

RESOLUTION NO. 24623

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT, KNOWN AS THE STONE GATE PLANNED UNIT DEVELOPMENT, ON A TRACT OF LAND LOCATED AT 1615 DODSON AVENUE, 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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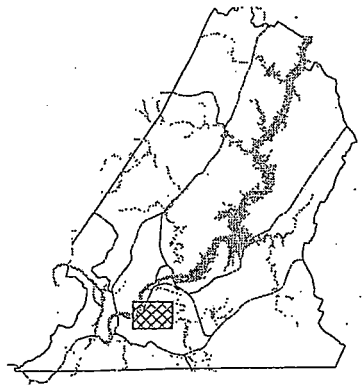
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is granted a Preliminary Planned Unit Development Special Exceptions Permit for a Proposed Planned Unit Development, known as the Stone Gate Planned Unit Development, on a tract of land located at 1615 Dodson Avenue, more particularly described as follows:

Lots 13 thru 19, 143 thru 146, and 149 thru 154, Burgess Subdivision, Plat Book 7, Page 31, ROHC, and Lots 7 thru 9, Ziegler's Addition of the west half of Block 18 of Burgess Subdivision, Plat Book 8, Page 22, ROHC, Deed Book 5322, Page 666, Deed Book 5316, Page 373, and Deed Book 2340, Page 246, ROHC. Tax Map 136L-L-004 thru 009.01.

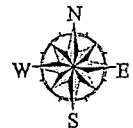
BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for said Planned Unit Development is approved subject to the provisions of Article V, §1213, the requirements as listed in the subdivision review attached hereto and made a part hereof by reference, and any requirements for the radii as approved by the City Traffic Engineer.

ADOPTED: January 10, 2006

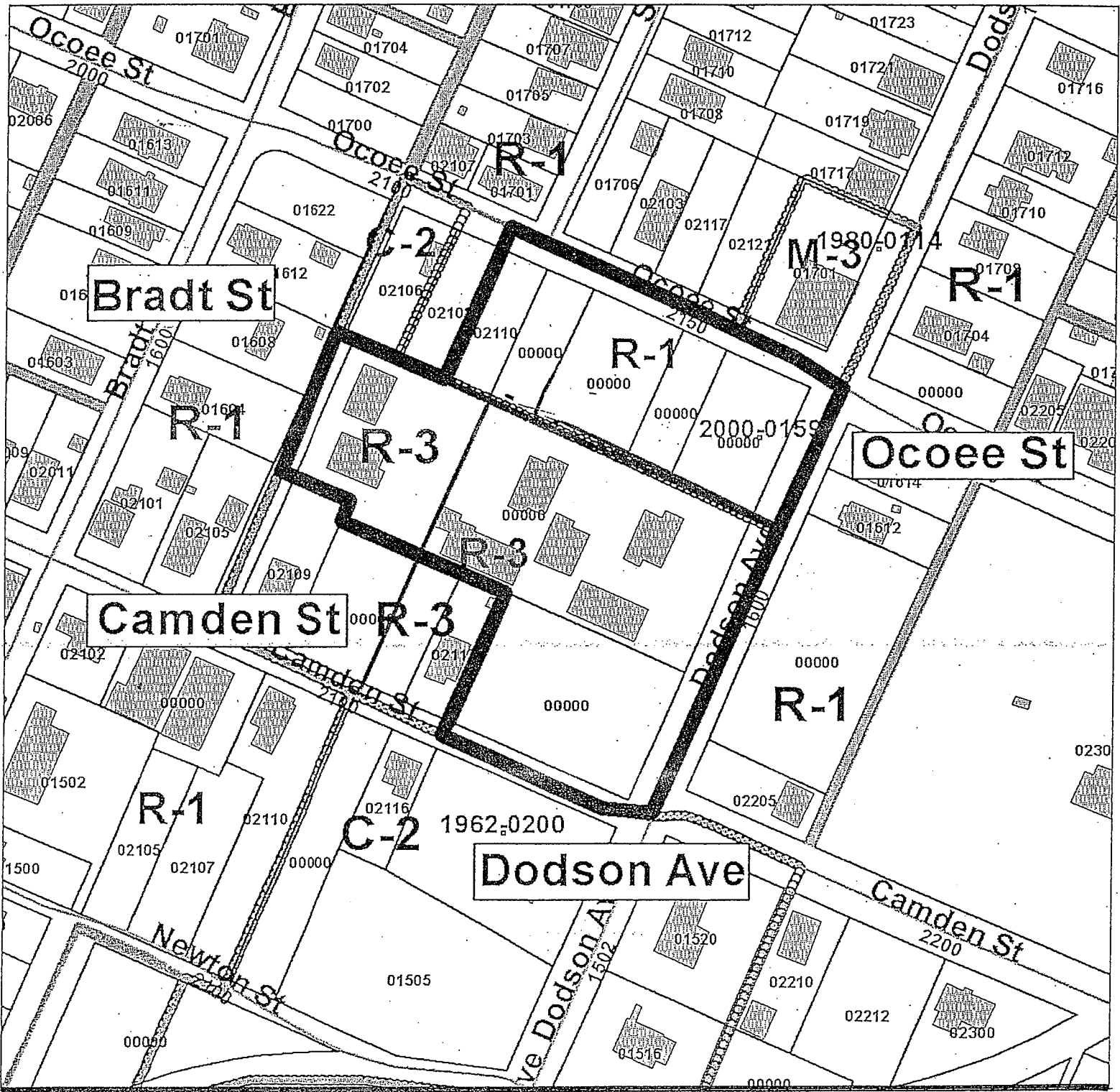
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CHATTANOOGA  
CASE NO: 2005-0221  
PC MEETING DATE: 12/12/2005  
RESIDENTIAL PUD




