

2004-225
S. Reginald Ruff, III

RESOLUTION NO. 24257

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED ADDITION AND CHANGE OF BOUNDARY OF THE PLANNED UNIT DEVELOPMENT KNOWN AS THE SPENCER J. McCALLIE HOMES PLANNED UNIT DEVELOPMENT, ON TRACTS OF LAND LOCATED IN THE 400 BLOCK OF WEST 35TH STREET, THE 600 BLOCK OF WEST 37TH STREET, THE 3700 BLOCK OF CHANDLER AVENUE, THE 300 AND 400 BLOCKS OF WATER STREET, AND THE 300 BLOCK OF WEST 38TH STREET, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is granted a Preliminary Planned Unit Development Special Exceptions Permit for a proposed addition and change of boundary of the Planned Unit Development known as the Spencer J. McCallie Homes Planned Unit Development on tracts of land located in the 400 block of West 35th Street, the 600 block of West 37th Street, the 3700 block of Chandler Avenue, the 300 and 400 blocks of Water Street, and the 300 block of West 38th Street, more particularly described as follows:

Lots 1 thru 110, Chattanooga Housing Authority Spencer J. McCallie Homes Site Planned Unit Development, Plat Book 73, Page 145, a lot described as Blount Stave Machine Works, 200A, and 201 (part), Block 4, Lots 53 and 54, Block 5, Map of Alton Park formerly Oak Hills, Plat Book 3, Page 8, ROHC, Lots 1 thru 4 of Block 5, 6, 7, and 13, Lots 5 thru 8, Block 6, Map of Alton Park formerly Oak Hills, Plat Book 3, Page 8, ROHC, Lots 1, 3, 5, 7, and Lots 9 thru 22, Block 4, Lots 1 (part), 2 thru 10, and Lot 12, Block 2, Lots 1 thru 19, Block 3, Lots 9 thru 22, Block 5, James

24257

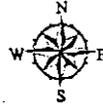
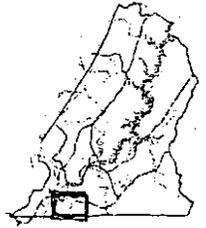
11-16-04

Subdivision, Plat Book 4, Page 8, ROHC, with lots 15, 17, and 19 of Block 3 now being described as Revised Plat, Lot 1, W. C. Hunter Property, Plat Book 74, Page 97, ROHC, Lots 1, 2, and part of 3, Block 26, Lot 2 and part of Lot 23, Block 30, Lot 2, 11 and 12, Block 31, Map of Long Street Addition to Chattanooga, Plat Book 5, Page 27, ROHC, Lot 7 and 8, Block 3, Hooker Place, N. H. Grady's Revised Plat of W. S. Jordan's Addition to Oak Hills – Now Alton Park, Plat Book 6, Page 10, ROHC, Lot A (part), B, 1 thru 9, 11, 13, 15, and 17, Subdivision of the North Part of the Roger's Home Place at Alton Park, Plat Book 6, Page 60, ROHC, Deed Book 5133, Page 354, 5826, Page 60, Deed Book 7059, Page 134, Deed Book 6761, Page 328, Deed Book 6756, Page 458, Deed Book 7092, Page 94, Deed Book 7245, Page 797, Deed Book 3648, Page 95, Deed Book 7099, Page 957, Deed Book 7245, Page 504, Deed Book 6930, Page 457 (part), Deed Book 2957, Page 169, Deed Book 6890, Page 690, Deed Book 6796, Page 410, Deed Book 3826, Page 595, Deed Book 7258, Page 667, Deed Book 7230, Page 884, Deed Book 6014, Page 531, Deed Book 7231, Page 404, Deed Book 7196, Page 462, Deed Book 7131, Page 39, Deed Book 7290, Page 864, Deed Book 7258, Page 393, Deed Book 4579, Page 105, Deed Book 7290, Page 787, Deed Book 7292, Page 489, Deed Book 3079, Page 831, Deed Book 7231, Page 404, Deed Book 5776, Page 329, Deed Book 6508, Page 398, Deed Book 7196, Page 464, Deed Book 2155, Page 860, Deed Book 1074, Page 243, Deed Book 6540, Page 741, Deed Book 7184, Page 582, Deed Book 6712, Page 20, Deed Book 2727, Page 460, and Deed Book 5729, Page 236, ROHC. Tax Map 155K G 006, 155N H 004 thru 007, 155N H 011 thru 014, 155N J 015 thru 019, 155N J 022 thru 027, 155N J 030, 155N J 032 thru 037, 155N K 001, 155N K 002, 155N K 010 thru 026, 155N K 029 and 030, 155N L 001 and 002, 155N L 012 thru 014, 155N M 001 thru 006, 155N P 001, 155N P 014, 155N Q 001 thru 106, 155N Q 108 and 155N Q 108.01.

