

2005-166

William H. Ring & Mark E. Stolpman

RESOLUTION NO. 24566

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT KNOWN AS THE RING AND STOLPMAN PLANNED UNIT DEVELOPMENT ON DALLAS ROAD, ON TRACTS OF LAND LOCATED IN THE 1000 BLOCK OF DALLAS 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 in the 1000 block of Dallas Road, known as the Ring and Stolpman Planned Unit Development on Dallas Road, more particularly described as follows:

Lots 32 thru 42, Crow's Addition to Hill City, Plat Book 2, Page 7, ROHC and Lots 61 thru 64, Map of Highland Pines, Plat Book 11, Page 36, ROHC, Deed Book 6768, Page 980, Deed Book 6852, Page 862, Deed Book 6889, Page 79, Deed Book 7084, Page 88, Book B, Volume 26, Page 471 and an unplatted tract of land described in Book J, Volume 8, Page 694, ROHC. Tax Map 126L-C-005 and 126M-G-001 thru 008.

BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for the Planned Unit Development, known as the Ring and Stolpman Planned Unit Development on Dallas Road, is approved subject to:

1. One access point in middle of development as shown on the site plan;
2. The provisions of Article V, §1213; and

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

ADOPTED: October 11, 2005

/add

P.U.D.: Ring and Stolpman Planned Unit Development
On Dallas Road

CASE NO.: 2005-166

DEVELOPERS: William H. Ring and Mark E. Stolpman

DATE OF SUBMITTAL: August 10, 2005

STATUS: Preliminary Planned Unit Development Plan

STAFF COMMENT:

- 1) The property adjacent to the area included in the P.U.D. 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 garage, 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. Change E. Dallas Road to Dallas Road.
2. Add a general location map.
3. The proposed 30' right-of-way to City of Chattanooga does not meet City standards for a public road. Either delete it from the P.U.D. or add it to adjoining property.
4. Show subdivision information for adjoining recorded subdivisions and owner's name and deed reference for adjoining unsplit property.

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5. Add the surveyor's statement per the Chattanooga Subdivision Regulations.
6. Add a north arrow.
7. Article V, Section 1208 (3) of the Chattanooga Zoning Ordinance requires sidewalks or an equivalent paved internal pedestrian circulation in P.U.D.'s. Consequently, show the location of sidewalks or the equivalent paved internal pedestrian circulation.

B. Chattanooga Storm Water Requirements

1. No drainage information was submitted. Consequently, the Chattanooga Storm Water Management Division cannot review the proposal.
2. Drain detention will be required. Submit a drainage detention plan and a hydrology report.
3. Questions about Chattanooga Storm Water requirements should be directed to Mr. Lee Starnes at 643-5836.

C. Chattanooga Fire Department Requirements

1. One fire hydrant is required at the entrance.
2. The present terrain has approximately 26% grade at proposed access roads. A maximum 15% grade is required for access roads.
3. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

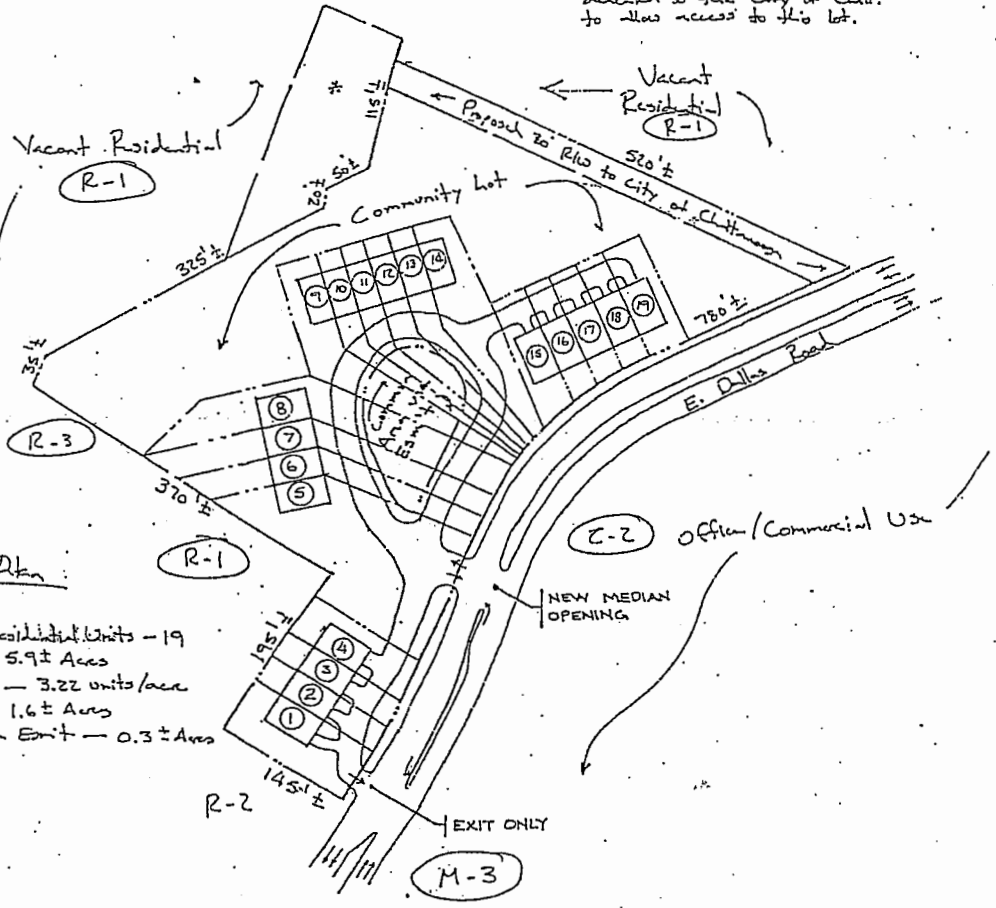
D. N.P.D.E.S. Permit

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.

2005-0166



* Note: To prevent exist lot from being "land locked" a proposed 30' wide strip of lot is to be donated to the City of Chatt. to allow access to this lot.



Preliminary Site Plan
 1" = 100'
 Total Number of Residential Units - 19
 Total Acreage - 5.9± Acres
 Proposed Density - 3.22 units/acre
 Community hot - 1.6± Acres
 Community hot via Emit - 0.3± Acres

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

E. S.W.P.P.P. Permit

1. As a part of the Storm Water Pollution Prevention Plan (S.W.P.P.P.), the State of Tennessee may require 60' riparian buffer zones during construction along or in drainage areas of streams designated by the State as high quality or impaired. The developer should contact the Tennessee Department of Environment and Conservation to determine if buffer zones are required.