

2004-126  
Michael A. Dowlen

RESOLUTION NO. 24152

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT KNOWN AS DOWLEN AT CONCORD PLANNED UNIT DEVELOPMENT, ON TRACTS OF LAND LOCATED IN THE 6900 BLOCK OF DELBERT LANE, THE 1500 BLOCK OF NORTH CONCORD ROAD AND THE 3800 BLOCK OF INTERSTATE 75, 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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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 on tracts of land located in the 6900 block of Delbert Lane, the 1500 block of North Concord Road and the 3800 block of Interstate 75, known as Dowlen at Concord Planned Unit Development, more particularly described as follows:

Eight unplatted tracts of land located in the 6900 block of Delbert Lane, the 1500 block of North Concord Road, and 3800 block of Interstate 75 as described and described as Tract Two (2) in Deed Book 5467, Page 311, Deed Book 6909, Page 708, Deed Book 6931, Page 374, and Deed Book 1693, Page 223, 225, 226, 228, and 229, ROHC. Tax Map 158C-E-015, 018, 019, 022, 027, 028, and 158F-B-001 and 002.

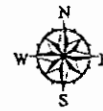
BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for the Planned Unit Development, known as Dowlen at Concord Planned Unit Development, is subject to the provisions of Article V, §1213, dedication of additional right-of-way along North Concord Road, 30 feet from the centerline for a turn lane and the requirements as listed in the subdivision review attached hereto and made a part hereof by reference.

