

1ST READING 10-13-09
2ND READING 10-20-09
INDEX NO. _____

2009-129
Fenella Pinewood, LLC

ORDINANCE NO. 12305

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE TRACTS OF LAND LOCATED AT 7417, 7421, 7423, 7425, AND 7427 PINEWOOD DRIVE, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE AND R-T/Z RESIDENTIAL TOWNHOUSE/ZERO LOT LINE ZONE TO R-3 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Ordinance to amend Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone:

Lots 1 thru 6, Block 2, Varnell Farms Subdivision, Plat Book 14, Page 140, ROHC, being the property described in Deed Book 6241, Page 552, Parcels 1 and 4 of Deed Book 8565, Page 760, and Tracts 1 and 2 of Deed Book 8994, Page 477, ROHC. Tax Map 149B-A-016 thru 019 and 022.

and as shown on the maps and drawings attached hereto and made a part hereof by reference, from R-1 Residential Zone and R-T/Z Residential Townhouse/Zero Lot Line Zone to R-3 Residential Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to the following conditions:

1. CONSTRUCTION: The apartment development is to be constructed as generally depicted on the developer's preliminary site plan; two story and three story buildings, picnic, pool areas, and garages, etc. are to be placed in the approximate locations shown on the site plan.

2. LANDSCAPING: Developer will preserve a 15 foot natural buffer on the rear property line and a 12 foot natural buffer on the eastern property line where the subject parcel adjoins R-1 properties. Within these buffers existing trees will be interspersed with evergreens and a mixture of other fast growing specie types striving for a high survival rate among the planted materials.

3. BUILDING SETBACKS: Developer will increase building setbacks as follows:

<u>Property Line Setbacks</u>	<u>Required by Code</u>	<u>Developer's Setback</u>
Rear	25 feet	39 feet
Eastern Side	6 feet	24-44 feet (varying)

The effect of these enhanced setbacks along with aesthetic plantings on the newly created slopes at these locations will further increase the natural type of buffering desired by the surrounding neighbors.

4. FENCING: Developer will install fencing around the perimeter of the apartment complex that is wrought iron in appearance; fencing along existing R-1 properties will be six feet high and/or in accordance with City/County height restrictions.

5. STORM WATER RUNOFF: Storm water solutions should be addressed according to feasibility studies and engineering recommendations so existing R-1 properties are not negatively impacted by runoff created from the development and per City/County storm water regulations (WQMP).

6. TRAFFIC: Developer will work with City Traffic Engineer John Van Winkle pertaining to the impact of the development on traffic conditions and feasible solutions regarding such.

7. LIGHTING: Exterior lighting around the complex to be directed away from existing residential homes.

8. DUMPSTERS: Dumpster locations should be away from view by R-1 property owners with adequate screening added where needed.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two

(2) weeks from and after its passage.

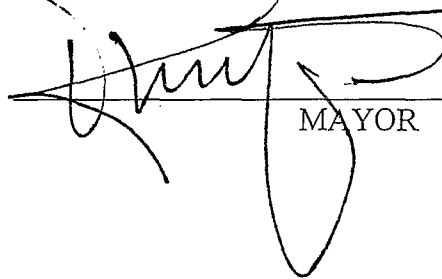
PASSED on Second and Final Reading

October 20, 2009.


