

2007-166
William H. Ring
WHR Properties

RESOLUTION NO. 25280

A RESOLUTION APPROVING A PRELIMINARY RESIDENTIAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT, KNOWN AS THE DALLAS ROAD SUBDIVISION PLANNED UNIT DEVELOPMENT, ON TRACTS OF LAND LOCATED IN THE 1000 BLOCK OF DALLAS ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP AND DRAWING 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 Residential Planned Unit Development Special Exceptions Permit for a Proposed Planned Unit Development, known as the Dallas Road Subdivision Planned Unit Development, on tracts of land located in the 1000 block of Dallas Road, more particularly described as follows:

Lots 38 thru 42, Crow's Addition to Hill City, Plat Book 2, Page 7, ROHC, and Lots 32, 41 thru 45 and 61 thru 64, Map of Highland Pines, Plat Book 11, Page 36, ROHC, being part of Tract 2, Deed Book 6768, Page 980, Deed Book 6852, Page 862, Deed Book 6889, Page 79, Part of Deed Book 6984, Page 933, Deed Book 7084, Page 88, Tract 2 of Deed Book 8009, Page 896, Deed Book 8201, Page 65, ROHC, and an unplatted tract of land described as Tract 1 of Deed Book 8009, Page 896, ROHC. Tax Map 126L-C-005 and 126M-G-003 thru 008 and 014 thru 019.

BE IT FURTHER RESOLVED, That the Preliminary Residential Planned Unit Development Plan for said Planned Unit Development is approved subject to:

1. Provide community lot including usable open space in addition to cul-de-sac;
2. Provide landscaping at entrance;

3. Meet with Hill City Neighborhood Association prior to City Council;
4. Entrance location to be approved by the City Traffic Engineer;
5. Review of slopes by Land Development Office; and
6. The attached PUD review and site plan.

ADOPTED: Oct, 9, 2007

CHATTANOOGA - HAMILTON COUNTY REGIONAL
PLANNING AGENCY



CHATTANOOGA

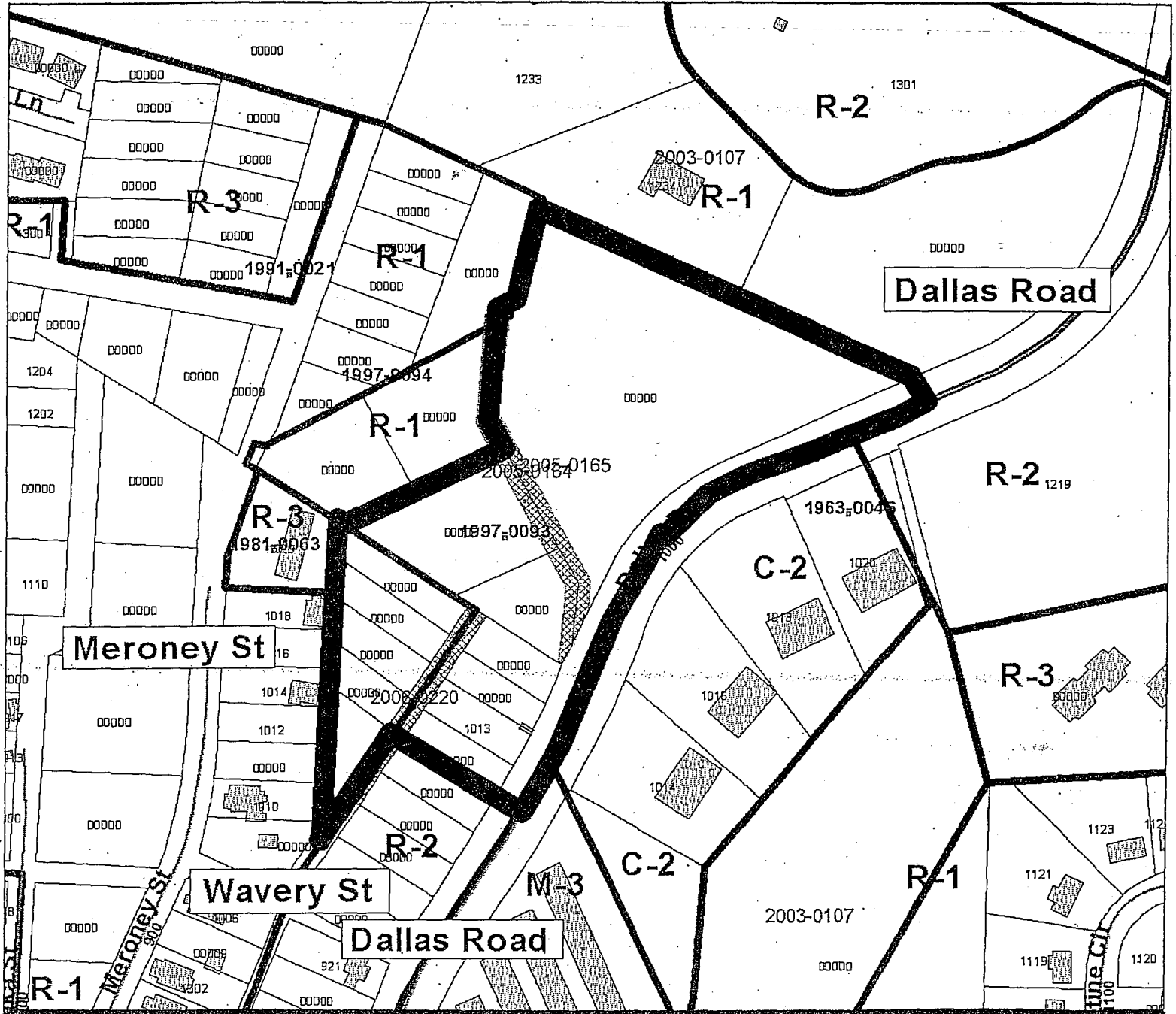
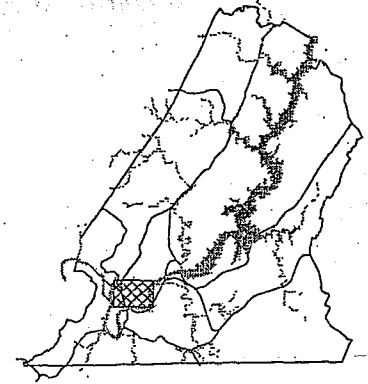
CASE NO: 2007-0166

