

2006-034
Larry Plemons

RESOLUTION NO. 24704

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT, KNOWN AS PLEMONS PLACE PLANNED UNIT DEVELOPMENT, ON TRACTS OF LAND LOCATED AT 735 AND 751 GENTRY ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

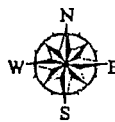
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is granted a Preliminary Planned Unit Development Special Exceptions Permit for a Proposed Planned Unit Development, known as Plemons Place Planned Unit Development, on tracts of land located at 735 and 751 Gentry Road, more particularly described as follows:

An unplatted and unaddressed tract of land being Tax Map 171J-B-009.02, the southwestern 362 feet of an unplatted tract of land located at 8344 Oak Drive, an unplatted tract of land located at 751 Gentry Road excepting from it Lot 1, Boyd Reynolds Subdivision, Plat Book 80, Page 188, ROHC, and an unplatted tract of land located at 735 Gentry Road excepting the southeastern corner which to find the point of beginning start at said southeast corner thence northeast some 105 feet, thence northwest some 174 feet, thence southwest some 105 feet, thence southeast some 175 feet to the point of beginning being the properties described in Deed Book 3737, Page 115(part), Tracts 1 and 2 of Deed Book 7740, Page 534, and Deed Book 4707, Page 457(part), ROHC. Tax Map 171J-B-004(part), 008(part), 009(part) and 009.02.

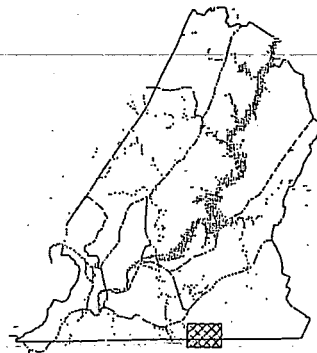
BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for said Planned Unit Development is approved subject to the provisions of Article V, §1213, the requirements as listed in the subdivision review attached hereto and made a part hereof by reference, and the density shall not exceed four (4) dwelling units per acre.

