

2023-0117
G.T. Issa
c/o Premier Homes
District No. 4
Planning Version #2

RESOLUTION NO. 31775

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 1619 GRAY 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 for property located at 1619 Gray Road, more particularly described in the attached maps and referenced in the legal description below:

An unplatted tract of land located at 1619 Gray Road, being the property described in Deed Book 11668, Page 894, ROHC. Tax Map Number 159I-A-002.

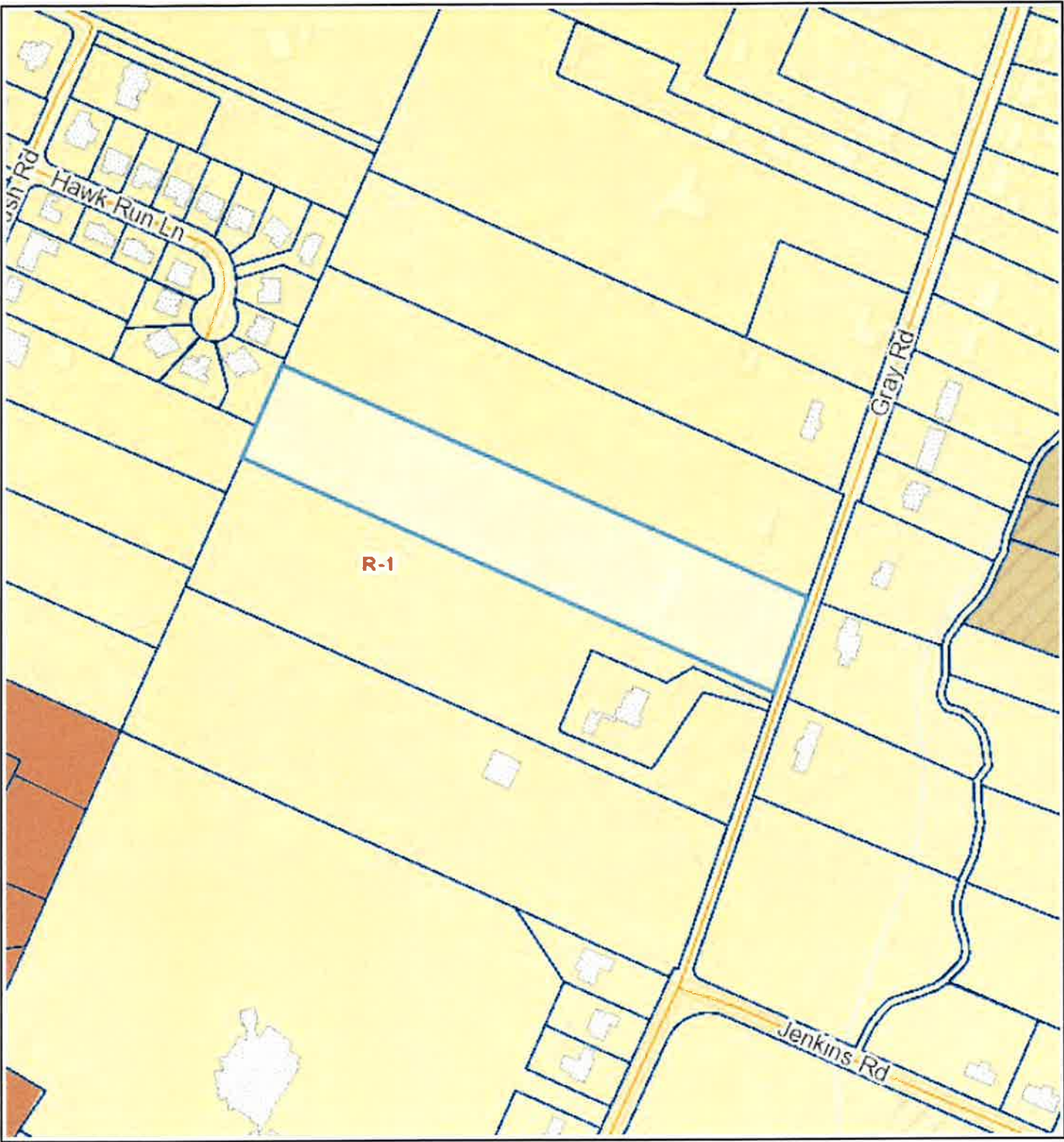
This Special Exceptions Permit shall be subject to the following conditions:

