

2023-0023
EA Homes, LP
District No. 4
Planning Version

RESOLUTION NO. 31526

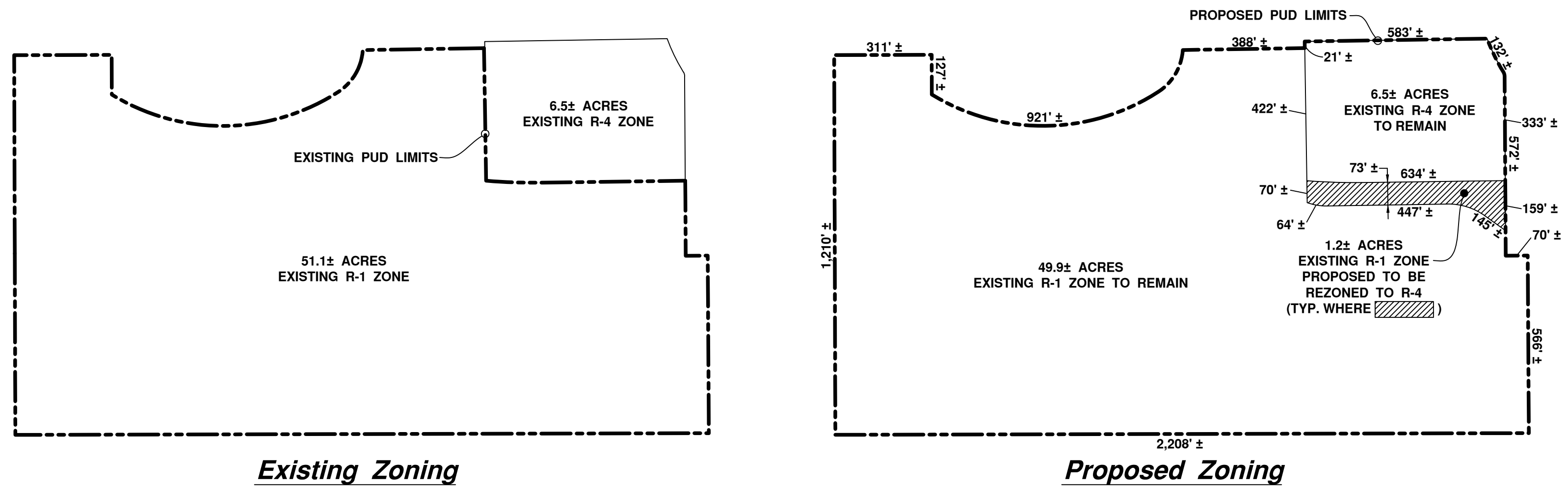
A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 7671 GOODWIN ROAD, SUBJECT TO CERTAIN CONDITIONS.

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 at 7671 Goodwin Road, more particularly described in the attached maps and referenced in the legal description below:

An unplatted tract of land located at 7671 Goodwin Road and part of an unplatted tract of land located at 7555 Goodwin Road beginning at its northeast corner, thence southwest some 132 feet to a point, thence southwest 583 feet to a point, thence southeast some 21 feet to a point, thence southwest some 388 feet to a point, thence southeastwardly and southwestwardly along a curve some 921 feet to a point, thence northwestwardly some 127 feet to a point, thence southwestwardly some 311 feet to a point in the north line of the 7500 block of Goodwin Road, thence southeast some 315 feet to the southwest corner of Tax Map 149I-B-001 thence northeast some 912 feet to a point, thence northwest some 336 feet to a point, thence northeast some 971 feet to the northeast corner of Tax Map Number 149I-B-001.18, being the point of beginning and being part of the property described as Tract 1 and all of Tract 2 in Deed Book 13154, Page 73, ROHC. Tax Map Numbers 149I-B-001 and 001.18 (part).

This Special Exceptions Permit shall be subject to the condition that all internal streets shall be public. Note: Approval of a Planned Unit Development (PUD) is not an approval of curb cuts, road intersections, curve radii, right-of-way width or other similar items.

