

2020-0032
MAP Engineers
District No. 4
Planning Version #2

RESOLUTION NO. 30308

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED IN THE 1900 BLOCK OF MAC LANE, 8600 BLOCK OF IGOU GAP ROAD, AND 1900 BLOCK OF MORRIS HILL 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 Planned Unit Development for properties located in the 1900 block of Mac Lane, 8600 block of Igou Gap Road, and 1900 block of Morris Hill Road, more particularly described in the attached maps and referenced in the legal description below:

To find the point of beginning start at the southwest corner of Tax Map No. 159F-B-015 thence northeast along the west line of said tax map to a point some 98 feet, thence northwest some 16 feet to a point, thence some 292 feet along the west line of 159F-B-016 to the northeast corner of Tax Map No. 159F-B-016.05, thence southwest some 171 feet along the north line of said tax map to its northwest corner, thence northeast some 30 feet along the east line of Tax Map No. 159F-B-016 to the northeast corner of Tax Map No. 159F-B-016.06, thence northwest some 148 feet along the south line of 159F-B-016.06 to its southwest corner, thence some 924 feet along the west line of Tax Map No. 159F-B-016 to its northwest corner, thence southeast some 1260 feet to the northeast corner of Tax Map No. 159F-B-001, thence southeast some 303 feet to a point in the east line of said tax map, thence northwest some 124 feet to a point, thence southwest some 120 feet to a point in the south line of Tax Map No. 159F-B-001.01, thence northeast following said south line some 256 feet to a point in the center line of a creek, thence southeastwardly following the meanderings of said creek some 323 feet to a point in the west line of Tax Map No. 159F-B-003, thence southwest some 352 feet to the southeast corner of Tax Map No. 159F-B-012 and the north line of the 8600

block of Igou Gap Road, thence following said north line some 626 feet to the southwest corner of Tax Map No. 159F-B-015 being the point of beginning and being the part of the property described as Tract 2 and all of Tract 3 in Deed Book 7503, Page 887, ROHC, Deed Book 8191, Page 543, ROHC, Tracts 1 and 2 of Deed Book 8318, Page 541, ROHC, Tracts 1 and 2 of Deed Book 9020, Page 471, ROHC, part of the property described in Deed Book 10500, Page 429, ROHC, and part of the property described in Deed Book 11066, Page 591, ROHC. Parts of Tax Map Nos. 159F-B-001, 001.01 and 003, Tax Map Nos. 159F-B-012 thru 016 and 016.01.

This Special Exceptions Permit is subject to the following conditions:

- 1) A minimum twenty foot (20') "Type landscape buffer consisting of evergreen trees, minimum two inches (2") caliper at the time of planting, shall be installed and maintained along the western and northern outer boundaries of the development, as well as along a portion of the eastern boundary, as generally depicted on the approved site plan. Those areas where a stream buffer exists will negate the requirement of this buffer as well as requiring any plantings east of the existing stream buffer. The buffer shall consist of two rows of trees, planted on ten foot (10') centers and the trees staggered between rows. No specie of any one tree shall constitute more than forty (40%) percent of the tree plantings;
- 2) A sixty foot (60') building setback from the proposed new right of way of Igou Gap Road;
- 3) Paved parking areas shall be no closer than sixty feet (60') from the proposed new right of way of Igou Gap Road;
- 4) The development shall provide a gated entrance and an appropriate turnaround between the gated entrance and Igou Gap Road;
- 5) Igou Gap Road shall be widened to a minimum twenty-four feet (24') in width along the entire frontage of the development and a dedicated left turn lane along Igou Gap provided into the development;
- (6) Provide and maintain a clubhouse and a pool for the development;
- (7) A minimum area of four (4) acres dedicated as community space;
- (8) The development shall provide and maintain interior network of walking pathways as generally depicted on the approved site plan, or otherwise provided;
- (9) Mac Lane (a private driveway) shall be dedicated to one or more of the adjoining properties using Mac Lane for ingress / egress, subject to their acceptance;

- (10) A minimum of fifty (50) two inch caliper trees, with a minimum of twenty-five (25) trees to be evergreen trees. Trees to be planted from the proposed right of way of Igou Gap Road to a distance of forty feet (40') back from the right of way. Any required street yard tree plantings will count towards this requirement;
- (11) All buildings shall be set back a minimum of forty feet (40') from all exterior boundaries which adjoin residential properties;
- (12) Compactor and or dumpster shall be located no closer than eighty feet (80') to any adjoining residentially zoned properties. Garbage pick-up shall be limited to occur only between the hours of 8:00 a.m. to 7:00 p.m. Monday through Saturday; and
- (13) As indicated in the submitted PUD plan dated January 31, 2020, no more than one hundred twenty-eight (128) dwelling units on the site, limited to one unit and two unit structures, with a maximum height not to exceed two stories or thirty-five feet (35').

ADOPTED: April 14, 2020

/mem

2020-0032 Special Exceptions Permit for a Residential PUD



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