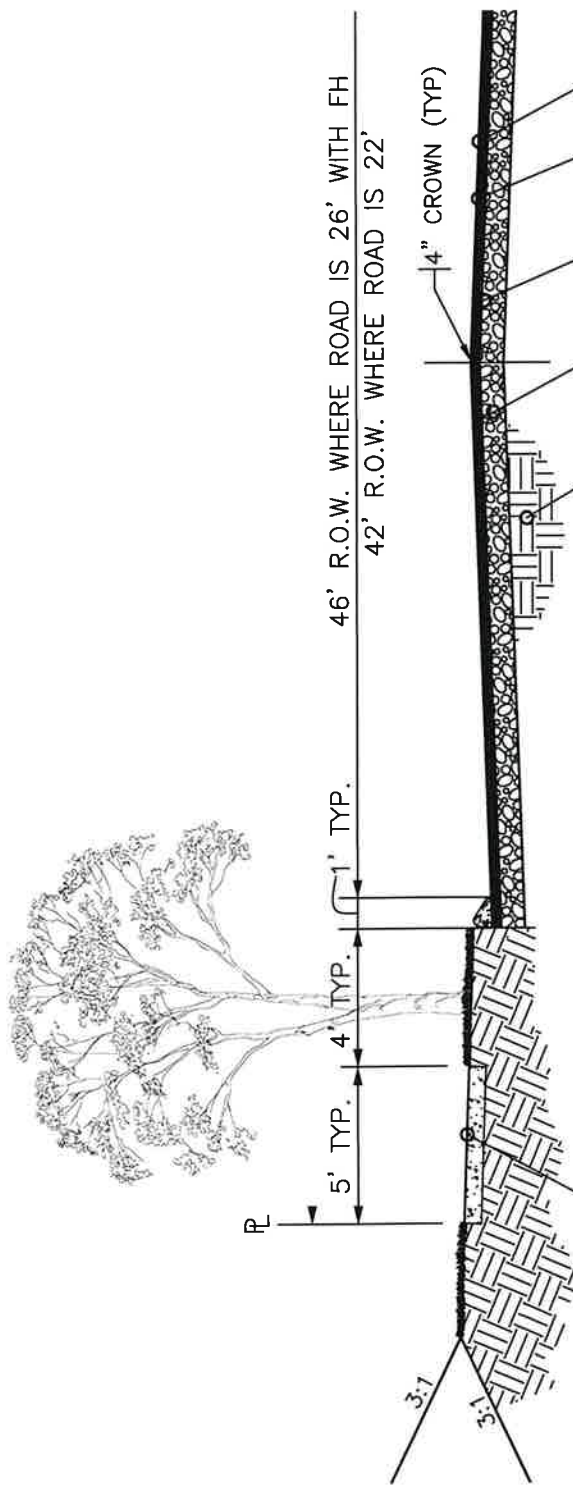
- 1) Community lot at cul-de-sac to have a gazebo type structure with outdoor seating and landscaping;
- 2) Dedicate ten (10') feet of right-of-way along Gray Road to City of Chattanooga;
- 3) Minimum buildable lot width to be fifty-five (55') feet;
- 4) A decorative fence with landscaping to be installed along Gray Road. Trees to be planted at a spacing no less than twenty-five (25') feet on center;
- 5) Evergreen trees to be planted at a minimum spacing of fifteen (15') feet on center along the rear property lines of lots 2-14 and 20-30, as indicated on the drawing dated 8/8/23; and
- 6) A ten (10') foot vegetative buffer shall be required along the rear of lots 16-18, as indicated on this drawing dated 8/8/23.

ADOPTED: September 19, 2023

/mem/v2

2023-0117 Special Permit for a Residential PUD





PROPOSED CONCRETE SIDEWALK

NOTE: PAVEMENT SECTION TO BE PROVIDED BY A GEOTECHNICAL ENGINEER. CONTRACTOR TO ASSUME SECTION SHOWN FOR BIDDING PURPOSES ONLY.

- 2" / GRA
- BITU (T.D)
- BITU (T.D)
- 8" / GRA
- COM
- DEN
- BE
- DEN

TYPICAL ROAD SECTION