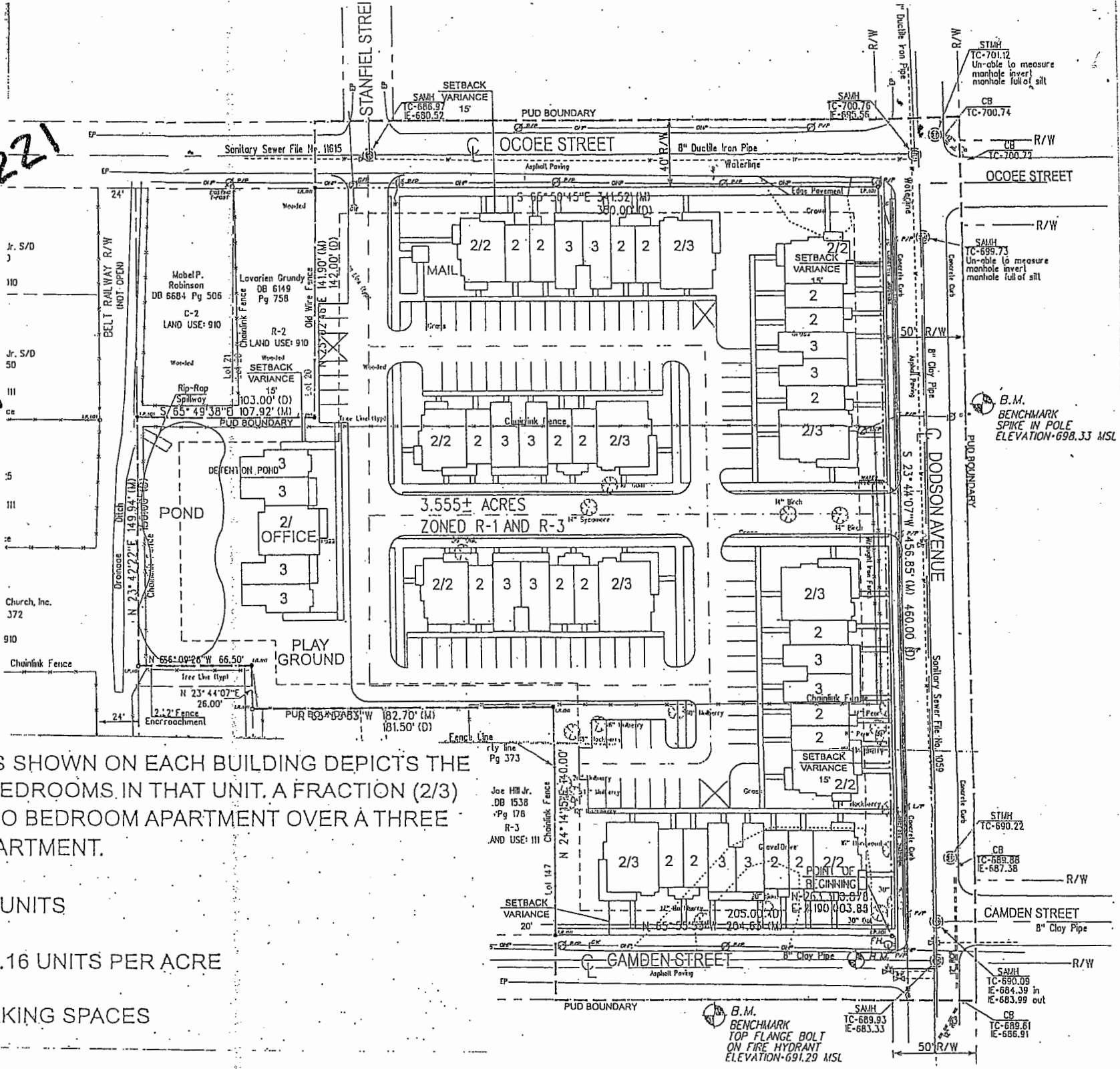
1 in. = 140.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-221: Approve, subject to:

