

2004-070  
RLS Group, LLC  
Old Stage Run

RESOLUTION NO. 24096

A RESOLUTION APPROVING A PROPOSED PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT KNOWN AS OLD STAGE RUN PLANNED UNIT DEVELOPMENT, ON TRACTS OF LAND LOCATED AT 5235 AND 5311 CASSANDRA SMITH ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

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WHEREAS, The RLS Group, LLC petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend that the City Council of the City of Chattanooga grant a special exceptions permit for a Planned Unit Development on property located at 5235 and 5311 Cassandra Smith Road; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Commission, on April 12, 2004, recommended that the Chattanooga City Council approve the Plan as a Preliminary and Final Planned Unit Development; and

NOW, THEREFORE,

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

24096

5-11-04

on tracts of land located at 5235 and 5311 Cassandra Smith Road, known as Old Stage Run Planned Unit Development, and more particularly described as follows:

Tracts of land located at 5235 and 5311 Cassandra Smith Road. Lots 72 thru 84 and Lots 98 thru 99, Final Plat of Old Stage Run – Phase 3, non-recorded, being described as Parcel 1 and Parcel 3 of Deed Book 4978, Page 182, ROHC. Tax Map 110-001 and 007.01

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

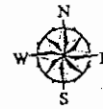
1. The attached site plan and Planned Unit Development review; and
2. All existing easements are retained.