CHAIRPERSON

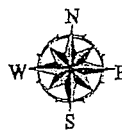
APPROVED: _____ DISAPPROVED: _____

DATE: _____, 2009

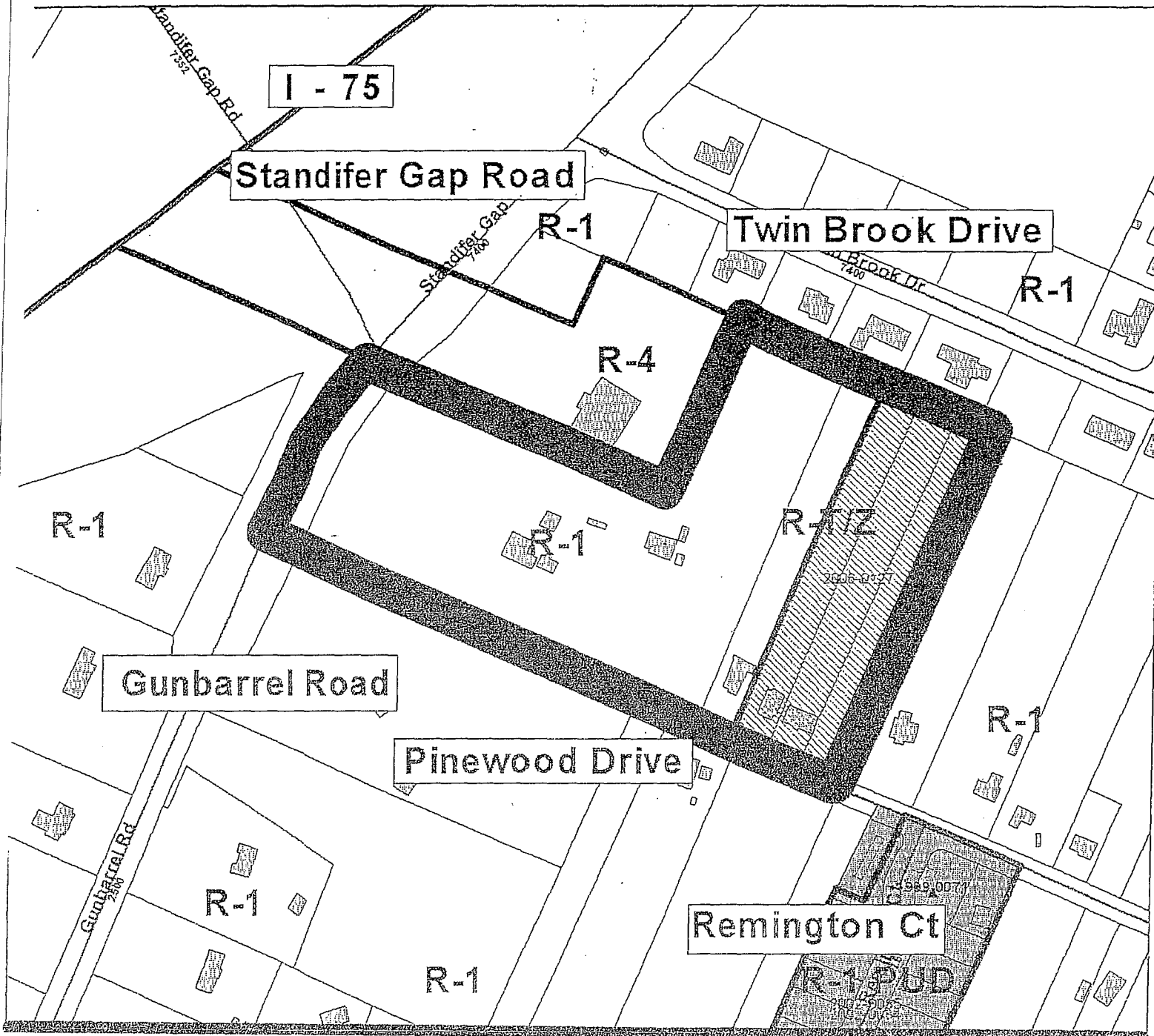
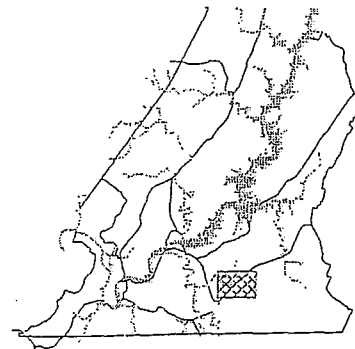

