

2014-031  
Lee Hodges/Housing Trust Group/  
ERB, LLC  
District No. 4

RESOLUTION NO. 27866

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED AT 1351 RESERVE WAY AND 7650 EAST BRAINERD ROAD, SUBJECT TO CERTAIN CONDITIONS.

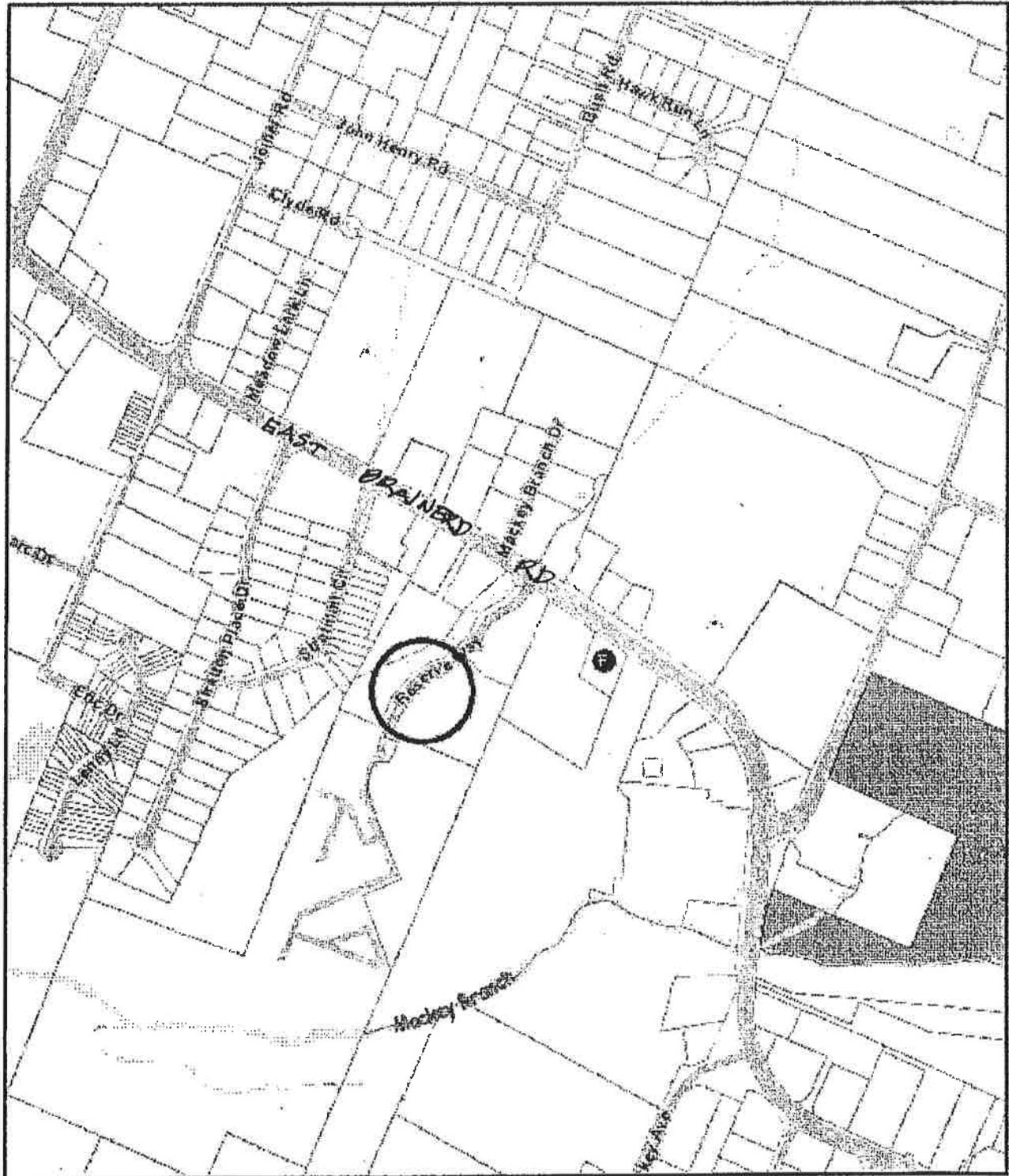
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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and is hereby granted a Special Exceptions Permit for a Residential Planned Unit Development for properties located at 1351 Reserve Way and 7650 East Brainerd Road, subject to the parking on the western parcel, 7650 East Brainerd Road, being placed behind the apartment building, more particularly described in the attached maps:

Lot 2B of The Reserve at Creekside, Plat Book 98, Page 145, ROHC, and Tract 3 of The Reserve at Creekside, Plat Book 73, Page 125, ROHC, being the properties described in Deed Book 10067, Page 334, ROHC. Tax Map Nos. 159P-A-001.02 and 001.03.

ADOPTED: May 13, 2014

/mem



# 1351 Reserve Way

Chattanooga 4/ Hamilton County 7

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. Partial 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.