PC MEETING DATE: 9/10/2007

RESIDENTIAL PUD



1 in. = 190.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-166: Approve, subject to:

- 1) Provide community lot including usable open space in addition to cul-de-sac;
- 2) Provide landscaping at entrance;
- 3) Meet with Hill City Neighborhood Association prior to City Council;
- 4) Entrance location to be approved by the City Traffic Engineer;
- 5) Review of slopes by Land Development Office; and
- 6) The PUD review.

P.U.D.: Dallas Road Subdivision
Planned Unit Development
21 dwelling units

CASE NO.: 2007-166

DEVELOPER: Ring Construction

ENGINEER: MAP Engineers

DENSITY: 3.7 units per acre

DATE OF SUBMITTAL: August 10, 2007

STATUS: Preliminary Planned Unit Development Plan

A. Planning Commission Requirements

1. Show the subdivision names, lot numbers, block numbers and plat book and page references for adjoining lots.
2. Article 5, Section 1208(3) of the Chattanooga Zoning Ordinance requires minimum 5' sidewalks in P.U.D. Either increase sidewalks to 5' or get a variance of this requirement from the Chattanooga Board of Zoning Appeals.
3. Per Article 5, Section 1213(c) of the Chattanooga Zoning Ordinance, show the location of all parking areas and number of parking spaces.
4. Show the location and file number of existing sewer lines in Dallas Road.
5. Per Article 5, Section 1213(d) of the Chattanooga Zoning Ordinance, show a plan for public utilities such as public water and sewer lines.
6. Add the following note: "No residential building is permitted on the community lot".
7. If lots are to be sold, increase the road to minimum 50' right-of-way and the pavement width to minimum 26'.

B. Chattanooga Fire Department Requirements

1. Show on the plan and install two fire hydrants. Install one at the entrance from Dallas Road. Install the other at the entrance to the cul-de-sac.
2. Give the street a name approved by the GIS Department.
3. Submit a road profile for the proposed street. Street grads over 15% cannot be approved by the Fire Department.
4. Show a 25' radius rounded right-of-way and pavement at the intersection of the road with Dallas Road.
5. The proposed street appears to have 24' of paving. If there is not sufficient off-street parking, the Fire Department will require the pavement width of the street be increased to 26'.
6. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

C. Chattanooga Sewer Requirements

1. There is not sufficient information for sewer review of this submittal.
2. Questions about Chattanooga Sewer requirements should be directed to Mr. Eric Douglas.

D. Chattanooga Storm Water Requirements

1. There is not sufficient information for review by the Storm Water Management Division.
2. Submit a hydrology report and a drainage detention plan.
3. Questions about Chattanooga Storm Water requirements should be directed to Mr. Lee Starnes at 643-5836.

E. Utility Requirements

1. Show a 15' power and communication easement along Dallas Road.

2. Show a 10' power and communication easement along both sides of the 40' right-of-way except in the community lot. See plats returned to the developer and the surveyor.

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 development, 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 development, an A.R.A.P. (Aquatic Resource Alteration Permit) may be required by the State of Tennessee.

Dallas Road Subdivision PUD

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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.

FB:sh
DallasRdSub

2007-166

ZONED R-1

ZONED R-1

LOUISE STREET CLOSED
BY ORDINANCE NO. 10577

ZONED R-1

ZONED R-1

ZONED R-1

ZONED R-1

ZONED R-1

ZONED R-1

ED R-3

ZONED R-1

ZONED R-1

ONED R-1

ONED R-1

D R-1

R-1

ZONED R-2

ZONED R-1

UNIMPROVED STREET WHERE TWO
DEVELOPERS JOINED TO FILE CITY
PLAT BOOK 2 PAGE 7 R.O.M.C.

10 11

12 13 14 15

8 9

4 5 6 7

1 2 3

16 17 18 19

20 21

COMMUNITY LOT

4' WIDE SIDEWALK

PROPOSED ROAD 40' ROW

DALLAS ROAD

Parking

Parking

ADDRESS: 1013 & 0000 DALLAS ROAD, 1010 MERONY ROAD

0000 LOUISE STREET & 0000 WAVERY ROAD

TAX MAP #: 126L C 005, 126M G 003, 004, 005, 006, 007

126M G 008, 014, 015, 016, 017 & 019

ZONED: R-1 PUD

NUMBER OF CONDOMINIUM BUILDING: 7 BUILDING

TOTAL # PROPOSED RESIDENCES: 21 RESIDENCES

TOTAL # OF COMMUNITY LOTS 1 LOT

COMMUNITY LOT ACREAGE: .06± ACRES

TOTAL ACREAGE: 5.68± ACRES

PROPOSED DENSITY: 21 RESIDENCES/5.68 ACRES = 3.7± RESIDENCES/ACRE