MAYOR

/mms

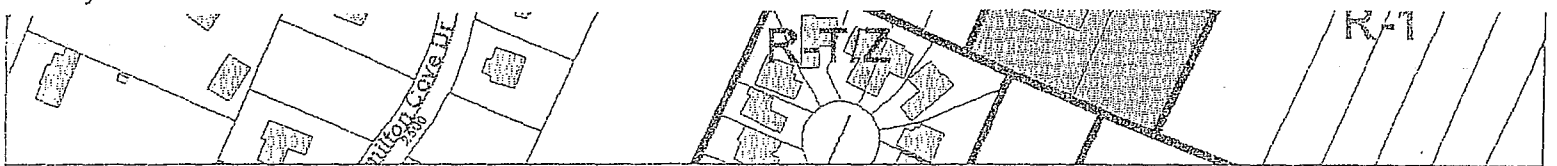
CHATTANOOGA
CASE NO: 2009-0129
PC MEETING DATE: 9/14/2009
FROM: R-1 & R-T/Z
TO: R-3



1 in. = 250.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2009-129: Approve, subject to the applicant and neighbors working on and confirming a complete set of conditions before being heard at City Council.



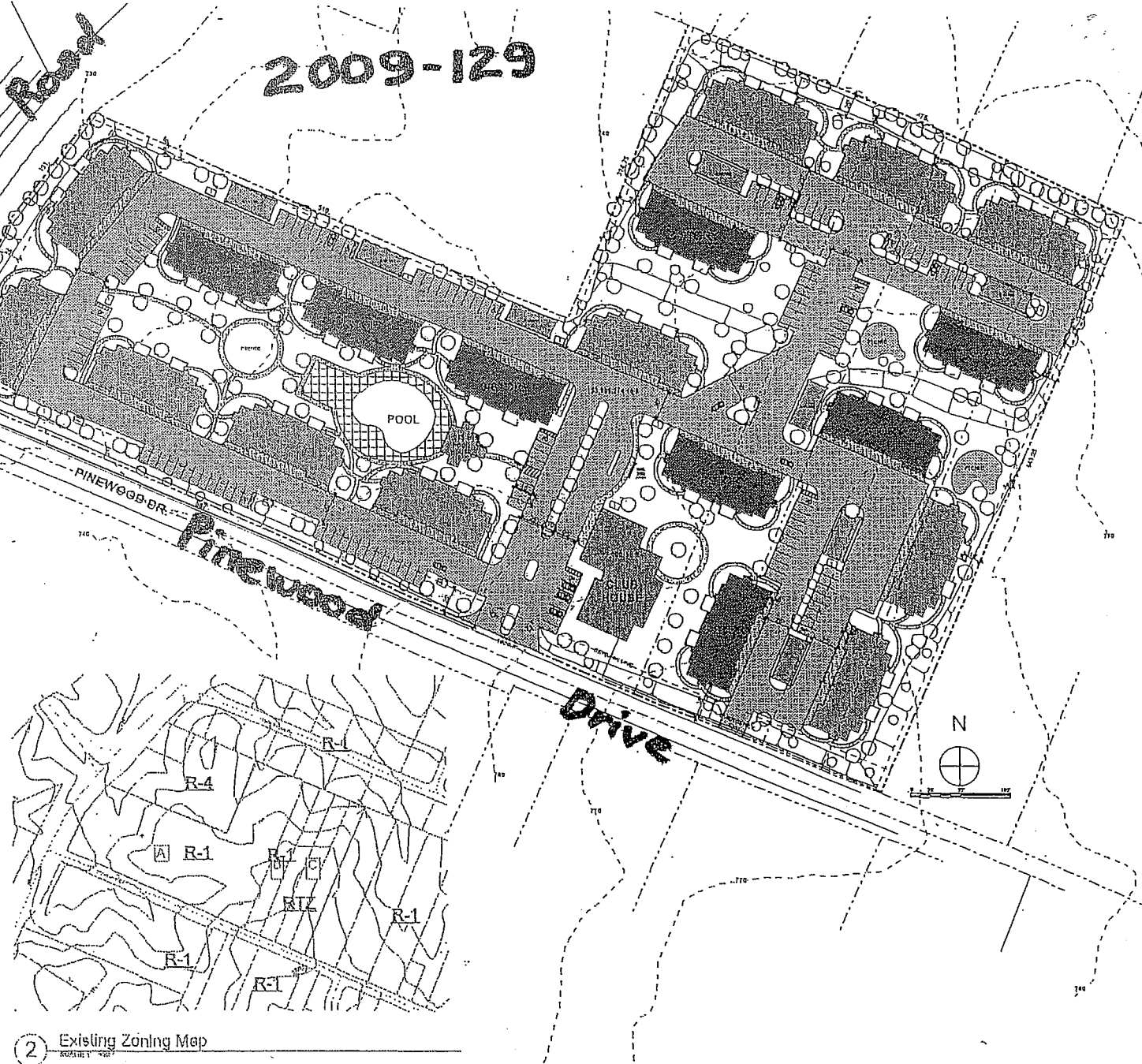
RECEIVED
 AUG 26 2009
 Chattanooga Hamilton County
 Regional Planning Agency
 Development Services

