

RESOLUTION NO. 24547

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT, KNOWN AS DREAM OAKS TOWNHOMES PLANNED UNIT DEVELOPMENT, ON TRACTS OF LAND LOCATED AT 6620, 6634, AND 6644 SANDSWITCH 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 tracts of land located at 6620, 6634, and 6644 Sandswitch Road, known as Dream Oaks Townhomes Planned Unit Development, more particularly described as follows:

Lots 1 thru 7, Final Plat Dream Oaks Subdivision, Plat Book 75, Page 22, ROHC, being parts of Deed Books 6904, Page 898, and 7037, Page 891, ROHC. Tax Map 091J-A-025 thru 027.01.

BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for the Planned Unit Development, known as Dream Oaks Townhomes Planned Unit Development, is approved subject to:

1. The provisions of Article V, §1213;
2. Detached, single-family structures;
3. Retaining as much of the existing tree canopy as possible to protect the slopes in the areas not shown for development on the proposed site plan for the purposes of stormwater detention and buffering of surrounding single-family residences;

4. No access to Dalemont Lane, except for equipment to complete grading and site preparation or six (6) months, whichever occurs first.

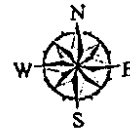
5. Dumpster with screening; and

6. The requirements as listed in the subdivision review attached hereto and made a part hereof by reference.

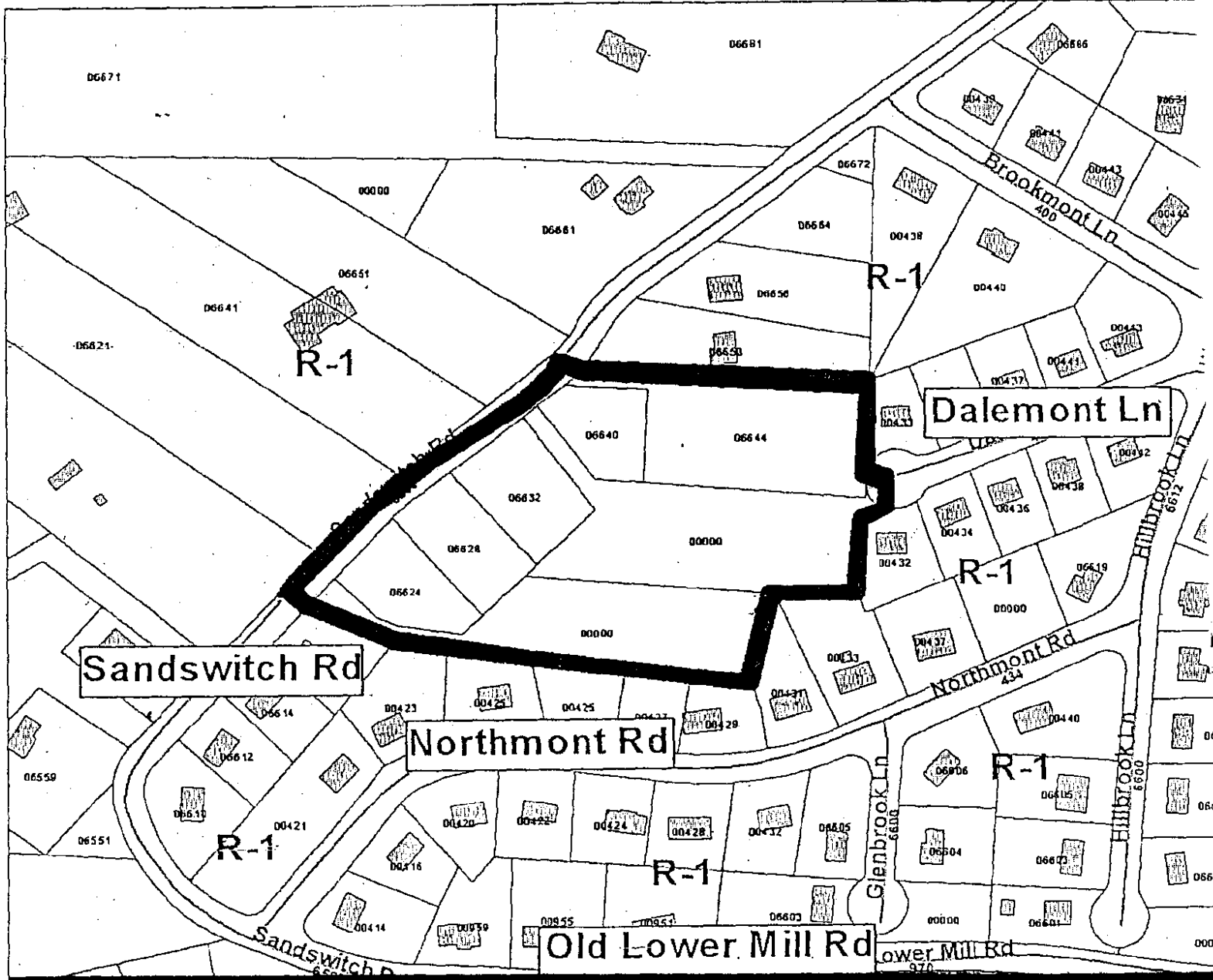
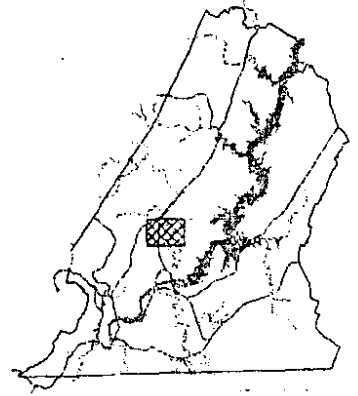
ADOPTED: September 13, 2005

