

2010-045
Bragg Point Properties, LLC

RESOLUTION NO. 26300

A RESOLUTION APPROVING A PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT, KNOWN AS BRAGG POINT PROPERTIES, LLC, ON A TRACT OF LAND LOCATED AT 3144 THROUGH 3212 SOUTH CREST PLACE, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP AND DRAWING 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 and Final Planned Unit Development Special Exceptions Permit for a Proposed Planned Unit Development, known as the Bragg Point Properties, LLC, on a tract of land located at 3144 through 3212 South Crest Place, more particularly described as follows:

Lot 1 and the northwest corner of Lot 2 starting at the northeast corner of Lot 1 thence some 68 feet southeast to a point, thence some 98 feet southwest to a point, thence some 72 feet northwest to the east line of Lot 1, thence some 100 feet along the east line of Lot 1 to its northeast corner being the point of beginning being the Lots shown in Plat Book 90, 61, ROHC and being described as part of Tract 2 and all of Tract 3 in Deed Book 8363, Page 189, ROHC. Tax Map 156E-A-001(part) and 025.

BE IT FURTHER RESOLVED, That the Preliminary and Final Planned Unit Development Plan for said Planned Unit Development is approved subject to:

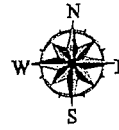
- 1) Any variances that are required; and
- 2) The attached PUD review.

ADOPTED: May 11, 2010

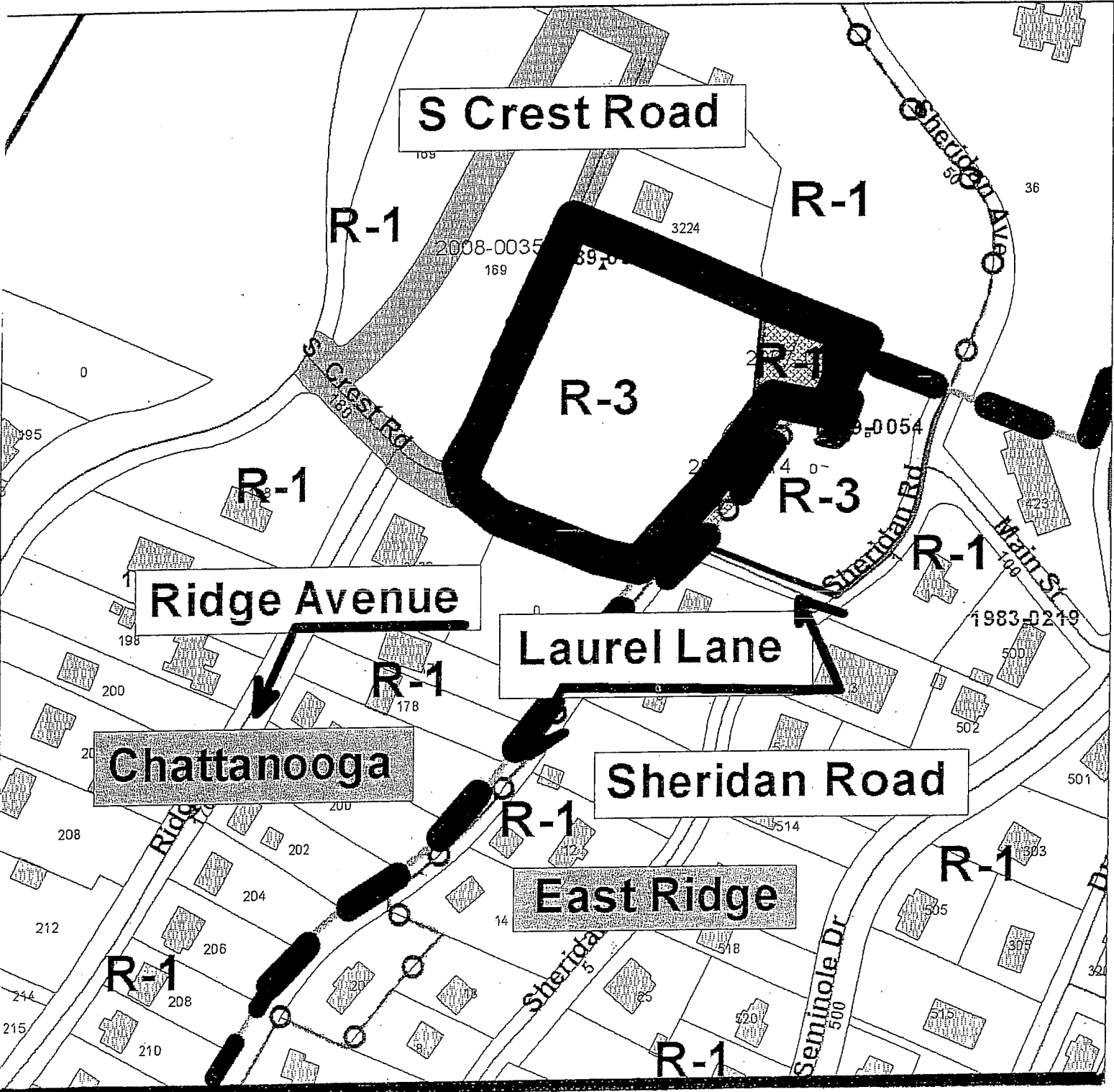
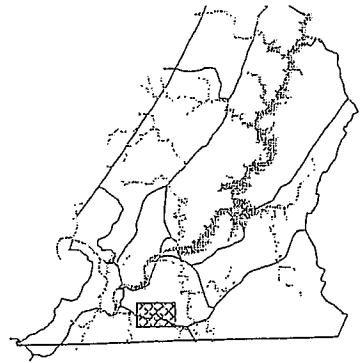
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CHATTANOOGA
CASE NO: 2010-0045
PC MEETING DATE: 4/12/2010
RESIDENTIAL PUD