ADOPTED: March 14, 2006

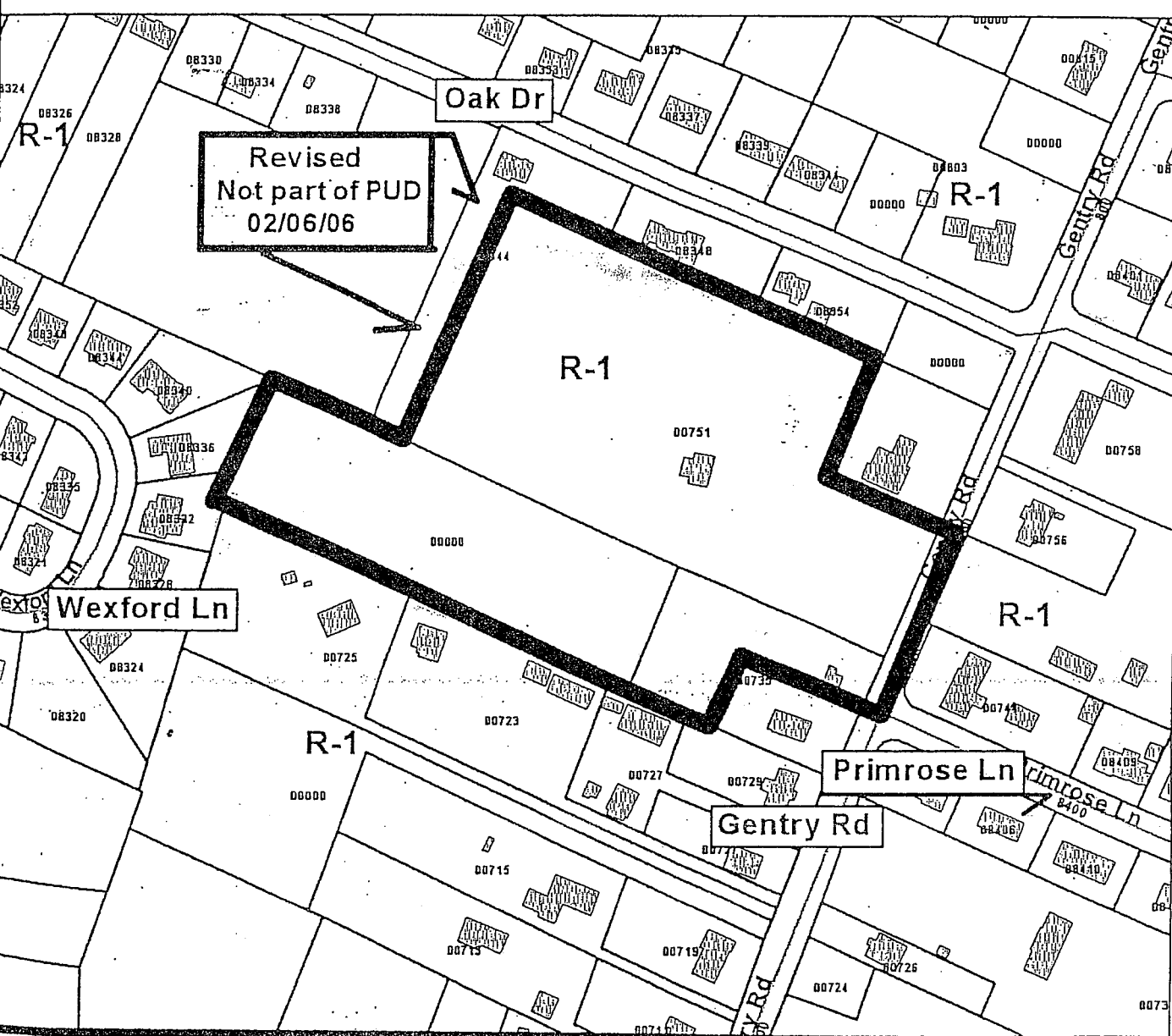
CHATTANOOGA
CASE NO: 2006-0034
PC MEETING DATE: 2/13/2006
RESIDENTIAL PUD



1 in. = 200.0 feet



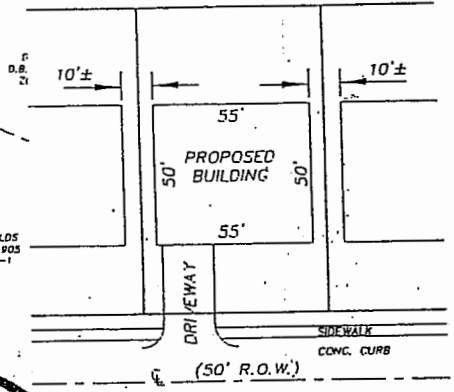
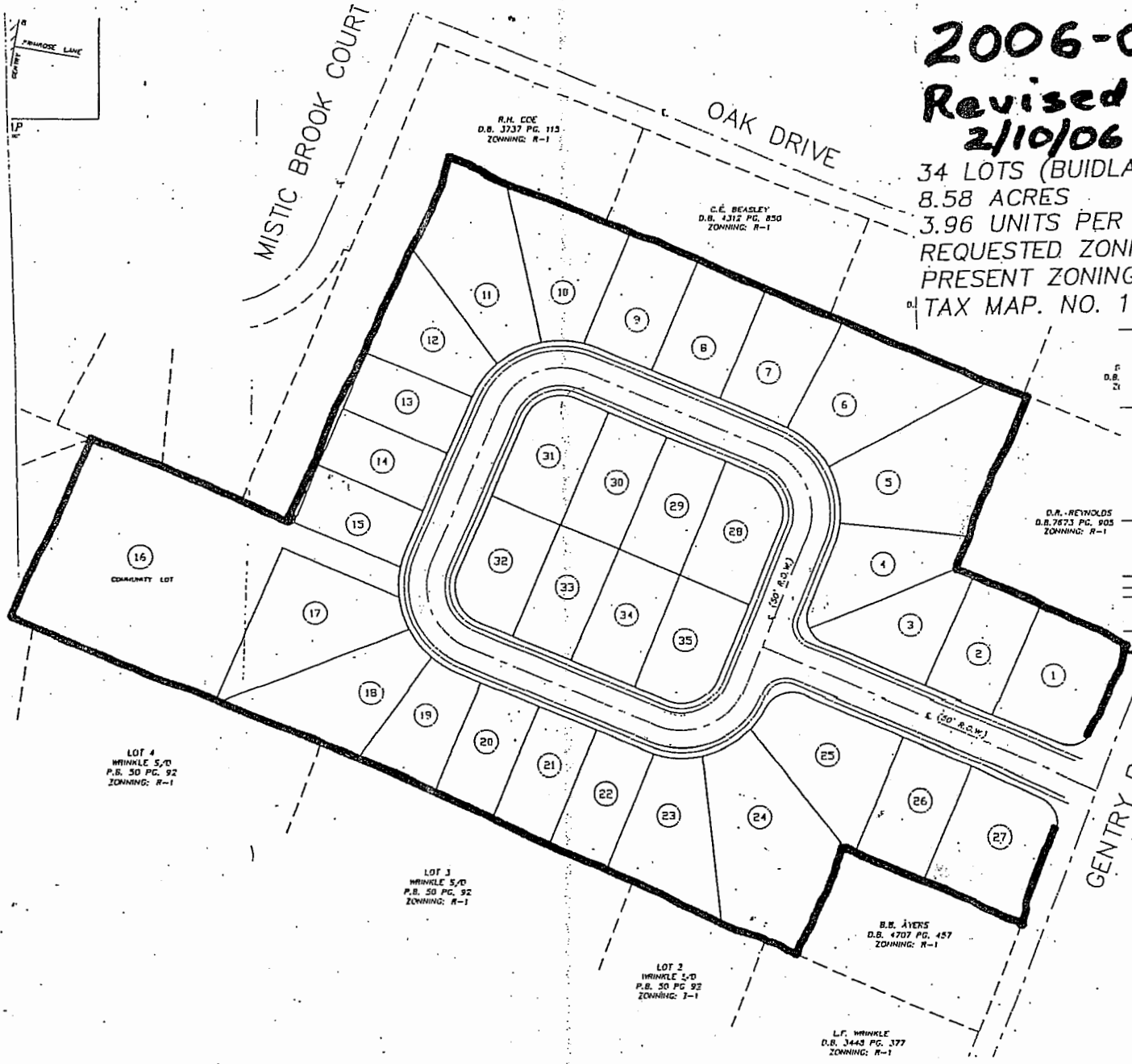
Revised Request 02/06/06 8.6+/- Acres



