

2001-041
Ken Millican

RESOLUTION NO. 24675

A RESOLUTION APPROVING A PROPOSED FINAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT KNOWN AS MOUNTAIN CREEK TRAILS PLANNED UNIT DEVELOPMENT, PHASE 2, ON A TRACT OF LAND LOCATED AT 839 READS LAKE ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE FINAL PLANNED UNIT DEVELOPMENT PLAN ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, The Chattanooga City Council approved, with conditions, the special exceptions permit for the Preliminary Planned Unit Development known as the Mountain Creek Trails Planned Unit Development, Phase 2, on April 17, 2001; and

WHEREAS, A final planned unit development plan has been submitted for the Mountain Creek Trails Planned Unit Development, Phase 2, which substantially conforms to said preliminary planned unit development plan previously approved, with substantial completion of the conditions required; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Commission, as well as other affected agencies, have now reviewed the Final Residential Planned Unit Development Plan for recording; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Agency now has recommended that the Chattanooga City Council issue a special exceptions permit by Resolution to the applicant for the Final Planned Unit Development, as shown on the attached Final Planned Unit Development Plan;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is granted a Final Planned Unit Development Special Exceptions Permit for a Planned Unit Development on a tract of land located at 839 Reads Lake Road, known as the Mountain Creek Trails Planned Unit Development, Phase 2, more particularly described as follows:

A tract of land located at 839 Read's Lake Road.

Tract 1, Area of Amended PUD. To find the true point of beginning of said tract start at the intersection of Mountain Creek Road and Read's Lake Road, thence southwestwardly some 790 feet with Mountain Creek Road to the northwest property line of Tax Map Number 108E-A-003.01, thence southwest 336.95 along Mountain Creek Road, thence 625.10 southeast along the south property line of Tax Map Number 108E-A-003.01, thence 445.32 feet northeastwardly to a point in the south line of Read's Lake Road at the northeast corner of Tax Map No. 108E-A-003.01, thence northwest 675.38 feet with the north line of said tract to the true point of beginning.

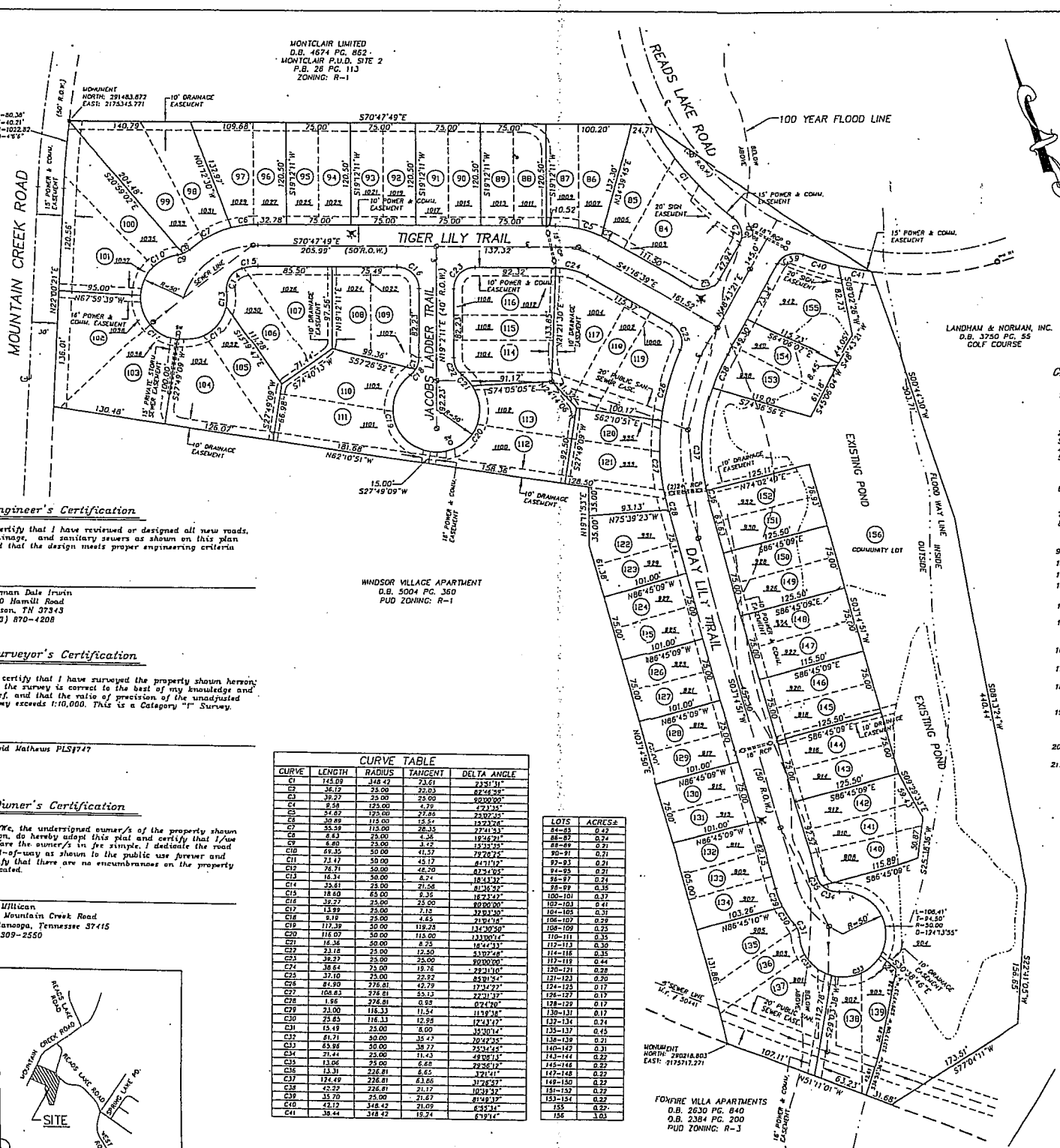
Tract 2, area of New PUD. Beginning at a point in the south line of Read's Lake Road at the northwest corner of Tax Map No. 108E-A-003.02, thence southwestwardly 1113.55 feet with the west line of said tract, thence 202.01 feet southeast, thence 173.51 feet northeastwardly, thence northwestwardly 900.8 feet to the south line of Read's Lake Road, thence northwestwardly 319.23 along said road to the northwest corner of Tax Map Number 108E-A-003.02, the point of beginning. As described as Tract 3 in Deed Book 4772, Page 953, and Tract 3 in Deed Book 3750, Page 55, ROHC. Tax Map 108E-A-003.01 and part of Tax Map 108E-A-003.02.