ADOPTED: May 11, 2004

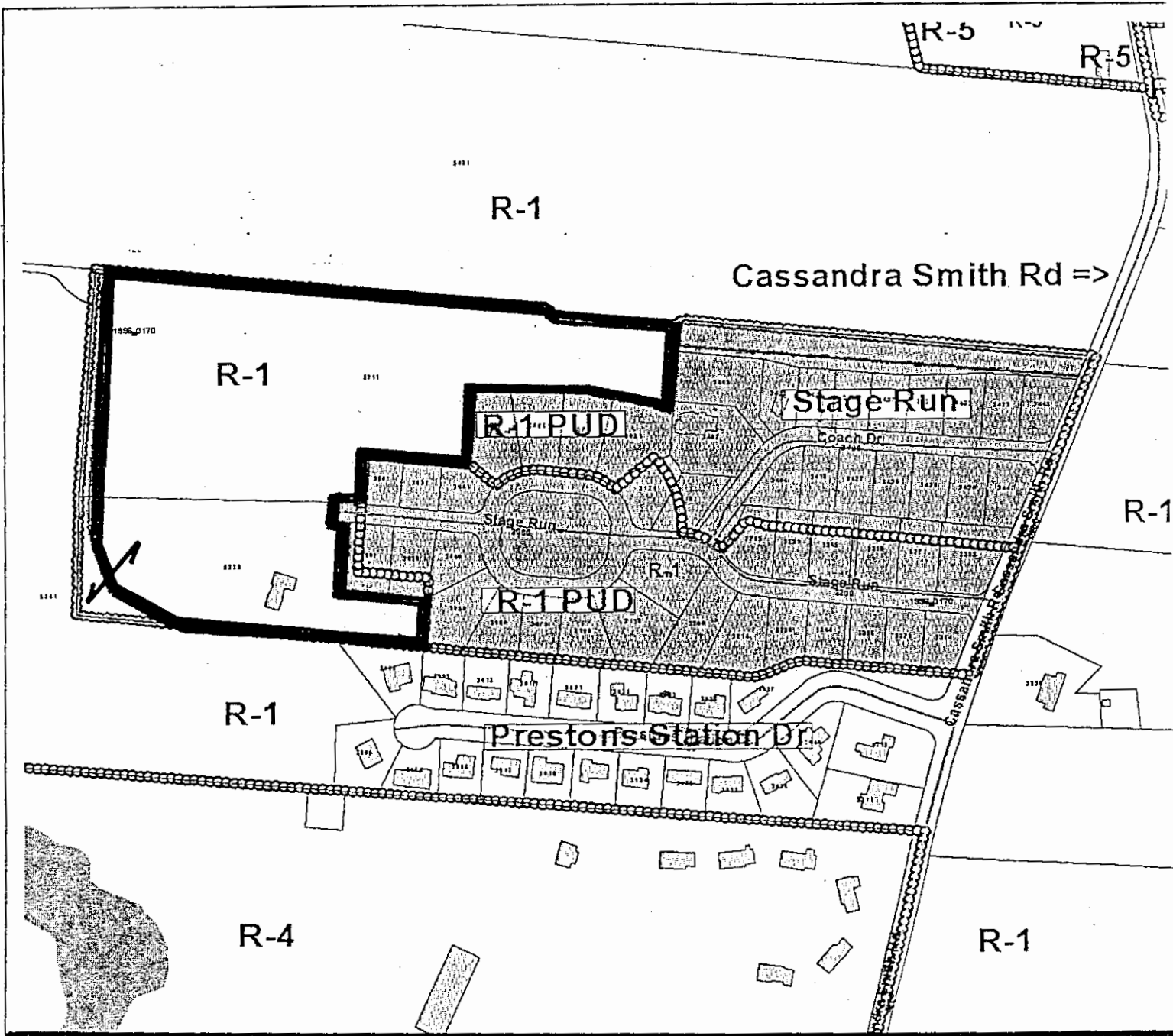
AKS/pm



CHATTANOOGA  
CASE NO: 2004-0070  
PC MEETING DATE: 4/12/2004  
RESIDENTIAL PUD



1 in. = 300.0 feet

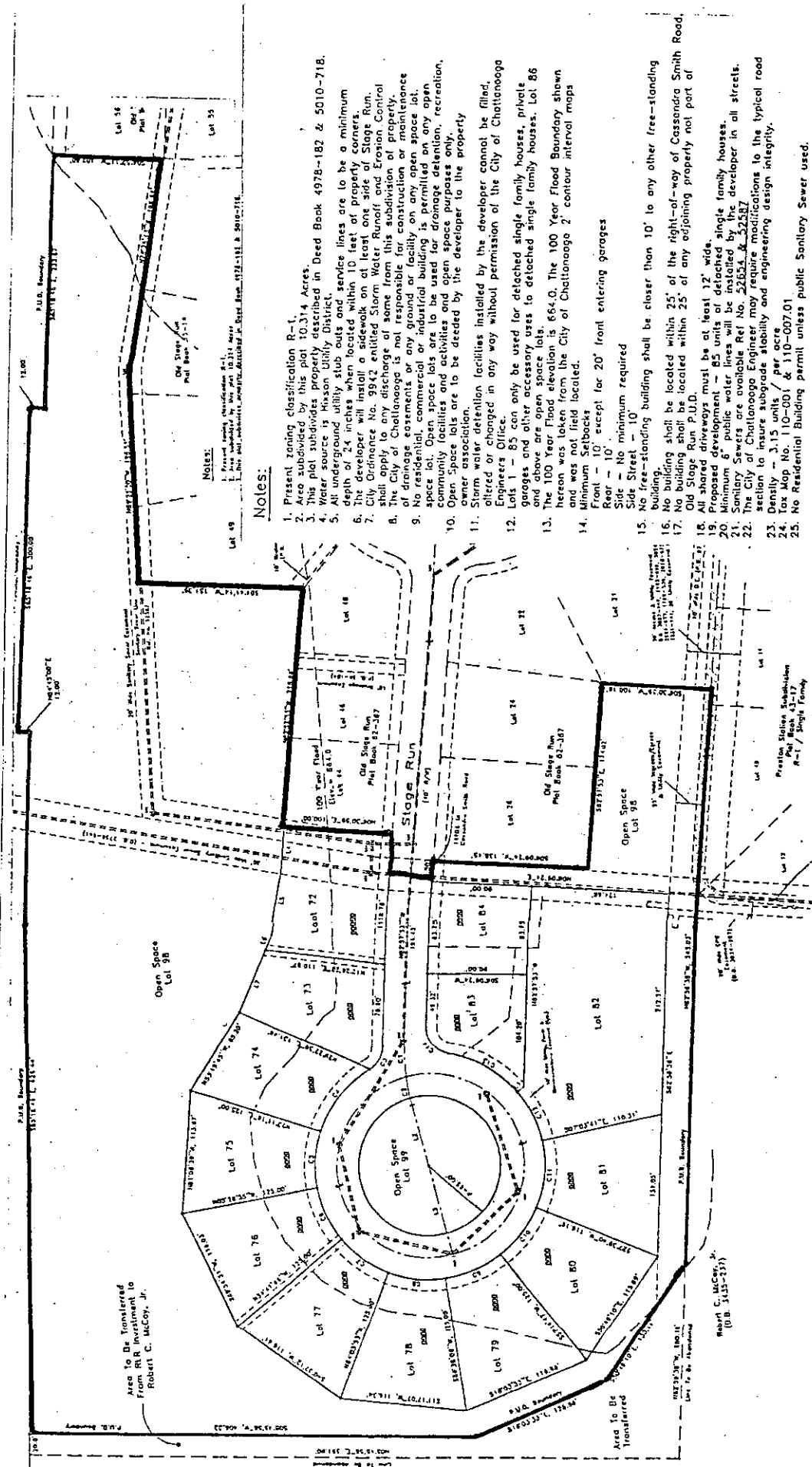


**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-070: Approve, subject to:**

- 1) Attached site plan; and
- 2) Attached PUD review.

NOTE: The applicant agreed to work with the City Engineer's Office for bonding of existing roads through the Old Stage Subdivision for damages that may occur due to construction vehicles traveling through this subdivision.

# 2004/070



P.U.D.: Old Stage Run Planned Unit Development  
Phase 3, Lots 72-84, 98 and 99 and  
Area to be Transferred from RLR Investment to  
Robert McCay, Jr.