ADOPTED: March 14, 2023
/mem

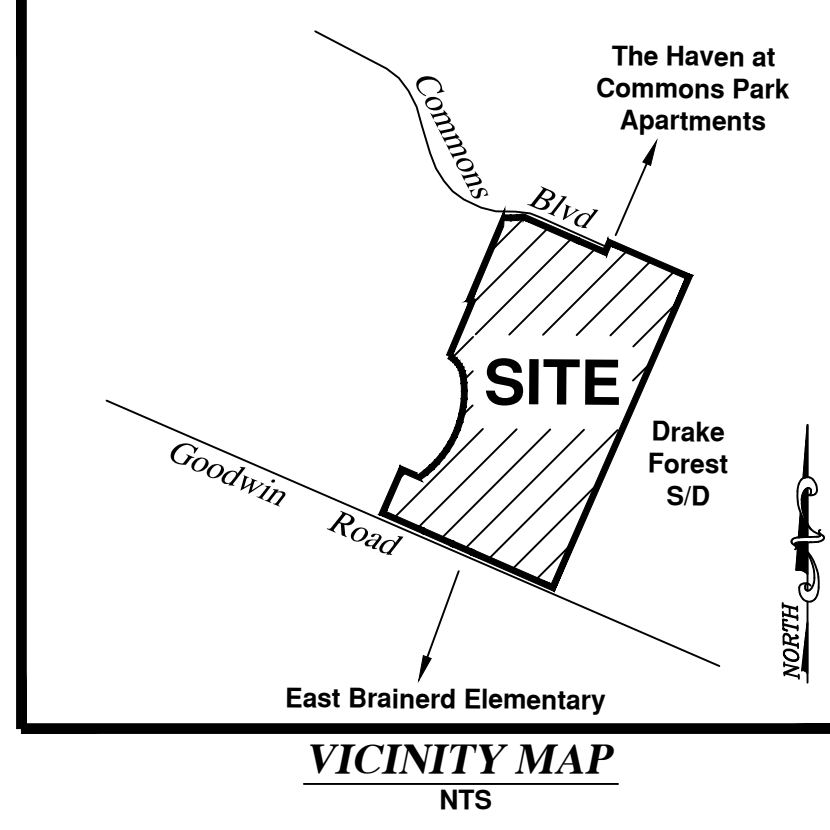


SITE ANALYSIS

ADDRESS: 7555 GOODWIN ROAD (PART) & 7671 GOODWIN ROAD
 TAX MAP ID: 1491-B-001.18 (PART) & 1491-B-001
 SITE CURRENTLY ZONED: R-1 PUD & R-4
 SITE PROPOSED ZONING: R-1 & R-4 PUD

SINGLE FAMILY ACREAGE: 37.0± ACRES
 TOWNHOME ACREAGE: 7.7± ACRES
 COMMUNITY / OPEN SPACE ACREAGE: 12.9± ACRES
 TOTAL ACREAGE: 57.6± ACRES