BE IT FURTHER RESOLVED, That the Final Planned Unit Development Plan for the Mountain Creek Trails Planned Unit Development, Phase 2, including the completion of all notes and conditions referenced on the attached Final Planned Unit Development Plan, are to be accomplished in accordance with the Planned Unit Development Plan.

ADOPTED: February 28, 2006

/add

MONTCLAIR LIMITED
 D.B. 4874 PG. 882
 MONTCLAIR P.U.D. SITE 2
 P.B. 28 PG. 113
 ZONING: R-1



APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT
 DATE _____
 BY _____
 JURISDICTIONAL AUTHORITY
 DATE _____
 BY _____
 CHATTANOOGA/HAM CNTY REGIONAL
 PLANNING COMMISSION
 DATE _____
 BY _____

GENERAL NOTES

1. Zoned: R-1, P.U.D.
2. Minimum 10' building setback from internal streets and 25' from outer boundaries of the P.U.D. other than as required above, no other setbacks are required except 10' between free standing buildings.
3. Acres subdivided: 14.42 Acres
4. Water supply: Tennessee American Water Company
5. This P.U.D. has been developed according to the design standards of the City of Chattanooga Subdivision Regulations except that the public roads and sanitary sewers are built to City of Chattanooga and Hamilton County Design and Construction standards.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 108-E-4-3.01 & Part of 3.02
8. City Ordinance No:9942 entitled "Storm Water Run-Off and Erosion Control" shall apply to any discharge of same from this Subdivision of Property.
9. No development is permitted within the floodway area.
10. Public Sanitary Sewers are available by gravity flow.
11. 72 dwelling units - 4,998 Units per acre
12. Lots 84 thru 155 can only be used for townhouses, detached single family houses and accessory uses.
13. No residential, commercial or industrial building will be permitted on community lot 156.
14. The City of Chattanooga is not responsible to construct or maintain drainage easements or any building, facility, ground, pond or anything else on any community lot.
15. No access to Reads Lake Road or Mountain Creek Road is permitted from lots 84, 85, 100, 101, 102 and 155.
16. Exact survey data of dashed lot lines will be recorded when building locations are established.
17. No fill material can be placed in a constructed drainage facility in such a manner as to impede storm water runoff flow unless approved by the City Engineer.
18. Public sanitary sewers are not designed or installed to accommodate basement plumbing. Public sanitary sewer are only available to first and higher floors and are not available to any building in this development with basement plumbing.
19. Per F.E.M.A. FIRN No. 4706SC0218F dated 11-7-02 the 100 year flood elevation varies from 708 to 702.
20. Approximate Floodway and 100 year flood boundaries per F.E.M.A. F.I.R.N. No 4706SC0218F dated 11-7-02. No survey implied or done.