1 in. = 160.0 feet

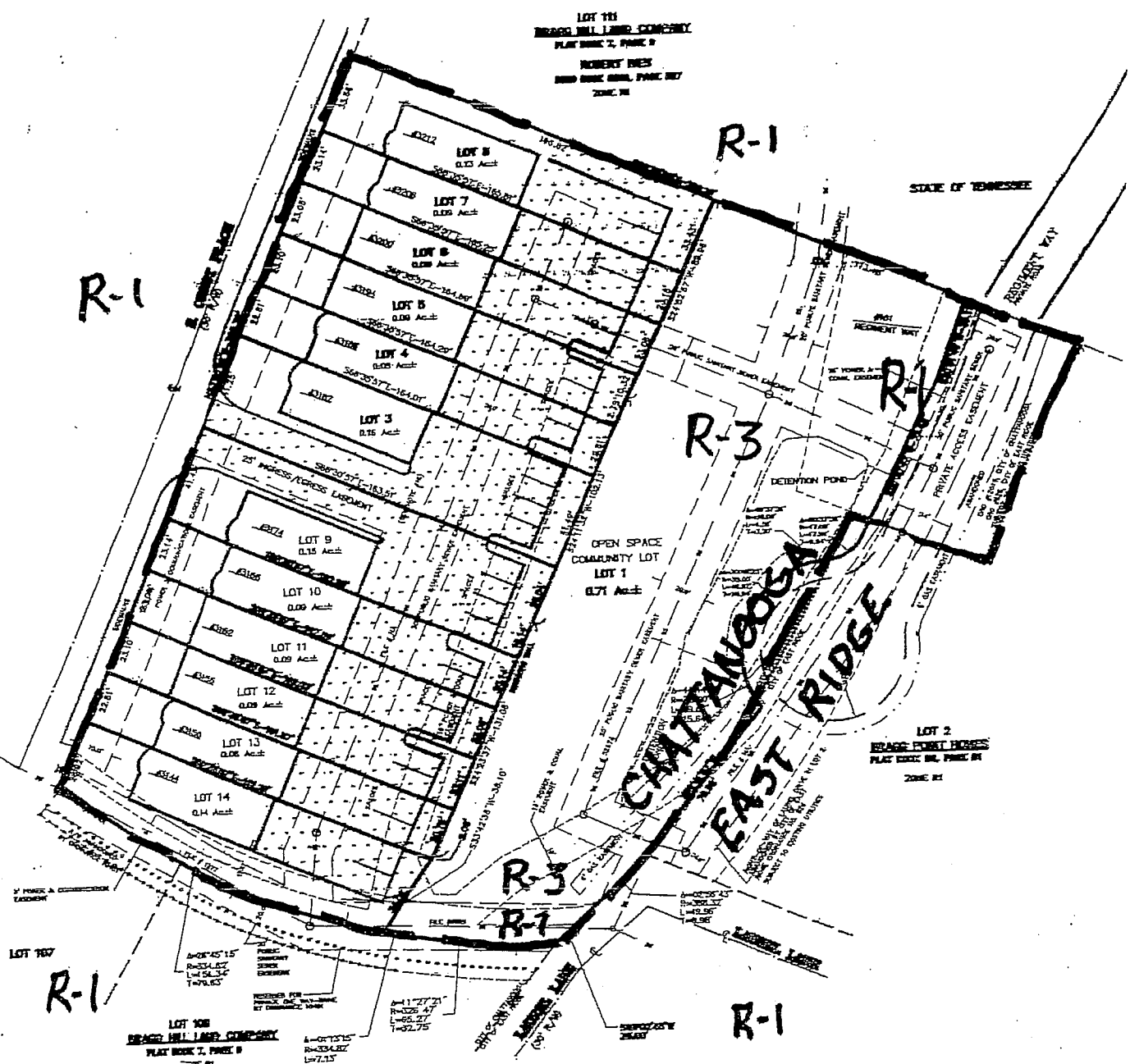


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2010-045: Approve, subject to:

- 1) Any variances that are required; and
- 2) The attached PUD review.

12) Purpose of subdivision plat is to establish new lots lines for Lot 1.

2010-045



NOTES:

- 1.) Present zoning classification R-3, & R-1
- 2.) Area subdivided by this plat is 2.00 acres.
- 3.) Tax Map Number 186E-A-25 & 25.01 THRU 25.08.
- 4.) This plat subdivides the property described in Deed Book 8363, Page 189.
- 5.) This subdivision has been developed according to the Subdivision Regulations of the City of Chattanooga.
- 6.) Local Government does not certify that utilities or utility connections are available.
- 7.) Public sanitary sewers are available by gravity flow.
- 8.) 5/8" rebars set unless noted otherwise.
- 9.) City Ordinance #9942 entitled "Stormwater Runoff and Erosion Control" shall apply to any discharge of same from this subdivision of property in Chattanooga.
- 10.) No fill material can be placed in a constructed drainage facility in Chattanooga in such a manner as to impede storm water runoff flow unless approved by the Chattanooga City Engineer.
- 11.) The City of Chattanooga is not responsible to construct or maintain drainage easements or private access easement.
- 12.) The City of Chattanooga will not collect refuse on private access easements and is not responsible to provide desired utilities or services beyond the right-of-way of public roads.
- 13.) A 10' Private drainage easement is reserved along the north and south lies of Lot 1. This drainage easement is automatically abandoned if the lines is changed or no setback is required.
- 14.) DENSITY UNITS = 6 per AC.
- 15.) DWELING UNITS = 12
- 16.) HATCH AREA (DOTS) REPRESENTS INGRESS/EGRESS, PARKING, VEHICULAR AND PEDESTRIAN ACCESS.
- 17.) Purpose of subdivision plat is to establish new lots lines for Lot 1.