CASE NO.: 2004-070

DEVELOPER: J. Lloyd Cox and Iraj R. Radpour

SURVEYOR: RLS Group

DATE OF SUBMITTAL: March 1, 2004

STATUS: Preliminary and Final Planned Unit  
Development Plan Reviewed Simultaneously

STAFF COMMENT:

- 1) The property adjacent to the area included in the plan will not be adversely affected.
- 2) The plan is consistent with the intent and purpose of the Chattanooga Zoning Ordinance to promote public health, safety, morals and general welfare.
- 3) That the buildings shall be used only for single-family dwellings, and the usual accessory uses such as private or storage garages, storage space, and for community activities, including school and/or churches.
- 4) There is a need for such development in the proposed location.
- 5) There is a reasonable assurance that development will proceed according to the spirit and letter of the approved plans.

STAFF RECOMMENDATION: Approve as both a preliminary and final  
Planned Unit Development plan  
simultaneously, subject to the following  
requirements:

A. Planning Commission Requirements

1. Show the location of the existing fire hydrant at the west line of adjoining lot 26.

2. Add the seal of the surveyor.
3. Add the following engineer's statement and have it signed by an engineer: "I certify that I have reviewed or designed all new roads, drainage, domestic water and sanitary sewers as shown on this plat and that the design meets proper engineering criteria". Add the seal and address of the engineer.
4. In note 12, change lots 1-85 to lots 72-84 and "lots 86 and above" to "lots 98 and 99".
5. Change the first sentence of note 13 to the following: "Per F.E.M.A. F.I.R.M. No. 470072-0239F dated November 7, 2002, the 100 year flood elevation is 664'".
6. Replace all 0000 with street addresses per City Technical Information Office.
7. Change note 11 to the following: "Storm water detention facilities which are swales along both sides of Stage Run at lots 72-84, 98 and 99 installed by the developer cannot be filled, altered or changed in any way without permission from the City of Chattanooga Engineer's Office".
8. Label areas above and below the 100 year flood elevation line.
9. Add the following note: "No fill material can be placed in a constructed drainage facility in such a manner as to impede storm water runoff flow unless approved by the City Engineer.
10. Add the following note: "The City of Chattanooga is not responsible to construct or maintain storm water detention facilities".
11. Show the type of development on the adjoining McCay and State of Tennessee properties.
12. Add the following note: "There will be at least two off-street parking spaces per lot on lots 72-84 and three off-street parking spaces on lots with a dwelling of four or more bedrooms".
13. Change note 19 to the following: "Proposed development – 13 units of detached single-family houses with one house per lot".
14. Label lot lines abandoned by this plat in lots 82-84 as such.
15. Add the following note: "Public sanitary sewers are available by gravity flow".

16. Change 20' and 30' sanitary sewer easements to 20' and 30' public sanitary sewer easements.
17. Label adjoining lot 97 per Plat Book 67, Page 121 as such.
18. Show the total frontage distance of open space lot 99 on Stage Run.
19. Show the tangent distance and delta angle for the frontage of open space lot 99.
20. In note 9, change "drainage detention" to "drainage, drainage detention".

B. Chattanooga Sewer and Storm Water Department Requirements

1. Because pipes are proposed in these drainages, increase the drainage easements at the lot line between lots 72 and 73 and the lot line between lots 76 and 77 to 15' and label these as 15' Private Storm Sewer Easements.
2. Previous plans showed drainage pipes in Stage Run at the lot line between lots 72 and 73 and the line between lots 76 and 77. If there are to be drainage pipes crossing the center line of Stage Run at these lots, show the size, location and number of acres drained of these drainage pipes. Label them as RCP and show if they will have headwalls or spillways.
3. Show a public sanitary sewer easement in lot 99 at a line 10' from the proposed sewer line opposite lots 81 and 82.
4. The developer should be aware that as-built drainage plans and an inventory of as-built drainage facilities are now required. See Stormwater Management Policy Memorandum dated February 23, 2004.
5. Questions about Chattanooga Sewer and Storm Water Department requirements should be directed to Mr. David Wilson at 757-5026.

C. N.P.D.E.S. Permit

1. Since there is to be more than one acre of disturbed ground, including building sites, in this subdivision, an N.P.D.E.S. (National Pollutant Discharge Elimination System) Permit to discharge storm water associated with construction activity is necessary.

2. Although there is not local enforcement of this permit, the state can impose civil and criminal penalties on the developer for failure to obtain a permit when one is necessary. The developer should contact the following office to answer questions about filing such a permit:

Tennessee Department of Environment and Conservation  
Division of Water Pollution Control  
540 McCallie Avenue  
Suite 550  
Chattanooga, TN 37402  
(423) 634-5745

D. A.R.A.P. Permit

1. Since a stream may be involved in this subdivision, an A.R.A.P. (Aquatic Resource Alteration Permit) may be required by the State of Tennessee.
2. Although there is no local requirement or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.
3. The developer is urged to contact the Tennessee Department of Environment, Division of Water Pollution Control at the above address and phone number to determine if an A.R.A.P. permit is required.