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-034: Approve, subject to:
1) The density shall not exceed 4 DU/A as shown on site plan; and
2) The PUD review.

2006-034 Revised Plan 2/10/06

34 LOTS (BUIDLABLE LOTS)
8.58 ACRES
3.96 UNITS PER ACRE
REQUESTED ZONING: R-1 P.U.D.
PRESENT ZONING: R-1
TAX MAP. NO. 171 J-B-8,9, & 9.02



TYPICAL BUILDING

NCE
232
1-1

P.U.D.: Plemons Place Planned Unit Development
Lots 1-33

CASE NO.: 2006-034

DEVELOPERS: Larry Plemons and David Erwin

SURVEYOR: David Mathews Surveying Company

DATE OF SUBMITTAL: January 10, 2006

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 the general welfare.
- 3) The buildings will be used only for single-family dwellings, accessory uses and community activities.
- 4) There is a need for such development in the proposed location.
- 5) There is reasonable assurance that development will proceed according to the spirit and letter of the approved plans.

A. Planning Commission Requirements

1. Article 5, Section 1210 of the Chattanooga Zoning Ordinance requires on-site usable recreation and open space in planned unit developments. Consequently, add an open space lot and label it as a community lot on the plan.
2. Submit contour lines, road profiles, a drainage plan, sewer design and sewer profiles with the final P.U.D. plans.
3. Article 5, Section 1208(3) of the Chattanooga Zoning Ordinance requires sidewalks in a P.U.D.
4. As an alternative to showing all parking areas as required by Article 5, Section 1213(c) of the Chattanooga Zoning Ordinance, add the following

Plemons Place PUD
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note: "At least two off-street parking spaces are required on each lot occupied by a dwelling".

5. Add the following note: "Only detached single-family houses with one house per lot and accessory uses are permitted on lots 1-33".
6. Add the following note: "The only minimum building setbacks required are at least 25' from Gentry Road and other outer boundaries of the P.U.D. Free-standing buildings must be at least 10' apart. No buildings are permitted on power and communication and other easements. Other than above, no minimum building setbacks are required".
7. Give the street a name approved by the GIS Department.

B. Chattanooga Fire Department Requirements

1. Show on the plat and install a fire hydrant at the lot line between lots 2 and 3 or the lot line between lots 23 and 24 on the same side of the road as the water line.
2. Show on the plat and install a fire hydrant at the lot line between lots 13 and 14 or the lot line between lots 29 and 30 on the same side of the road as the water line.
3. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

C. Chattanooga Sewer and Storm Water Requirements

1. Submit a hydrology report and a drainage detention plan.
2. In the absence of contour lines, road profiles, a hydrology report, a drainage plan, a drainage detention plan, sewer plans and sewer profiles, there is not enough information for the Chattanooga Sewer and Storm Water Departments to review this plan.
3. Questions about requirements of the Chattanooga Storm Water Department should be directed to Mr. Lee Starnes at 643-5836.

D. Utility Requirements

1. Show a 10' power and communication easement along both sides of the new road.
2. Show a 5' x 10' E.P.B. easement in lot 12 per the E.P.B.

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. 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

G. S.W.P.P.P. Permit

1. As a part of 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.

H. 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.

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