

RESOLUTION NO. 23396

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT, KNOWN AS THE SPENCER J. McCALLIE HOMES PLANNED UNIT DEVELOPMENT, ON A TRACT OF LAND LOCATED AT 3500 KIRKLAND AVENUE, 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 Planned Unit Development, known as the Spencer J. McCallie Homes Planned Unit Development, on a tract of land located at 3500 Kirkland Avenue, more particularly described as follows:

A tract of land located at 3500 Kirkland Avenue. Part of an unplatted tract of land located at 3500 Kirkland Avenue beginning at the northwest corner of West 38th Street and Central Avenue, thence 700 feet northwest along West 38th Street, thence 130 feet northeast, thence 600 feet northwest to the east line of Chandler Place, thence northeast some 1775 feet, thence 750 feet southeast to the west line of the CSX railroad, thence some 1845 feet southeast along the CXS Railroad to the point of beginning, being part of the property described as Tract 1, Deed Book 1043, Page 223, ROHC. Tax Map 155N-N-001 (part).

BE IT FURTHER RESOLVED, That 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, §1312 and the following conditions:

✓1. The conditions as required in the Subdivision Review, a copy of which is attached hereto and made a part hereof by reference;

✓2. Review and approval of the City Traffic Engineer; and

✓3. All existing easements are retained.

ADOPTED: May 14, 2002

/pm

2002-065

CHCRPC MEETING APRIL 8, 2002

SPECIAL EXCEPTIONS PERMIT RES. P U D 1"=400'



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2002-065 - Approve, subject to:

- 1) The conditions as required in the attached Subdivision Review; and
- 2) Approval of City Traffic Engineer.

