

2005-077
Michael A. Dowlen

RESOLUTION NO. 24478

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT KNOWN AS THE AMBERBROOK GARDENS PLANNED UNIT DEVELOPMENT, ON PART OF A TRACT OF LAND LOCATED AT 5506 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.

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 part of a tract of land located at 5506 Cassandra Smith Road, known as the Amberbrook Gardens Planned Unit Development, more particularly described as follows:

Beginning at the intersection of the northwest corner of 100-063.02 and the east line of the 5500 block of Cassandra Smith Road, thence southeast following the north line of said parcel some 326 feet to its northeast corner, thence southwest following the east line of said parcel some 298 feet to its southeast corner being a point in the north line of 100-067, thence southeast following said north line some 390 feet to its northeast corner, thence southwest some 320 feet along the east line of said parcel to its southeast corner being a point in the north line of 100-072, thence southeast some 1290 feet along said north line to the southwest corner of 101-040, thence northeast some 1140 feet to the northeast corner of Lot 12, Turner Smith Farms Subdivision, Plat Book 78, Page 179, ROHC, thence northwest some 1665 feet to the northeast corner of Lot 13, Turner Smith Farms Subdivision, Plat Book 78, Page 180, ROHC, thence southwest along the east line of said property 173.49 feet to its southeast corner thence 197.86 feet northwest to its southwest

corner and the east line of the 5500 block of Cassandra Smith Road, thence some 400 feet along the east line of said road to the northwest corner of 100-063.02, the point of beginning being part of Tract 1, Final Plat of Turner Smith Farms, Plat Book 52, Page 138, ROHC, being also part of Deed Book 5511, Page 551, ROHC. Tax Map 100-063(part).

BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for the Planned Unit Development, known as the Amberbrook Gardens Planned Unit Development, is subject to the provisions of Article V, §1213, the requirements as listed in the subdivision review attached hereto and made a part hereof by reference, and restriction to 110 single-family, detached units.

ADOPTED: June 21 , 2005

/add

P.U.D. Amberbrook Gardens Planned Unit Development
Lots 1-110

CASE NO.: 2005-077

DEVELOPER: Michael Dowlen

SURVEYOR: David Mathews Surveying Company

DATE OF SUBMITTAL: April 8, 2005

STATUS: Preliminary Planned Unit Development Plan

STAFF COMMENTS:

1. The property adjacent to the area of the P.U.D. 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 the general welfare.
3. The buildings will be used only for detached single-family houses, accessory uses and community activities.
4. There is a need for such development in the proposed location.
5. There is reasonable assurance that the development will proceed according to the spirit of the approved plans.

A. Planning Commission Requirements

1. Article V, Section 1213 of the Chattanooga Zoning Ordinance requires sewer plans with the preliminary P.U.D. plan. Submit sewer plans and profiles.
2. Article V, Section 1210(1) of the Chattanooga Zoning Ordinance requires that on-site usable recreation and open space must be provided. Consequently, show at least one open space lot.
3. Article V, Section 1208(3) of the Chattanooga Zoning Ordinance reads as follows: "There shall be constructed sidewalks or an equivalent paved internal pedestrian circulation system. The minimum width of such sidewalks shall be five (5) feet." Consequently, show the location of the required sidewalks or equivalent paved internal pedestrian circulation system.
4. Add the following note: "All buildings must be at least 25 feet from Cassandra Smith Road and other outer boundaries of this P.U.D. and at least 10 feet from other public roads. All free-standing buildings must be at least 10 feet apart. Other than above no other minimum building setbacks are required."

5. Article V, Section 1208(1) of the Chattanooga Zoning Ordinance requires that all streets must be built to the standards of the Chattanooga Subdivision Regulations since lots are to be sold.
6. Since there are more than 25 lots in this P.U.D. locate 2 boundary monuments to a minimum 1:20,000 accuracy in State Plane Coordinates and show the location and coordinates of these two boundary control monuments.

