

2014-028
The Southern Land Company/
Obar Investments
District No. 1

RESOLUTION NO. 27865

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT ON PART OF PROPERTY LOCATED AT 3886 CUMMINGS 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 on part of property located at 3886 Cummings Road, more particularly described in the attached maps:

Beginning at a point approximately 180 feet southwest from the southwest most corner of Tax Map No. 153M-C-002, running along River Gorge Drive, thence proceeding east 426.5 feet, thence northeast 171.5 feet, thence north 207.3 feet, thence northeast 802 feet, thence south 98.5 feet, thence east 224.2 feet, thence southeast 1077.1 feet, thence southwest 1621.3 feet, thence south 412.3 feet, thence 1251.9 feet west thence northeast approximately 360 feet, thence north approximately 360 feet to the point of beginning as shown on submitted preliminary PUD Plan by Southern Land Co., Sheet L1.00, revision dated 3/28/14. Tax Map No. 123-027.07 (Part).

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That this Special Exceptions Permit be approved subject to the following:

- 1) Sidewalks, five feet (5') wide on one side of the new streets containing front loaded homes with minimum three feet (3') green verge between the curb and sidewalks; and
- 2) Pathway connections from the ends of both dead-end streets to connect to the existing public square in phase 1.

ADOPTED: May 13, 2014

/mem



2014-028 Residential PUD

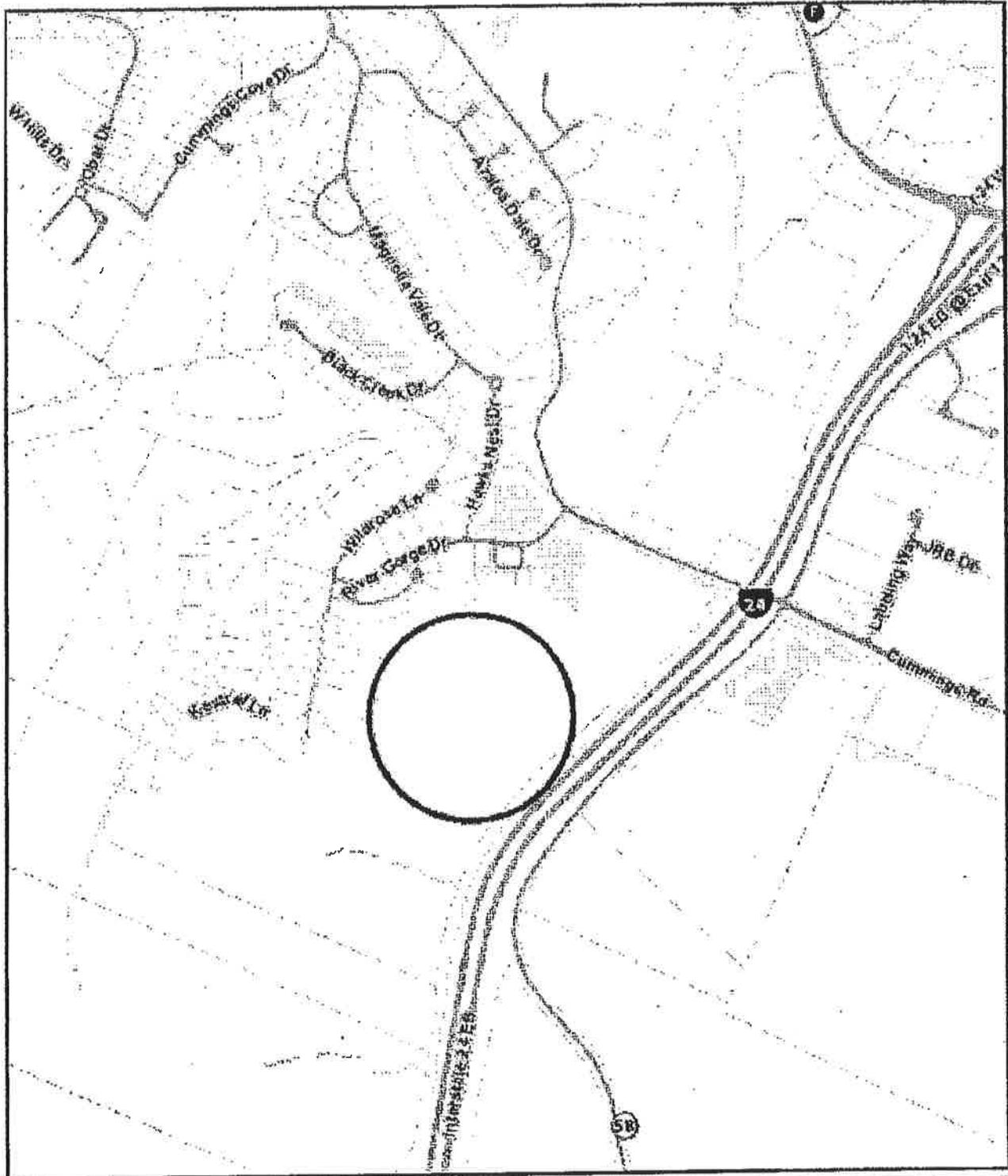
PLANNING COMMISSION RECOMMENDATION OF CASE NO. 2014-028: Approve, subject to: 1) Sidewalks 5' wide on both sides of new streets with minimum 3' green verge between the curb and sidewalks; and 2) Pathway connections from the ends of both dead-end streets to connect to the existing public square in phase 1 as shown in submitted drawing for estimated location.