BE IT FURTHER RESOLVED, That the extension of the Preliminary Planned Unit Development Plan for the Planned Unit Development, known as the Spencer J. McCallie Homes Planned Unit Development, is subject to the provisions of Article V, §1213 and the requirements as listed in the subdivision review attached hereto and made a part hereof by reference.

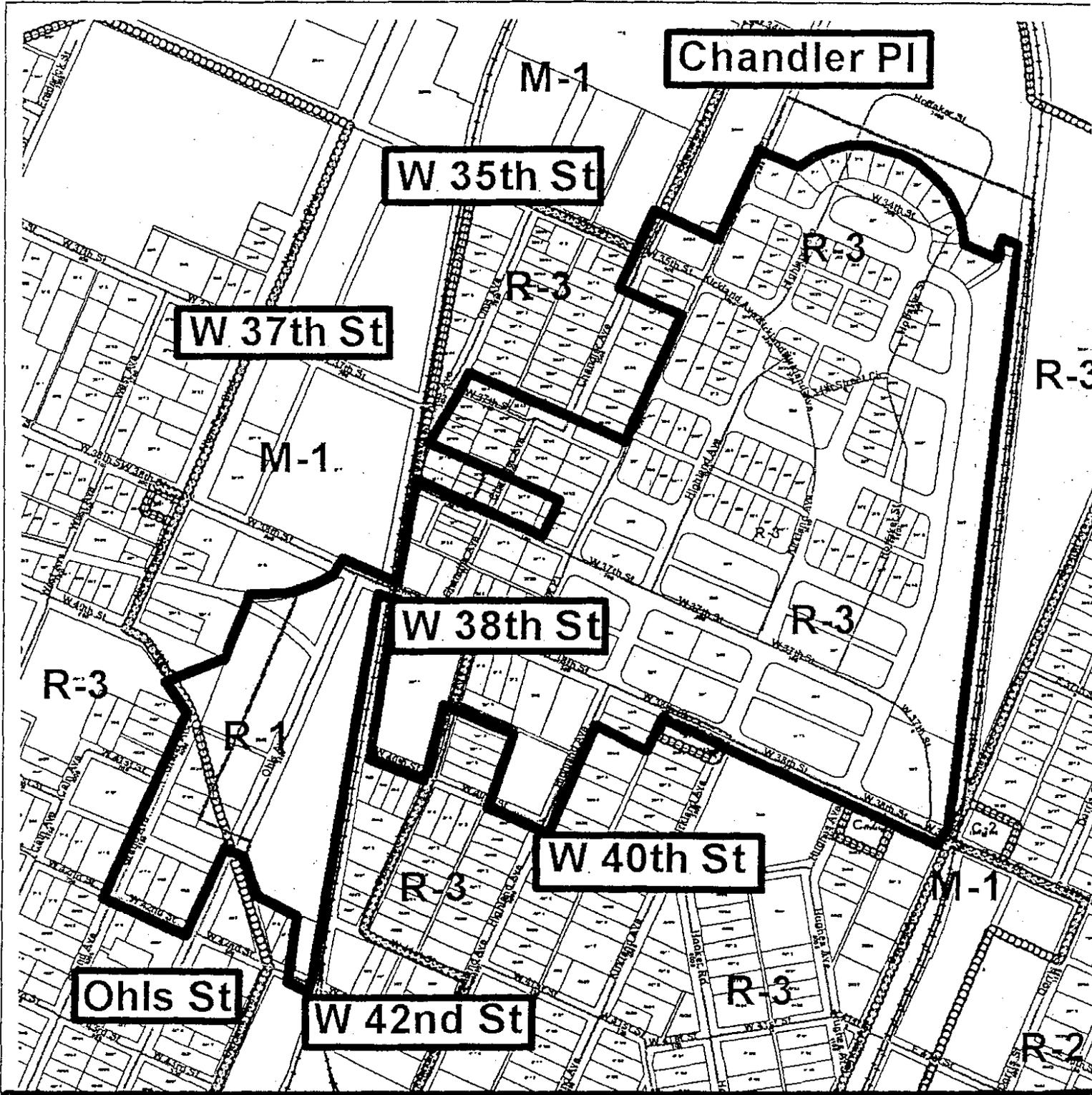
ADOPTED: November 16, 2004.