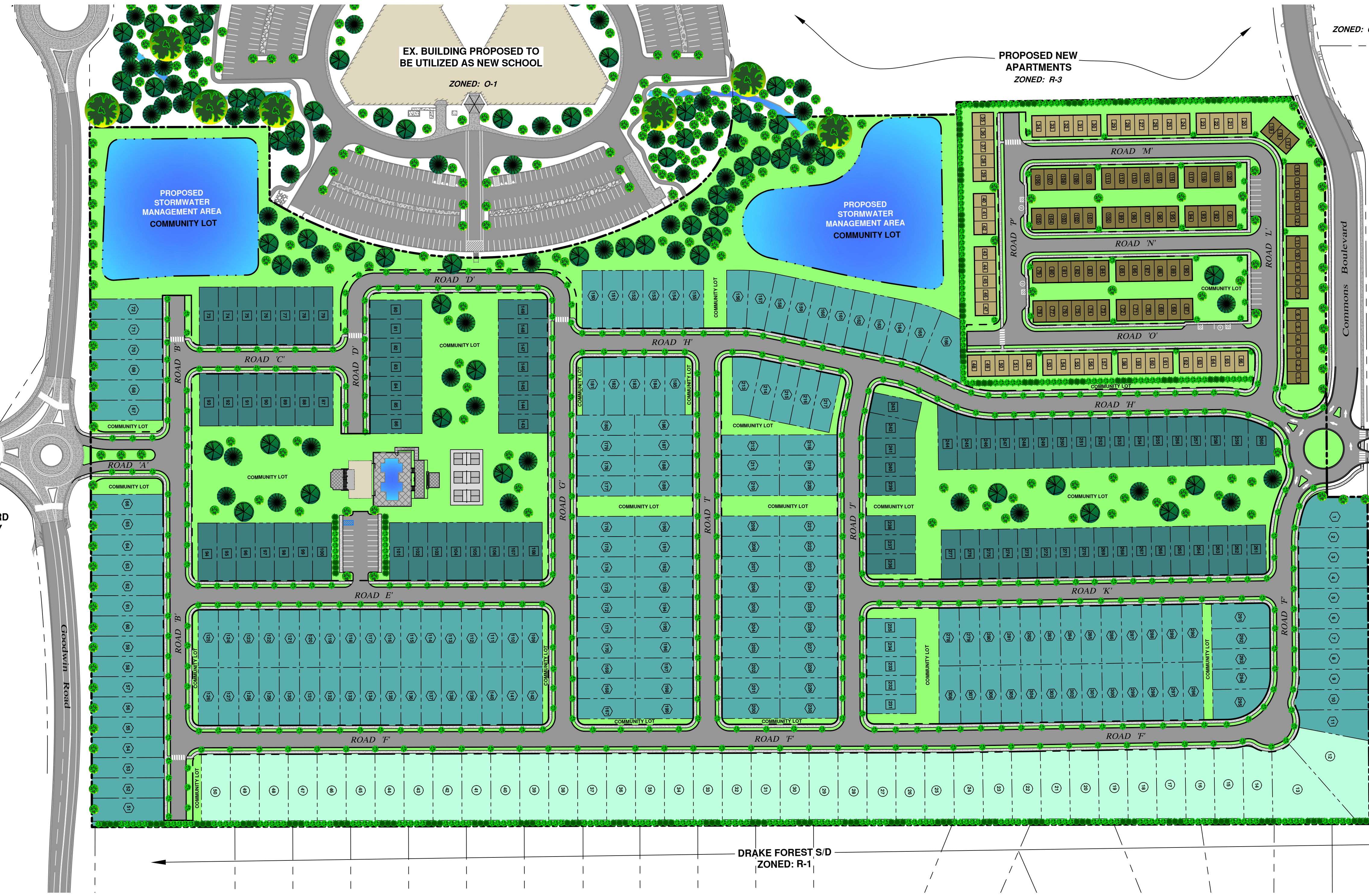
PROPOSED NUMBER OF SINGLE FAMILY HOMES: 308 UNITS
 PROPOSED NUMBER OF TOWNHOMES: 120 UNITS
 TOTAL NUMBER OF PROPOSED HOMES: 428 UNITS
 PERMITTED DENSITY: 7.5 UNITS/ACRE
 PROPOSED DENSITY: 7.4± UNITS/ACRE



761 (423) 855-5554
 Fax: (423) 468-9110
 7380 Applegate Lane
 Chattanooga, TN 37421

MAP ENGINEERS L.L.C.
 CELEBRATING 26 YEARS

GRAPHIC SCALE
 100' 50' 0' 100' 200' 300'



DEVELOPMENT LEGEND

- 50' WIDE SINGLE FAMILY LOTS
- 35' WIDE SINGLE FAMILY LOTS
- 33' WIDE SINGLE FAMILY LOTS
- 24' WIDE TOWNHOME UNITS w/ 2-CAR GARAGES
- 22' WIDE TOWNHOME UNITS w/ 2-CAR GARAGES

Preliminary Site Plan
 SCALE: 1" = 100'

EAST BRAINERD MIXED USE DEVELOPMENT

FOR:
EA HOMES, LP
 5775 GLENRIDGE DRIVE, BLDG D, SUITE 350
 ATLANTA, GA 30328

PRELIMINARY SITE PLAN

REVISIONS

| | | |
|---|---------------|--------|
| 1 | MISCELLANEOUS | 3/8/23 |
| 2 | | |
| 3 | | |
| 4 | | |

FILE:
21185_ZONING.dwg

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|---------------|-------------|
| DATE: | 12/16/2022 |
| DRAWN BY: | SBT |
| CHECKED BY: | MAP |
| PROJ. NUMBER: | 21-185 |
| SHEET NUMBER: | PS-1 |

2023-0023 Special Permit for a Residential PUD Amendment



2023-0023 Special Permit for a Residential PUD Amendment