850 ft

Chattanooga Hamilton County Regional Planning Agency





3886 Cummings Rd

Chattanooga 1/ Hamilton County 6

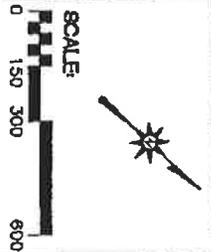
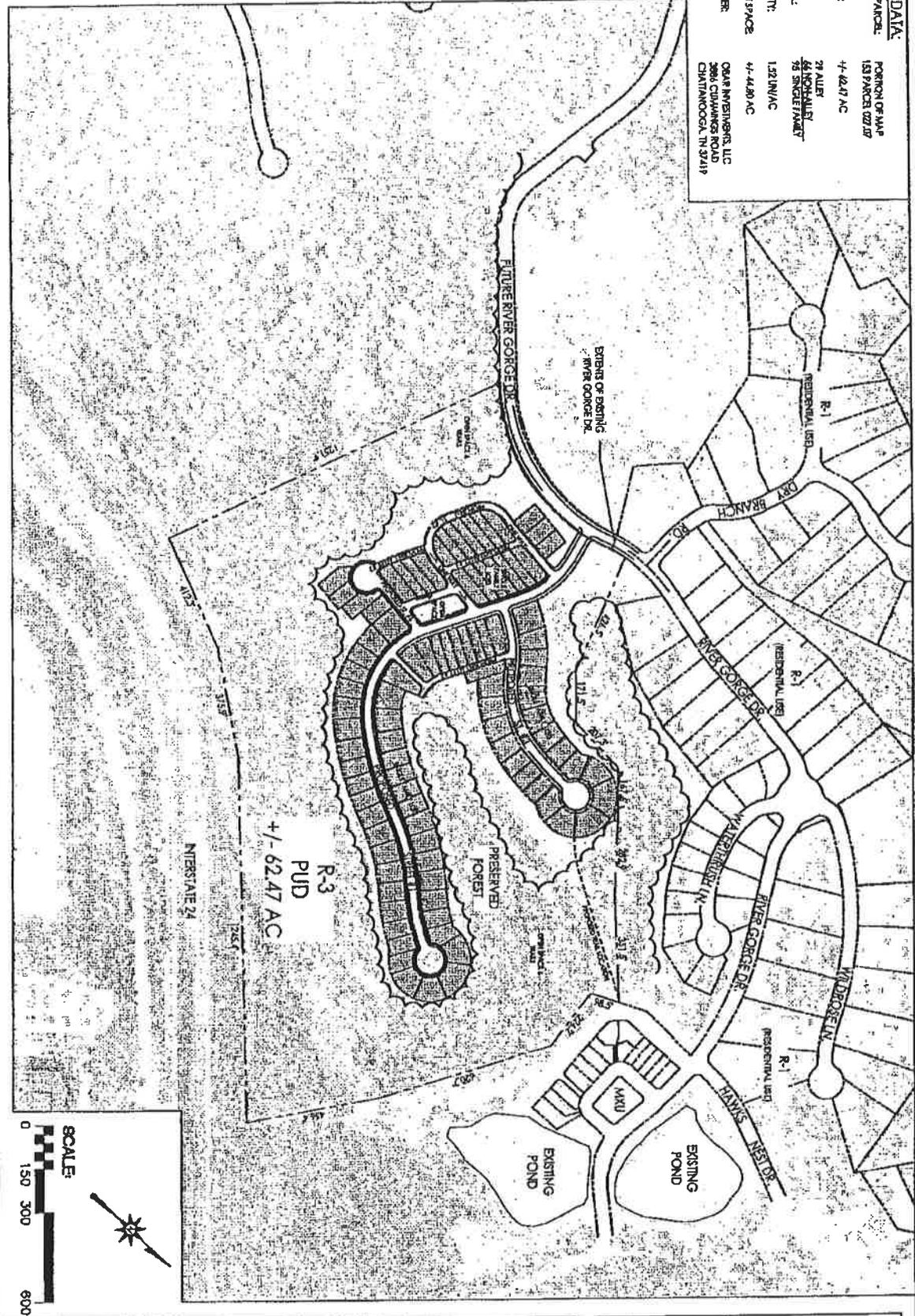
Printed: Mar 13, 2014

Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

HCGIS

SITE DATA:

MAP/PARCEL:	PORTION OF MAP 153 PARCELS 0271D
AREA:	+/- 62.47 AC
UNITS:	79 ALLOT
TOTAL:	44 APPLICABLE 79 SINGLE-FAMILY
DENSITY:	1.22 UNITS/AC
OPEN SPACE:	+/- 44.80 AC
OWNER:	OSAR INVESTMENTS, LLC 2080 CUMMINGS ROAD CHATTAHOOGA, TN 37219



DATE:	11/14/14
BY:	AM/14
PROJECT:	14
SCALE:	1:1.00
PRELIMINARY PUD PLAN	

THE RIDGES
AT
BLACK CREEK
CITY OF CHATTAHOOGA, HAMILTON COUNTY, TENNESSEE

SOUTHERN LAND COMPANY

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