

2018-173
BKY Enterprises GP
c/o Beason View Land Company
District No. 1
Planning Version #2

RESOLUTION NO. 27934

A RESOLUTION AUTHORIZING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT ON PROPERTIES LOCATED IN THE 1000 BLOCK OF BEASON DRIVE, SUBJECT TO CERTAIN CONDITIONS.

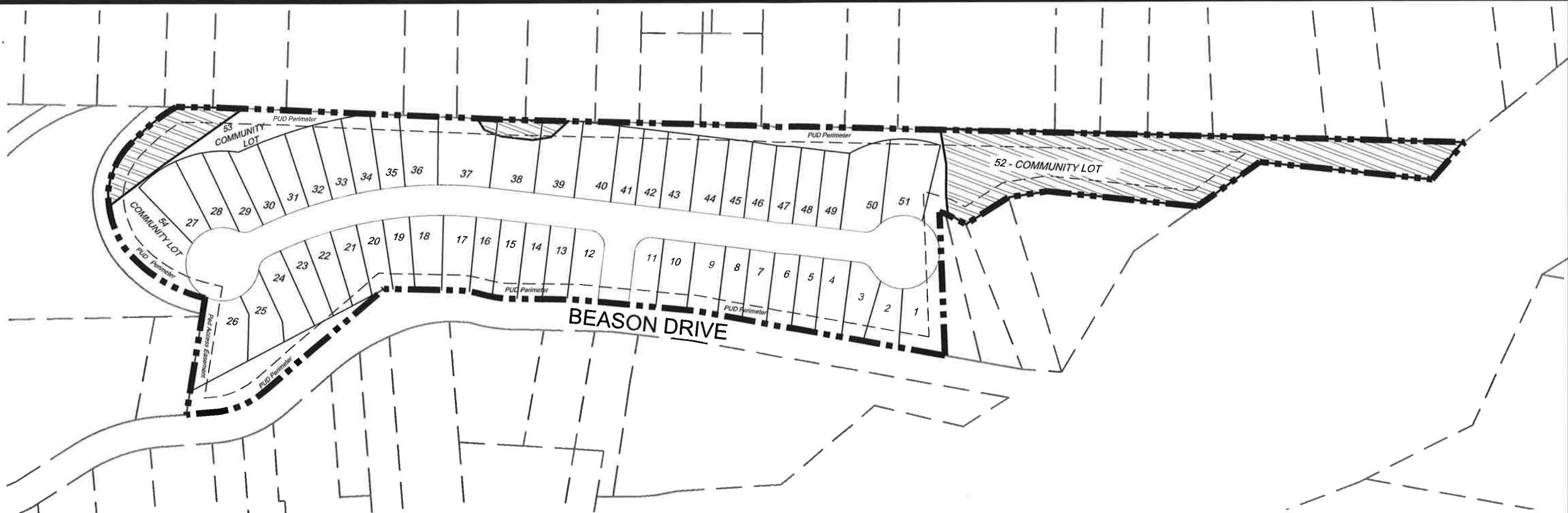
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That it is hereby authorizing a Special Exceptions Permit for a Residential Planned Unit Development on properties located in the 1000 block of Beason Drive.

Part of Lots 58 thru 66, Map of Woodland Heights, Plat Book 7, Page 37, ROHC, Lots 1 thru 9, Block 2, Revised Plat of Woodland Heights, Plat Book 10, Page 46, ROHC, and Lot 1, Block 1, Lot 2, Block 5 and Lot 66, Revised Plat of Woodland Heights, Plat Book 64, Page 92, ROHC, being the property described as Tracts 1 thru 4 in Deed Book 11036, Page 588, ROHC, Tracts 1 and 2 in Deed Book 10925, Page 672, ROHC, and Tracts 1 and 2 in Deed Book 11254, Page 801, ROHC. Tax Map Nos. 126J-C-001, 126J-C-006 thru 012 and 126O-B-001 and 003.

This Special Exceptions Permit is subject to the following conditions:

- (1) Improve Beason Drive along the adjacent property frontage;
- (2) The site plan date of December 6, 2018, with fifty-one (51) single family lots only; and
- (3) Maintain an undisturbed greenspace as set out in the site plan dated December 6, 2018, with construction fence in place before any land disturbance.

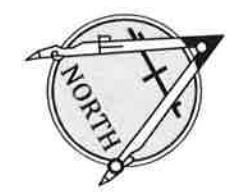
ADOPTED: December 11, 2018
/mem



LEGEND

 = UNDISTURBED GREENSPACE (APPROX 2.0 AC)

Existing Zoning: R-2 Residential Zone
 Planned Unit Development: Total Area = 11.88 Acres
 Min. Lot Area: 4250 sf Single-Family Dwellings on Sanitary Sewers
 Min. Lot Frontage: 40'
 Min. Setbacks: Front: 10'
 Side: 5'
 Rear: 10' except 25' PUD Perimeter Setback
 Corner: 10' from all R/W
 Max. Number of Dwelling Units Allowed: Ex R-2 Zone - 11.88 Acres (8 du/ac) = 95 Units
 Number of Proposed Dwelling Units: 51 single family dwelling units + 3 community lots
 Proposed Lot Density: 4.30 du/ac (51 du / 11.88 ac)



**Planned Unit Development
 Site Plan
 Case #2018-0173**

for
 1100 Block Beason Drive
 Chattanooga, TN