ADOPTED: July 13, 2004

/pm

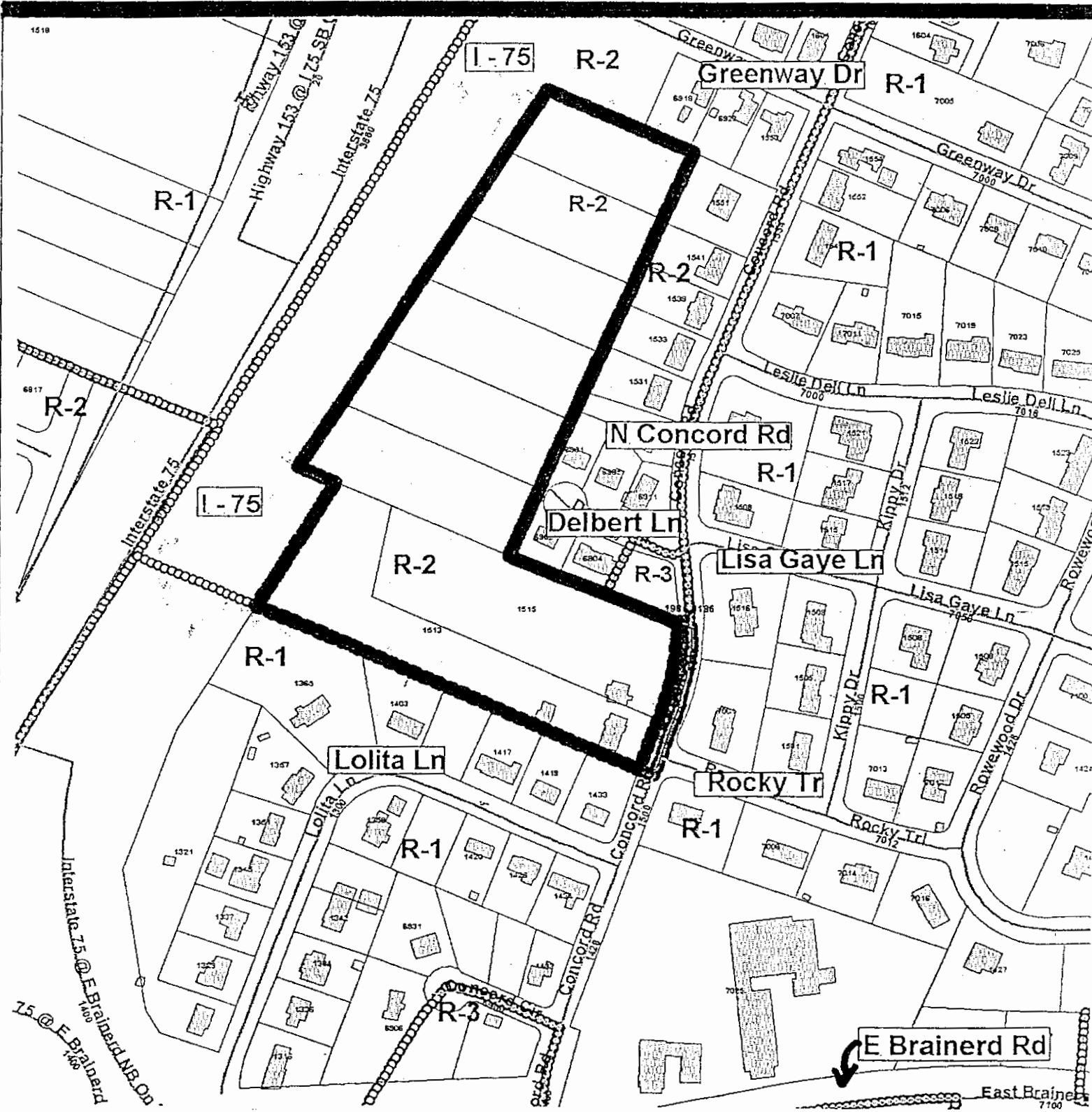


CHATTANOOGA  
CASE NO: 2004-0126  
PC MEETING DATE: 6/14/2004  
RESIDENTIAL PUD



1 in. = 250.0 feet

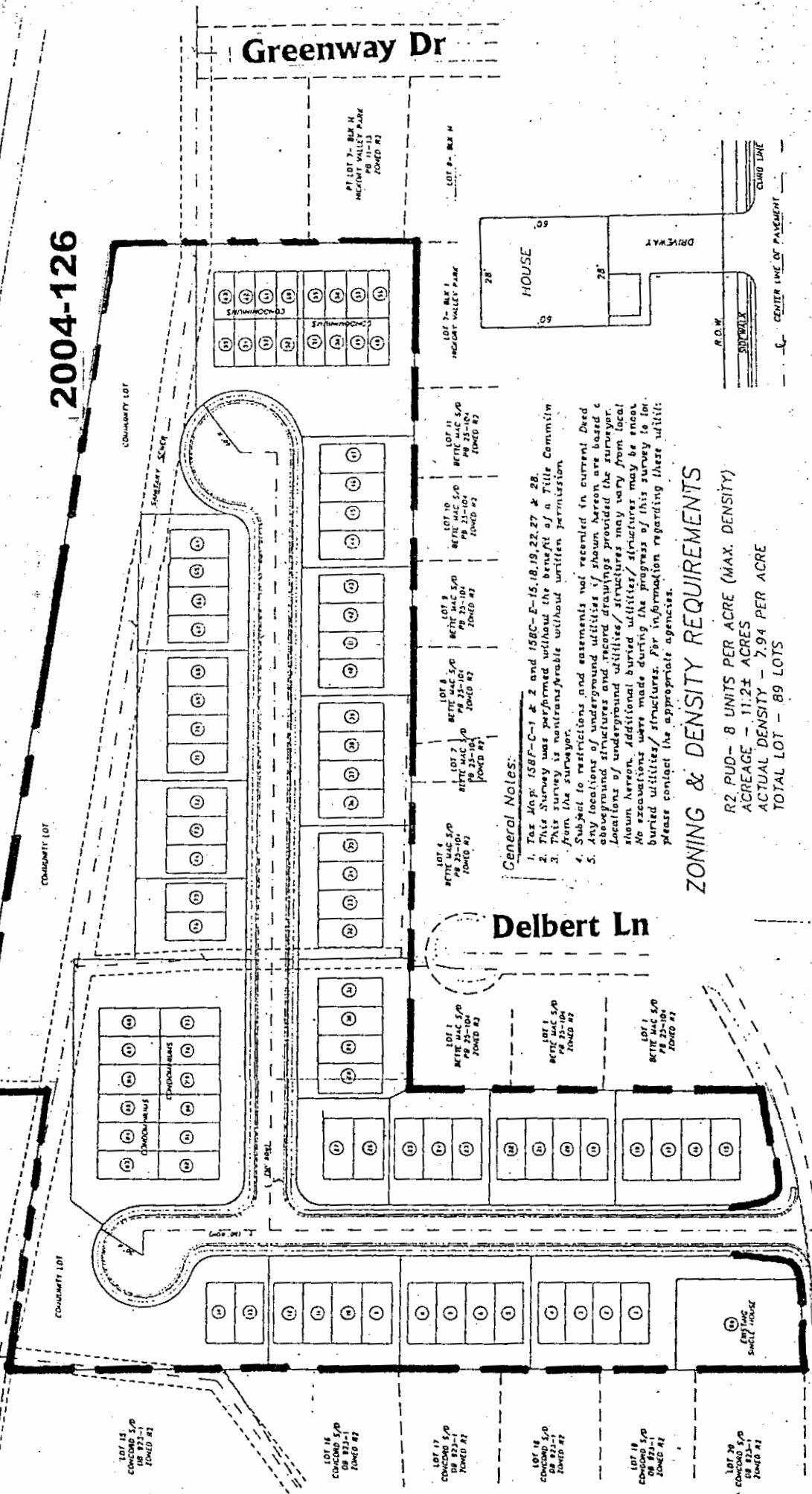
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-126: Deny