/add



1 in. = 400.0 feet

CHATTANOOGA
CASE NO: 2004-0225
PC MEETING DATE: 10/11/2004
RESIDENTIAL PUD



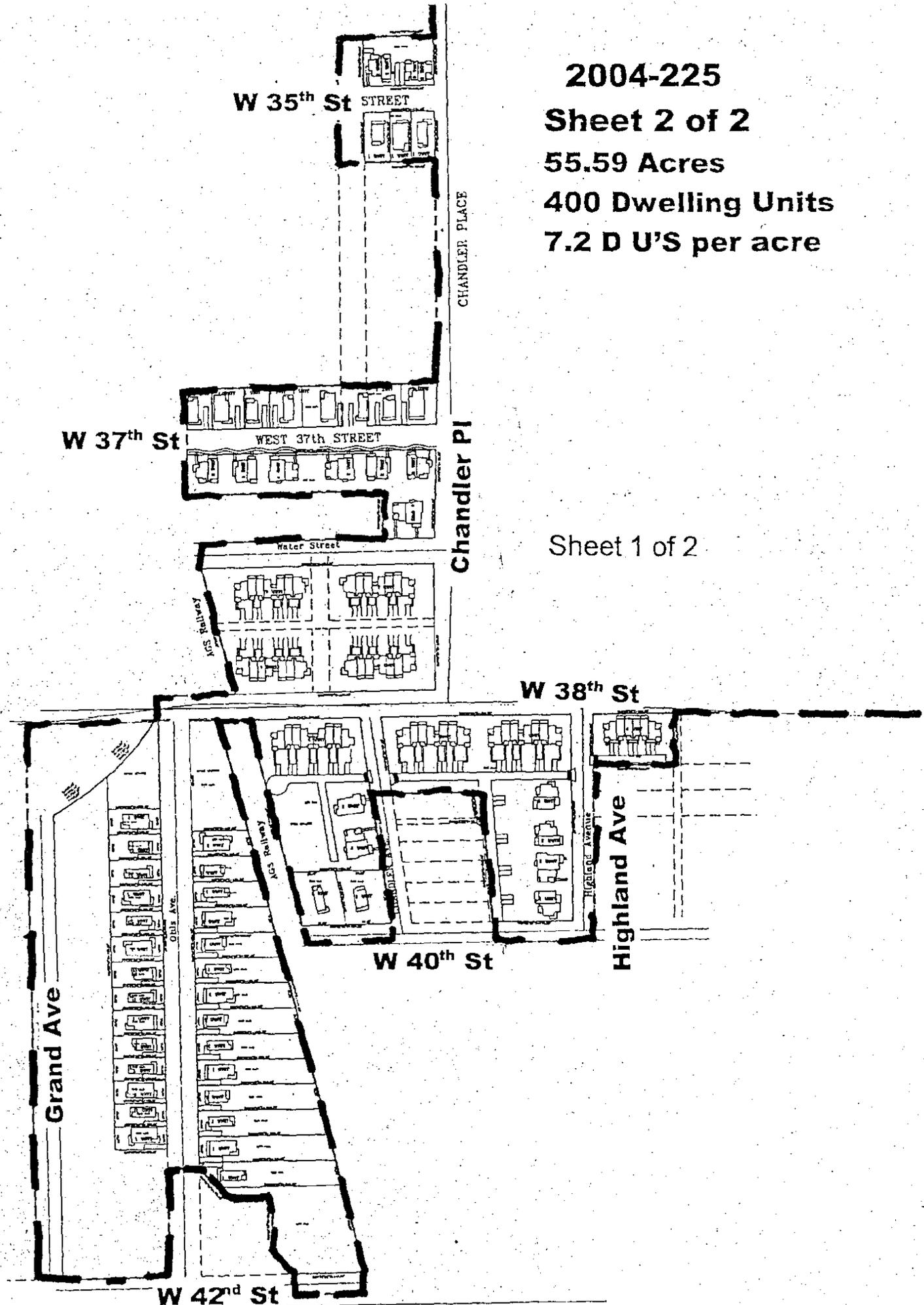
2004-225

Sheet 2 of 2

55.59 Acres

400 Dwelling Units

7.2 D U'S per acre



W 37th St

W 35th St STREET

WEST 37th STREET

Water Street

W 38th St

W 40th St

W 42nd St

CHANDLER PLACE

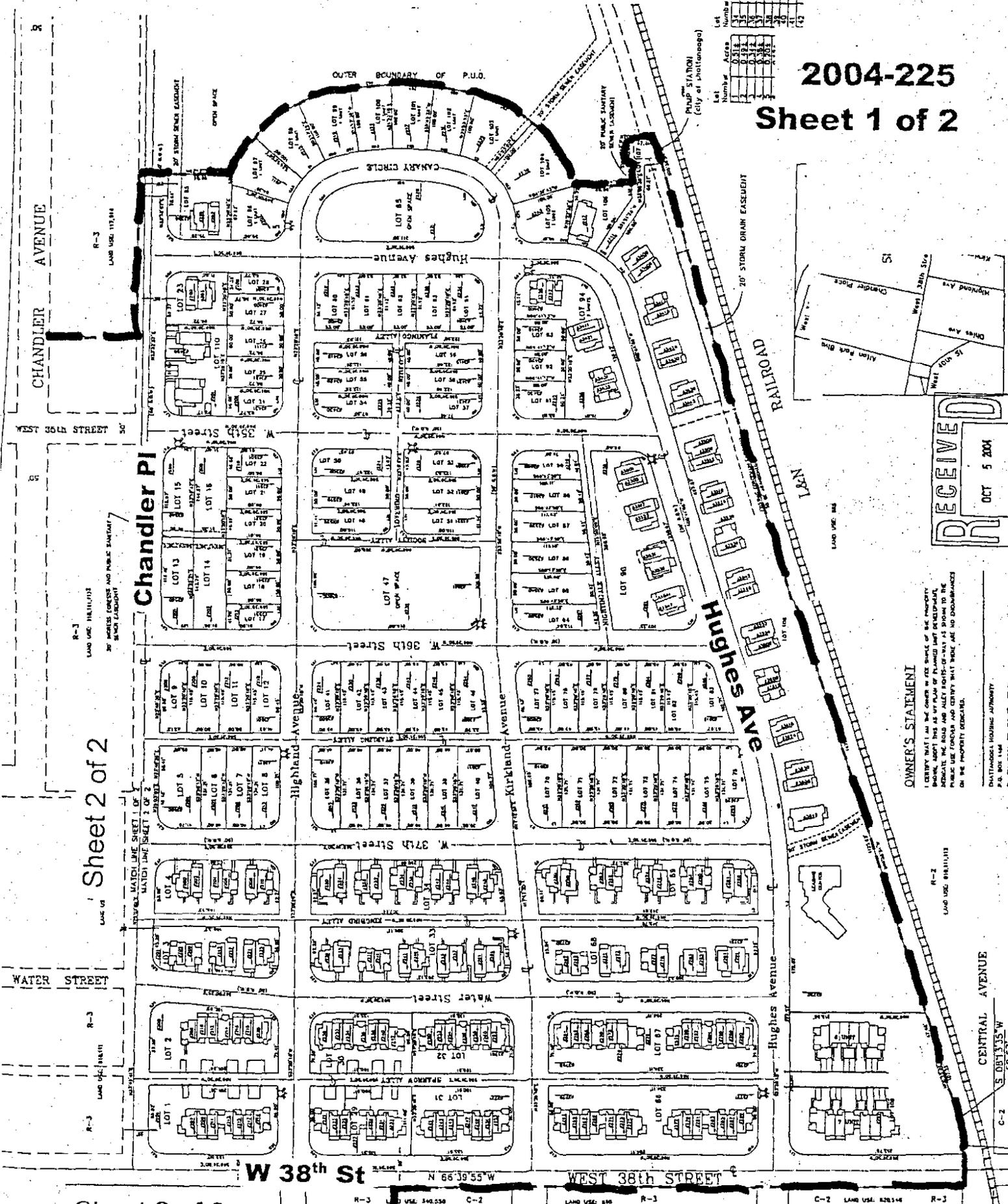
Chandler Pl

Highland Ave

Sheet 1 of 2

2004-225 Sheet 1 of 2

Lot Number	Area	Number
1	0.112	1
2	0.112	2
3	0.112	3
4	0.112	4
5	0.112	5
6	0.112	6
7	0.112	7
8	0.112	8
9	0.112	9
10	0.112	10
11	0.112	11
12	0.112	12
13	0.112	13
14	0.112	14
15	0.112	15
16	0.112	16
17	0.112	17
18	0.112	18
19	0.112	19
20	0.112	20
21	0.112	21
22	0.112	22
23	0.112	23
24	0.112	24
25	0.112	25
26	0.112	26
27	0.112	27
28	0.112	28
29	0.112	29
30	0.112	30
31	0.112	31
32	0.112	32
33	0.112	33
34	0.112	34
35	0.112	35
36	0.112	36
37	0.112	37
38	0.112	38
39	0.112	39
40	0.112	40
41	0.112	41
42	0.112	42
43	0.112	43



RECEIVED
OCT 5 2004

OWNER'S STATEMENT
I CERTIFY THAT I AM THE OWNER OF THE ABOVE PROPERTY AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE REVIEWED THE RECORDS OF THE PUBLIC USE FORECLOSURE AND CERTIFY THAT THERE ARE NO ENCUMBRANCES ON THE PROPERTY DESCRIBED.

PLAT NO. 2004-225
LAND USE: R-3

PLAT NO. 2004-225
LAND USE: R-3

PLAT NO. 2004-225
LAND USE: R-3

Sheet 2 of 2

W 38th St N 66°39'55" W WEST 38th STREET

R-3 LAND USE: 340.256 C-2 LAND USE: 636 R-3 C-2 LAND USE: 628.146 R-3