- 1) Subdivision review; and
- 2) Any requirements for the radii as approved by the City Traffic Engineer.

2005-0221  




THE NUMBERS SHOWN ON EACH BUILDING DEPICTS THE NUMBER OF BEDROOMS IN THAT UNIT. A FRACTION (2/3) DEPICTS A TWO BEDROOM APARTMENT OVER A THREE BEDROOM APARTMENT.

61 DWELLING UNITS

DENSITY = 17.16 UNITS PER ACRE

92 TOTAL PARKING SPACES

B.M. BENCHMARK TOP FLANGE BOLT ON FIRE HYDRANT ELEVATION-691.29 MSL

STI/M TC-690.22

CB TC-689.88 IE-687.38

CAMDEN STREET 8" Clay Pipe

R/W

SA/M TC-690.09 IE-684.39 in IE-683.99 out

CB TC-689.91 IE-686.91

R/W

P.U.D.: Stone Gate Planned Unit Development  
61 Dwelling Units

CASE NO.: 2005-221

DEVELOPER: Chattanooga Housing Authority

ENGINEER: Barge, Waggoner, Sumner and Cannon

DATE OF SUBMITTAL: November 10, 2005

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 and for community activities such as an office for this development.
- 4) There is a need for such development in the proposed location.
- 5) There is a reasonable assurance that the Chattanooga Housing Authority which has experience in land development will insure that the development will proceed according to the spirit and letter of the approved plans.

A. Planning Commission Requirements

1. Because only one side of the streets is included in this P.U.D. plan, change the P.U.D. boundary to the center of Ocoee Street, Dodson Avenue and Camden Street. This is the same location shown on the attached 1" = 140' location map.
2. The proposed name, Stone Gate, is not acceptable because it has already been used. Consequently, select another name for this development and have it approved by the Regional Planning Agency staff.

Stone Gate PUD  
Page 2

3. Add a north arrow.
4. Article 5, Section 1703(U) of the Chattanooga Zoning Ordinance requires that multi-family dwellings with two or more bedrooms in a P.U.D. shall have at least 1.75 parking spaces per unit. Since all units are proposed to have two or more bedrooms, a minimum of 106 parking spaces is required. Consequently, either increase the number of parking spaces to 106 or obtain a variance of this requirement from the Chattanooga Board of Zoning Appeals or decrease the number of units to 53.
5. Article 5, Section 1204(3) of the Chattanooga Zoning Ordinance requires that no building can be located closer than 25' to the exterior property line of a P.U.D. Consequently, obtain a variance from the Chattanooga Board of Zoning Appeals for all buildings closer than 25' to the exterior property line or move proposed buildings to be 25' or more from exterior property lines.
6. Note the date any setback variance granted by the Chattanooga Board of Zoning Appeals.

B. Chattanooga Storm Water Requirements

1. Submit a hydrology report.
2. Submit details of the pond or drainage detention area.
3. If the area labeled "Pond" is not intended as a pond with standing water all of the time, change "Pond" to "Drainage Detention Area".
4. Without a hydrology report and drainage detention plan, there is not sufficient information to review this proposal.
5. Questions about Chattanooga Storm Water requirements should be directed to Mr. Lee Starnes at 643-5836.

C. Chattanooga Fire Department Requirements

1. One additional fire hydrant inside and near the center of the development is required.
2. Show the location of this fire hydrant.