B. Utility Requirement

1. Show a 10 foot power and communication easement along all new roads.

C. Chattanooga Sewer, Storm Water, Traffic Engineering and Development Director Requirements

1. Submit road profiles, contour lines, sewer design, sewer profiles, a drainage plan including pipe locations, a drainage detention plan, a hydrology report, erosion and sedimentation central plan and details of any drainage detention facilities and the entrance island.
2. In the absence of the above there is not sufficient information for review.

D. Chattanooga Fire Department Requirements

1. Show street names on the final P.U.D. plan.
2. Show on the plan and install a fire hydrant in each of the following locations. Alternative locations are shown so that fire hydrants can be installed on the same side of the road as the water lines.
 - a. At the lot line between lots 7 and 8 or in lot 63 outside the curve radius.
 - b. At the lot line between lots 67 and 68 or the lot line between lots 107 and 108.
 - c. At the lot line between lots 25 and 26 or the lot line between lots 85 and 86.
 - d. At the lot line between lots 21 and 22 or the lot line between lots 82 and 83.
 - e. At the lot line between lots 28 and 29 or the lot line between lots 88 and 89.
 - f. At the lot line between 36 and 37 or the lot line between lots 95 and 96.
 - g. At the lot line between lots 55 and 56 or the lot line between lots 74 and 75.
3. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