I - 75  
INTERSTATE

2004-126

Greenway Dr



**General Notes:**

1. Tax Map: 1587-C-1 & 2 and 158C-E-15, 19, 22, 27 & 28.
2. This Survey was performed without the benefit of a Title Commitment.
3. This survey is nontransferable without written permission from the surveyor.
4. Subject to restrictions and easements not recorded in current Deed.
5. Any locations of underground utilities if shown hereon are based on as-shown structures and record drawings provided the surveyor. Locations of underground utilities/structures may vary from local show hereon. Additional buried utilities/structures may be encountered during the progress of this survey. For information regarding these utilities please contact the appropriate agencies.

**ZONING & DENSITY REQUIREMENTS**

R2, PUD - 8 UNITS PER ACRE (MAX. DENSITY)  
 ACREAGE - 11.2± ACRES  
 ACTUAL DENSITY - 7.94 PER ACRE  
 TOTAL LOT - 89 LOTS

TYPICAL UNIT SIZE

N.T.S.

N Concord Rd

16. Per Article 5, Section 1213-1-d of the Chattanooga Zoning Ordinance, show a plan for public utilities.
17. Since there are more than 25 lots in this subdivision, Section 305.4 of the Chattanooga Subdivision Regulations requires two boundary control monuments located to an accuracy of 1:20,000 in State Plane Coordinates. Show the location and coordinates of these monuments.
18. Add the following note: "The only setbacks required are 25' from North Concord Road and other outer boundaries of the P.U.D., 10' from internal streets and 10' between free-standing buildings. Other than above, no setbacks are required."
19. Show the right-of-way width of North Concord Road.

B. Chattanooga Development Director Requirements

1. Due to the radius necessary for City garbage trucks to turn around, increase the radius of the cul-de-sac at lots 14, 82 and 83 to 60' and pave 50' of this radius.
2. Per Section 208.3 of the Chattanooga Subdivision Regulations, a permanent maintenance bond is required to maintain drainage facilities.
3. Subdivision covenants are required which specify that all lot owners are responsible to maintain drainage facilities.
4. Due to the absence of road profiles, contour lines, drainage design and drainage detention design, this proposal cannot be adequately reviewed.
5. Questions about Chattanooga Development Director requirements should be directed to Mr. Joel Booth at 757-4886.

C. Chattanooga Sewer and Storm Water Management Requirements

1. Submit sewer plans and profiles, road profiles, contour lines, drainage plans, a drainage detention plan and hydrology calculations within the final P.U.D. plans.
2. Drainage detention must be on separate community lots which will not be occupied by dwellings.

3. Due to lack of information, this proposal cannot be adequately reviewed.
4. Per Chattanooga Ordinances, a tree removal plan is required.
5. Questions about Chattanooga Sewer and Storm Water requirements should be directed to Mr. David Wilson at 757-5026.

D. Utility Requirements

1. Show a 10' power and communication easement along both sides of the new streets except in the community lot and the short cul-de-sac at lots 82 and 83.
2. Show a 10' power and communication easement along the south lines of lots 1-12 and 89.
3. Add a 10' power and communication easement along the lot line between lots 4 and 5.

E. Fire Department Requirements

1. Show on the plat and install a fire hydrant in each of the three following locations. Alternative locations are shown so that fire hydrants can be installed on the same side of the road as water lines.
  - a. at the lot line between lots 18 and 19 or east of the proposed building
  - b. in lots 31 or 77 immediately south of the sewer easement
  - c. at the north line of lot 47 or lot 64
2. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randal Heron at 421-4268.

F. Tennessee Department of Health and Environment Requirements

1. Under current policies, the Mylar copy of the final plat cannot be recorded until the Tennessee Department of Health and Environment, Division of Water Supply has approved the water line extensions.

**G. 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

**H. 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.