HCCGIS



## 2014-031 Residential PUD



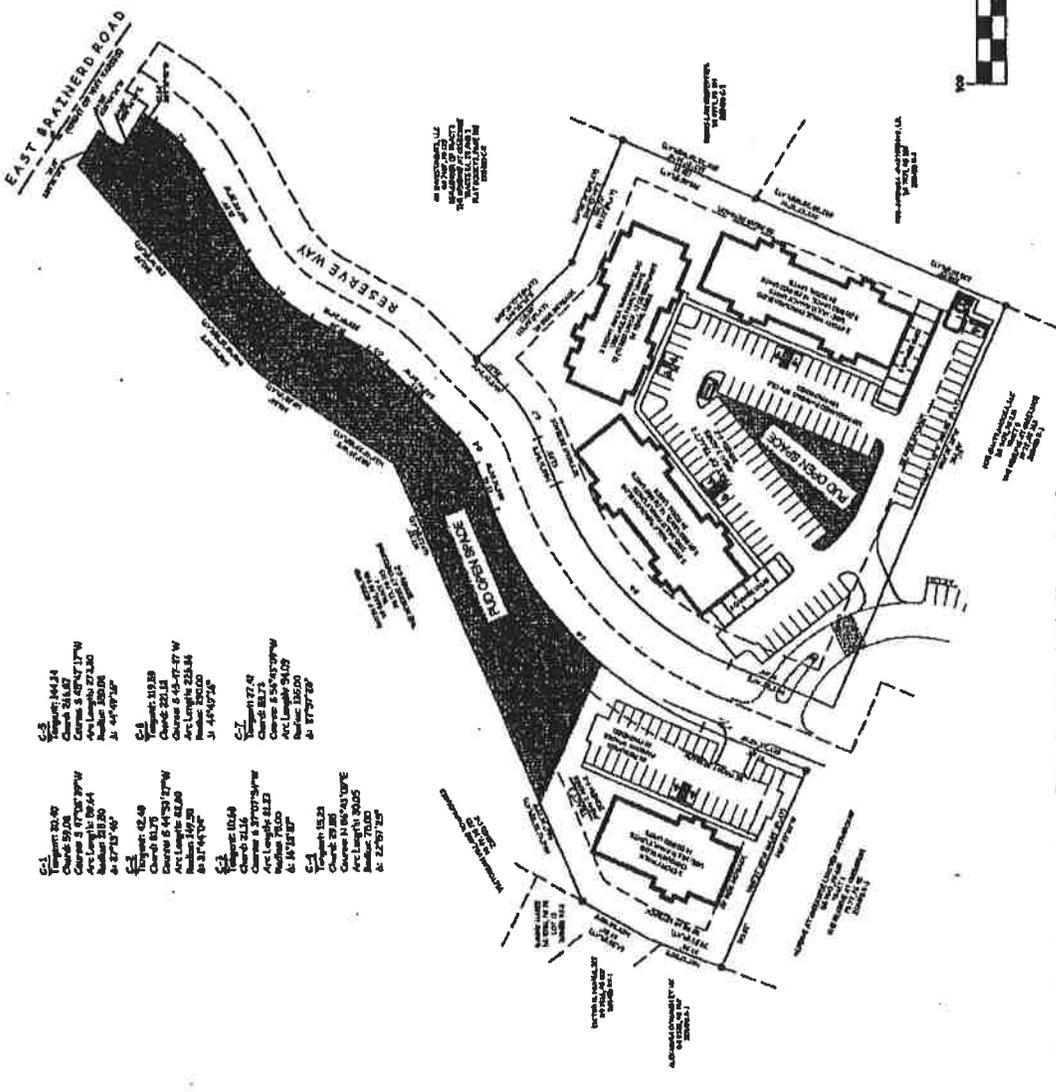
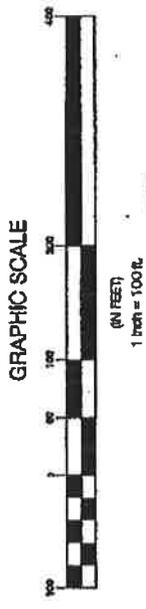
250 ft

Chattanooga Hamilton County Regional Planning Agency



**MBI**  
 200 N. VANDERBILT RD.  
 NASHVILLE, TN 37203  
 PHONE: 615.864.8410  
 FAX: 615.864.8410  
 WWW.MBIENGINEERING.COM

**PROPERTY INFORMATION**  
**TRACT 2: 3 ACRES**  
**TAX MAP #: 159P A 001.02**  
**ZONED: C-2**  
**TRACT 3.0: 2 ACRES**  
**TAX MAP: 159P A 001.03**  
**ZONED: C-2**  
**TOTAL ACREAGE: 5 ACRES**  
**PERMITTED DENSITY: 24 UNITS PER ACRE**  
**PROPOSED DENSITY: 10 UNITS PER ACRE**



- C-1**  
 Tract 1: 10.49  
 Cont'd 59.0A  
 Cont'd 117.37W  
 Cont'd 117.37W  
 Section 28.20  
 S 87°13'45"  
 E 114°49'30"
- C-2**  
 Tract 2: 3.00  
 Cont'd 10.49  
 Cont'd 117.37W  
 Cont'd 117.37W  
 Section 28.20  
 S 87°13'45"  
 E 114°49'30"
- C-3**  
 Tract 3: 2.00  
 Cont'd 10.49  
 Cont'd 117.37W  
 Cont'd 117.37W  
 Section 28.20  
 S 87°13'45"  
 E 114°49'30"
- C-4**  
 Tract 4: 10.49  
 Cont'd 10.49  
 Cont'd 117.37W  
 Cont'd 117.37W  
 Section 28.20  
 S 87°13'45"  
 E 114°49'30"
- C-5**  
 Tract 5: 10.49  
 Cont'd 10.49  
 Cont'd 117.37W  
 Cont'd 117.37W  
 Section 28.20  
 S 87°13'45"  
 E 114°49'30"

**PUD DEVELOPMENT PLAN**

SCALE: 1" = 100'-0"