E. 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.

F. N.P.D.E.S. Permits

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

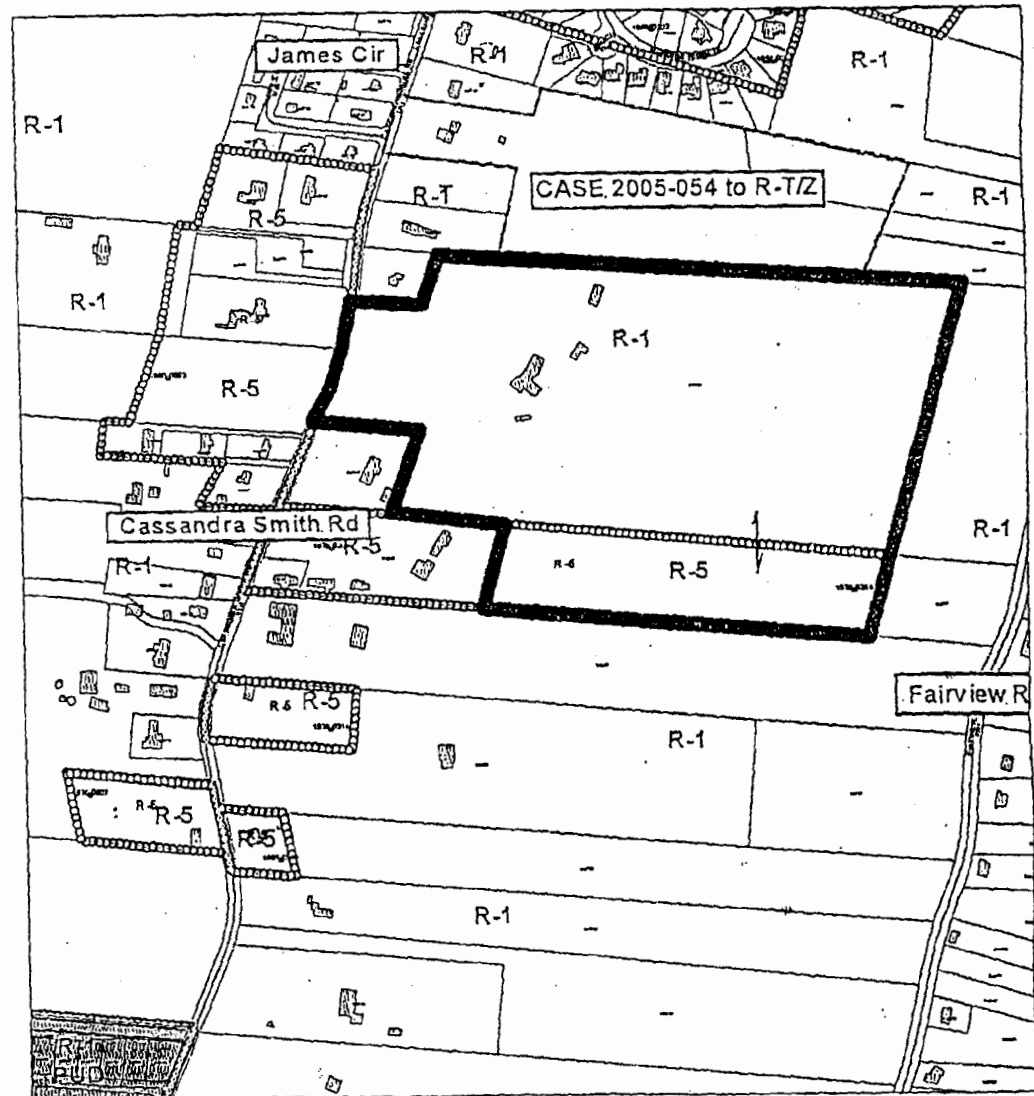
G. A.R.A.P. Permit

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.

CHATTANOOGA
