICULARLY DESCRIBED HEREIN, SUBSTITUTING WITH A NEW MAP.

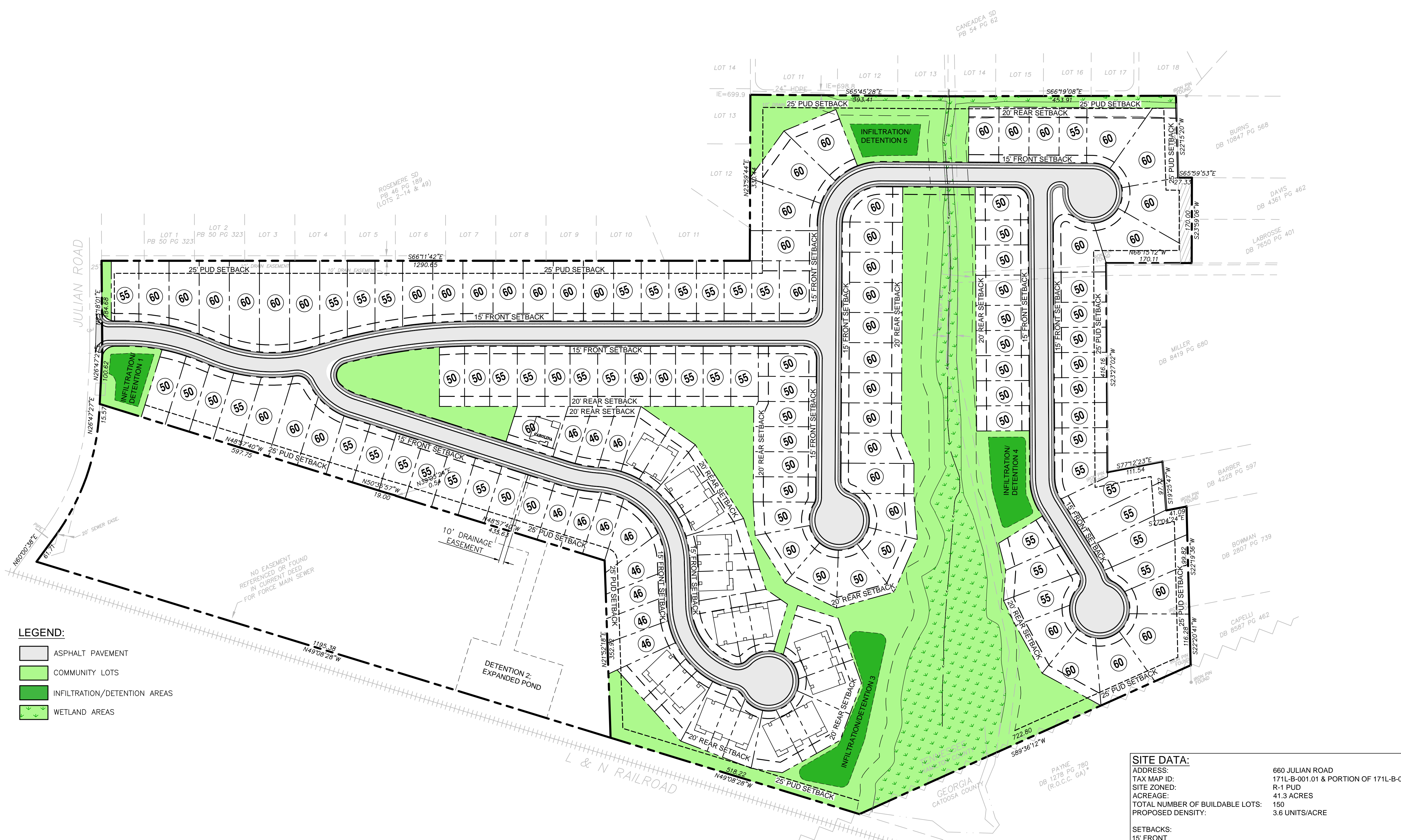
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and is hereby amending Resolution No. 28652 granting a Special Exceptions Permit for a Residential Planned Unit Development for property located at 660 Julian Road, more particularly described herein, substituting with a new map:

An unplatted tract of land and part of an unplatted tract of land located at 660 Julian Road beginning at the intersection of the northwest corner of 171I-B-001.01 with the east line of the 600 block of Julian Road, thence southwest following Julian Road some 281 feet to a point, thence 1107 feet southeast to a point, thence 343 feet southwest to a point, thence 534 feet to the south line of said property and the Tennessee/Georgia State line, thence some 609 feet east along said line to the southeast corner of said property, thence following the east line of said property northeastwardly and northwestwardly the following calls 438 feet northeast, thence 124 feet northwest, thence 406 feet northeast, thence, 168 feet southwest, thence 168 feet northeast, thence 44 feet northwest, then 160 feet northeast to the north line of said property, thence northwestward 844 feet along said north line, thence 318 feet southwest, thence continuing 1300 feet northwest along said north line to the northwest corner of said whole tract, the point of beginning, as drawn on submitted Preliminary Site Plan, Project Number 16-119 dated 3/23/16 and drawn by Map Engineers, being part of the property described in Deed Book 9648, Page 412, and all of the property described in Deed Book 9925, Page 228, ROHC. Tax Map Nos. 171I-B-001 (part) and 001.01.

ADOPTED: July 10, 2018

/mem

11-CHATT PROJECTS 10/15/2018 CIVIL ENGINEERS PLAN SHEETS 10/15/2018
 PLOTTED BY JUSTIN JOHNSON 10/15/2018 LAST UPDATED BY CJJ ON 10/15/2018 1:51 PM



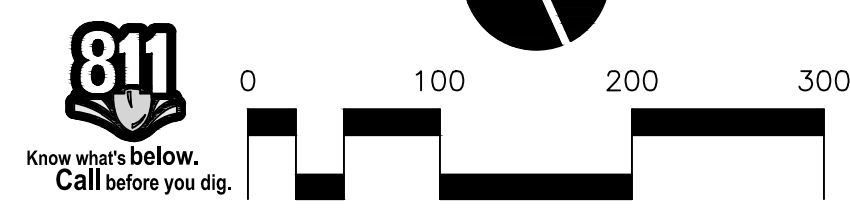
- LEGEND:**
- ASPHALT PAVEMENT
 - COMMUNITY LOTS
 - INFILTRATION/DETENTION AREAS
 - WETLAND AREAS

SITE DATA:

ADDRESS:	660 JULIAN ROAD
TAX MAP ID:	171L-B-001.01 & PORTION OF 171L-B-001
SITE ZONED:	R-1 PUD
ACREAGE:	41.3 ACRES
TOTAL NUMBER OF BUILDABLE LOTS:	150
PROPOSED DENSITY:	3.6 UNITS/ACRE

SETBACKS:
 15' FRONT
 20' REAR (ON INTERNAL LOTS)
 25' PUD (ON LOTS ADJOINING NEIGHBORING PROPERTIES)
 5' SIDE

LOT COUNT:
 TH: 23
 46: 11
 50: 37
 55: 33
 60: 46
TOTAL: 150 LOTS



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ENGEL PARK SUBDIVISION
 FOR
PRATT HOME BUILDERS
 CHATTANOOGA, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED:	DRAWN:	SCALE:	DATE:	REV.	DESCRIPTION:
16112	0652	J. JOHNSON	J. JOHNSON	1"=100'	MAY 31, 2018	1	LAYOUT

LAYOUT
C1.0