Engineer's Certification

I certify that I have reviewed or designed all new roads, drainage, and sanitary sewers as shown on this plan and that the design meets proper engineering criteria.

Surveyor's Certification

I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief, and that the ratio of precision of the unadjusted survey exceeds 1/10,000. This is a Category "A" Survey.

Owner's Certification

I, the undersigned owner/s of the property shown hereon, do hereby adopt this plan and certify that I/we have the owner/s in fee simple, I dedicate the road right-of-way as shown to the public use forever and certify that there are no encumbrances on the property dedicated.

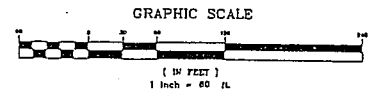
WINDSOR VILLAGE APARTMENT
 D.B. 5004 PG. 360
 PUD ZONING: R-1

LANDHAM & NORMAN, INC.
 D.B. 3750 PG. 55
 GOLF COURSE

CURVE	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	145.09	348.42	23.61	233°11'
C2	36.12	25.00	25.00	88°46'30"
C3	39.27	25.00	25.00	90°00'00"
C4	8.58	125.00	4.29	17°13'35"
C5	34.82	125.00	17.86	232°25'35"
C6	30.89	115.00	15.54	232°25'35"
C7	35.39	115.00	16.35	227°41'51"
C8	6.13	25.00	6.13	124°21'21"
C9	6.80	25.00	3.42	153°55'55"
C10	89.35	30.00	41.57	72°26'28"
C11	21.17	30.00	10.57	81°17'12"
C12	26.71	30.00	13.36	82°30'25"
C13	16.34	30.00	8.17	18°14'32"
C14	32.61	25.00	21.58	102°12'22"
C15	18.60	85.00	8.35	18°24'52"
C16	39.27	25.00	25.00	90°00'00"
C17	13.89	25.00	13.89	90°00'00"
C18	6.19	25.00	3.10	18°24'52"
C19	117.39	30.00	118.23	134°30'50"
C20	118.07	50.00	113.00	123°10'14"
C21	18.36	30.00	9.23	18°24'52"
C22	23.18	25.00	12.50	137°46'48"
C23	36.27	25.00	25.00	90°00'00"
C24	38.64	25.00	19.78	123°10'14"
C25	37.10	25.00	22.92	82°30'25"
C26	81.90	276.81	42.79	17°14'22"
C27	108.63	276.81	53.13	22°21'16"
C28	1.96	276.81	0.98	87°24'32"
C29	21.00	116.33	11.54	115°18'18"
C30	25.85	116.33	12.98	124°14'22"
C31	15.49	25.00	8.00	38°30'14"
C32	81.71	50.00	35.47	28°24'52"
C33	65.98	50.00	38.77	25°24'44"
C34	21.44	25.00	11.43	28°24'52"
C35	13.06	25.00	6.62	28°24'52"
C36	13.31	226.81	6.65	17°14'22"
C37	124.49	276.81	63.86	31°28'52"
C38	42.52	276.81	21.17	10°38'32"
C39	35.70	25.00	21.67	81°44'12"
C40	42.12	348.42	21.09	82°34'14"
C41	38.44	348.42	19.24	82°34'14"

LOTS	ACRES±
84-85	0.22
86-87	0.78
88-89	0.21
90-91	0.21
92-93	0.21
94-95	0.21
96-97	0.21
98-99	0.35
100-101	0.21
102-103	0.41
104-105	0.31
106-107	0.21
108-109	0.25
110-111	0.35
112-113	0.39
114-115	0.35
117-119	0.44
120-121	0.28
121-123	0.20
124-125	0.17
126-127	0.19
128-129	0.19
130-131	0.17
132-134	0.24
135-137	0.45
138-139	0.21
140-142	0.31
143-144	0.22
145-146	0.23
147-148	0.22
149-150	0.22
151-152	0.22
153-154	0.22
155	0.22
156	3.03

LANDHAM & NORMAN, INC.
 D.B. 3750 PG. 55
 GOLF COURSE



FINAL PLANNED UNIT DEVELOPMENT

MOUNTAIN CREEK TRAILS P.U.D.

PHASE II
 LOTS 84 thru 156

CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 1-30-2006 Drawn: Boon Comp: "FINAL PLAN"
 Scale: 1" = 60' Checked: DMS Job#: 06-875

DAVID MATHEWS SURVEYING
 1818 BEAUFORT ROAD
 CHATTANOOGA, TN 37412

LOCATION MAP