CASE NO: 2005-0077
PC MEETING DATE: 5/9/2005
RESIDENTIAL PUD



1 in. = 400.0 feet

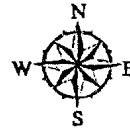


2005-077 Michael A. Dowlen Preliminary PUD:

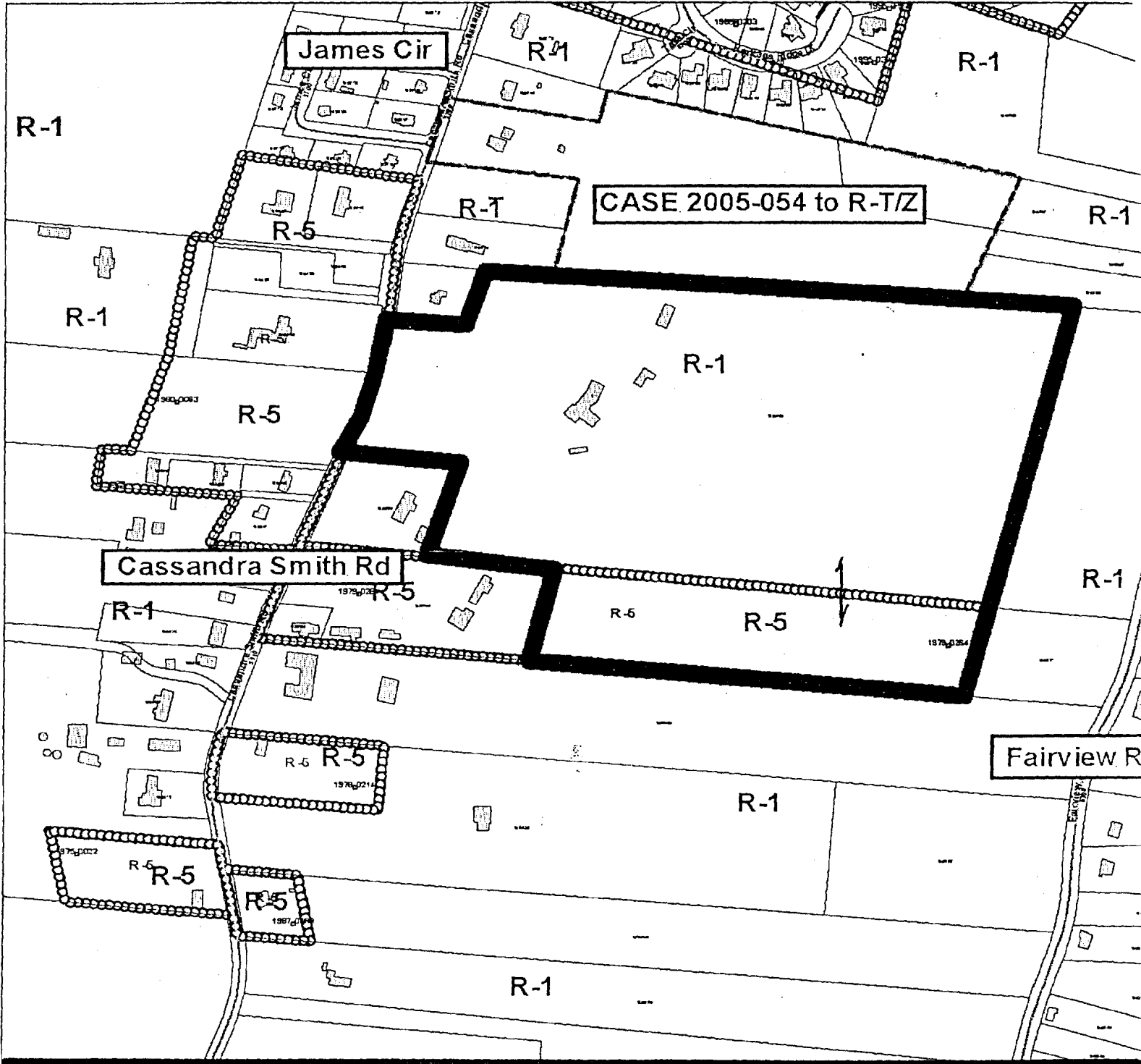
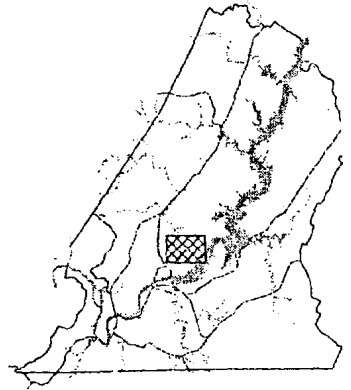
Requirements (continued)