2009-129

TABULATIONS:

ADDRESS: 7417 PINWOOD DR
 7421 PINWOOD DR
 7423 PINWOOD DR

TOTAL LOT AREA:	1 1/2 ACRES	PROPOSED	= 479,160 SF
CODE			= IRC 2006
ZONE	R-1/RTZ		= R-3
CONSTRUCTION			= TYPE V B (SPRINKLED)
OCCUPANCY GROUP			= R-2
PRIVATE GARAGES			= U
MAXIMUM ALLOWABLE UNITS R-3			= 237 UNITS
PROPOSED UNITS			= 184 UNITS
PARKING REQUIRED			
2BDRM: 146 X 1.75	265		
1BDRM: 38 X 1.25	40		= 303
HANDICAPPED REQUIRED 8			
PARKING PROVIDED			
19 UNITS CLUSTERS X 10	=190 GARAGES ATTACHED		
8 GARAGE UNITS X 4	=32 GARAGES DETACHED		
OPEN PARKING	=132		
TOTAL PARKING PROVIDED			=354 (10 HANDICAPPED)
BUILDING FOOTPRINT			
(0) 3 STORY 8 X 5108	= 40,864 SF		
(11) 2 STORY 11 X 4600	= 49,500 SF		= 90,364 SF (19%)
CLUB HOUSE	= 7,000 SF		
POOL HOUSE	= 1,215 SF		
(0) DETACHED GARAGES	= 7,576 SF		= 106,155 SF (22%)
ROAD AND PARKING/ AC PAVING			= 133,247 SF (28%)
SIDE WALKS			= 17,964 SF (4%)
DRIVEWAY APPROACHES 19 X 004			= 17,176 SF
POOL			= 4,103 SF
POOL DECK			= 5,542 SF
SOFT SCAPE AREA			= 107,233 SF (22%)
ADA COMPLIANCE:			
8 UNITS REQUIRED			0 UNITS PROVIDED



2 Existing Zoning Map

PRELIMINARY - SITE PLAN

1 Site Plan

in Ilem Architect
 41 Portola Plwy 1E-286
 Hilli Ranch, CA 92010
 1) 648-4466
 iinrofi@gmail.com www.klenterprisesinc.com

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 AGREEMENT TO THE CONTRARY.

Sub Project Name
PINWOOD LUXURY APARTMENT HOMES

2600 Gunbarrel Rd, Chattanooga, TN, 37421

Design Phase - 06 JUNE 2009

APPROVED
AUG 26 2009
City of Raleigh, North Carolina
Planning Department

2009-129