/add

CHATTANOOGA
CASE_NO: 2005-0121
PC MEETING DATE: 8/8/2005
RESIDENTIAL PUD



1 in. = 200.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-121: Approve, subject to:

- 1) Detached, single-family structures;
- 2) Retain as much of the existing tree canopy as possible to protect the slopes in areas not shown for development on proposed site plan for the purposes of stormwater detention and buffering of surrounding single family residences;
- 3) No access to Dalemont Lane except for grading and site preparation equipment (not for construction of residences);
- 4) Dumpster with screening; and
- 5) The PUD review.

P.U.D. Dream Oaks Townhomes
Planned Unit Development
Lots 1-14

CASE NO. 2005-121

DEVELOPER: Ten Tex Investments, LLC

SURVEYOR: David Mathews Surveying Company

STATUS: Preliminary Planned Unit Development Plan

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. The buildings will be used only for single-family dwellings, two-family dwellings or multi-family dwellings and the usual accessory uses such as private or storage garages, storage space and for community activities.
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.

A. Planning Commission Requirements:

1. Show the drive and parking areas as private drive and parking easements.
2. Add the following note: "The City of Chattanooga is not responsible to construct or maintain drainage easements, drive easements, parking easements, or any ground, building, facility, drainage, drainage detention or anything else on any community lot or any other lot."
3. Show the proposed center line of the entrance road to the Summit on Sandswitch Subdivision.
4. Move the center of the entrance road approximately 20' to the south to line up with the center line of the proposed entrance road to the proposed Summit on Sandswitch Subdivision.
5. Per the Chattanooga Fire Department show on the plan and install a fire hydrant near lot 1 west of the sidewalk easement.

6. The fire hydrant shown along the east line of Sandswitch Road was installed along the west line of Sandswitch Road. Show the existing hydrant in its installed location.

B. Chattanooga Development Director Requirements

1. Due to the increased traffic caused by this development dedicate additional right-of-way to 25' from the center line of Sandswitch Road.
2. Questions about Chattanooga Development Director Requirements should be directed to Mr. Joel Booth at 757-4886.

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