- 1) Along Cassandra Smith Road a landscaped berm;
- 2) Along the north and east property line of the Turner Smith Farm, Tract 2, as shown on the site plan, planted with Hollies 9 foot on center;
- 3) The four large lots to the rear (16 acres) along Big Ridge to be consolidated into one community lot with one 25 foot access point;
- 4) Units to have a minimum of 1400 square feet; and
- 5) All units will have a minimum of three sides being bricked.

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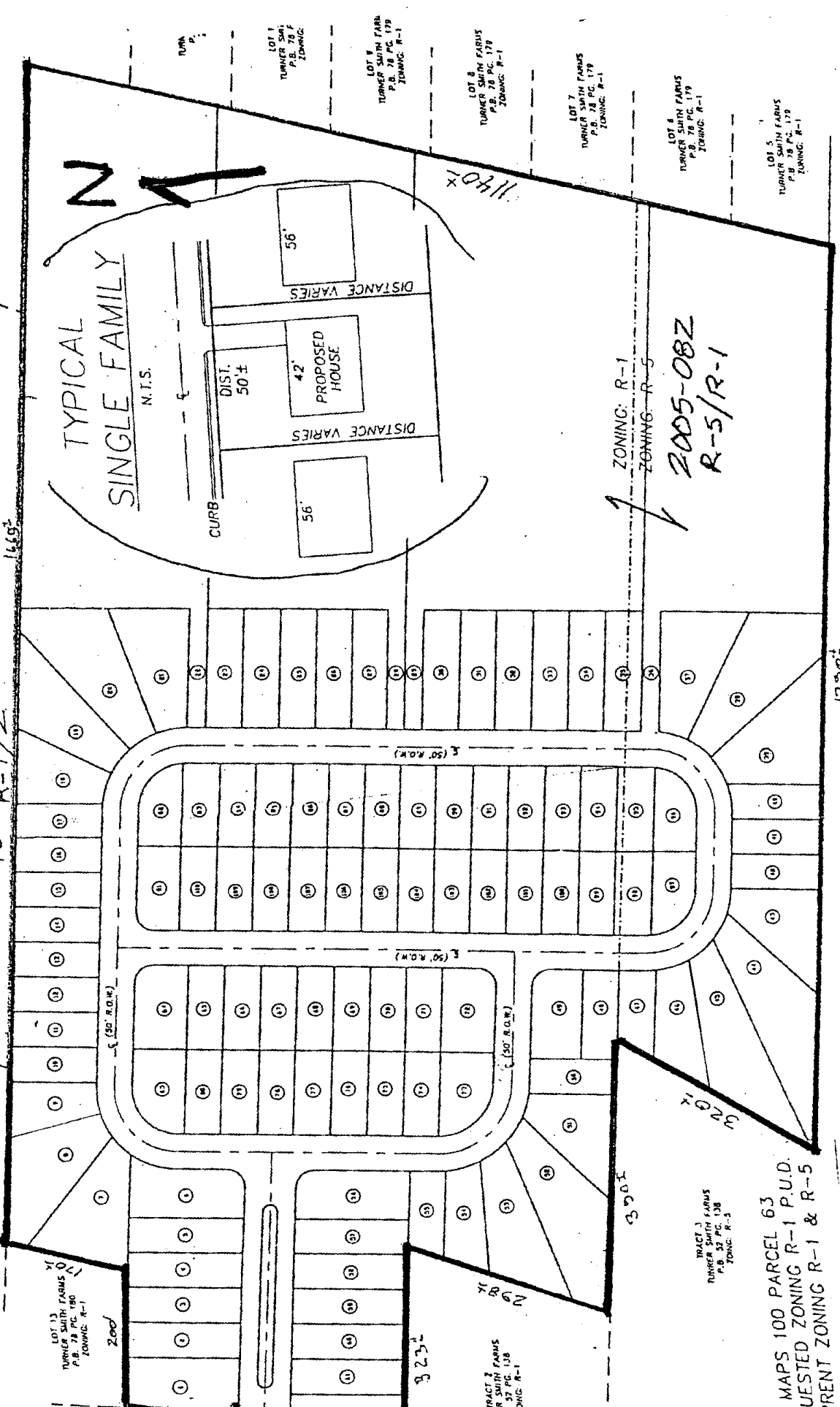


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-077: Approve, subject to:

- 1) The attached PUD review; and
- 2) Restricting it to 110 single-family, detached units.

2005-077

Proposed Case 2005-054 to R-T/Z



LOT 11
TURNER SMITH FARMS
P.B. 78 PG. 180
ZONING: R-1

LOT 12
TURNER SMITH FARMS
P.B. 78 PG. 180
ZONING: R-1

LOT 13
TURNER SMITH FARMS
P.B. 78 PG. 180
ZONING: R-1

LOT 1
TURNER SMITH FARMS
P.B. 78 PG. 179
ZONING: R-1

LOT 2
TURNER SMITH FARMS
P.B. 78 PG. 179
ZONING: R-1

LOT 3
TURNER SMITH FARMS
P.B. 78 PG. 179
ZONING: R-1

LOT 4
TURNER SMITH FARMS
P.B. 78 PG. 179
ZONING: R-1

LOT 5
TURNER SMITH FARMS
P.B. 78 PG. 179
ZONING: R-1

LOT 6
TURNER SMITH FARMS
P.B. 78 PG. 179
ZONING: R-1

LOT 7
TURNER SMITH FARMS
P.B. 78 PG. 179
ZONING: R-1

LOT 8
TURNER SMITH FARMS
P.B. 78 PG. 179
ZONING: R-1

TRACT 3
TURNER SMITH FARMS
P.B. 57 PG. 138
ZONING: R-5

TRACT 2
TURNER SMITH FARMS
P.B. 57 PG. 138
ZONING: R-5

TYPICAL SINGLE FAMILY

ZONING: R-1
ZONING: R-5
2005-08Z
R-5/R-1

NORTH HANSON CHURCH OF GOD
D.B. 1707 PG. 216
ZONING: R-1

X MAPS 100 PARCEL 63
QUESTED ZONING R-1 P.U.D.
RENT ZONING R-1 & R-5

SINGLE FAMILY LOTS
TOTAL OF 110 LOTS
TOTAL OF 40.95 ACRES
DENSITY 2.7 UNITS/ACRE