

2018-115  
Chris Anderson and  
Delbert Skidmore  
District No. 5  
Planning Version

RESOLUTION NO. 29528

A RESOLUTION AUTHORIZING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT ON PROPERTY LOCATED IN THE 100 BLOCK OF SUNNYSIDE DRIVE, SUBJECT TO CERTAIN CONDITIONS.

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That it is hereby authorizing a Special Exceptions Permit for a Residential Planned Unit Development on property located in the 100 block of Sunnyside Drive.

Part of Lot 4, Stanley's Corrected Revised Subdivision of the Conway Field, Plat Book 4, Page 26, ROHC, and Lots 2 thru 7, and part of 8, Inglenook Subdivision, Plat Book 8, Page 19, ROHC, being the property described as Tract 1, Deed Book 8383, Page 747, ROHC. Tax Map No. 157F-A-001.

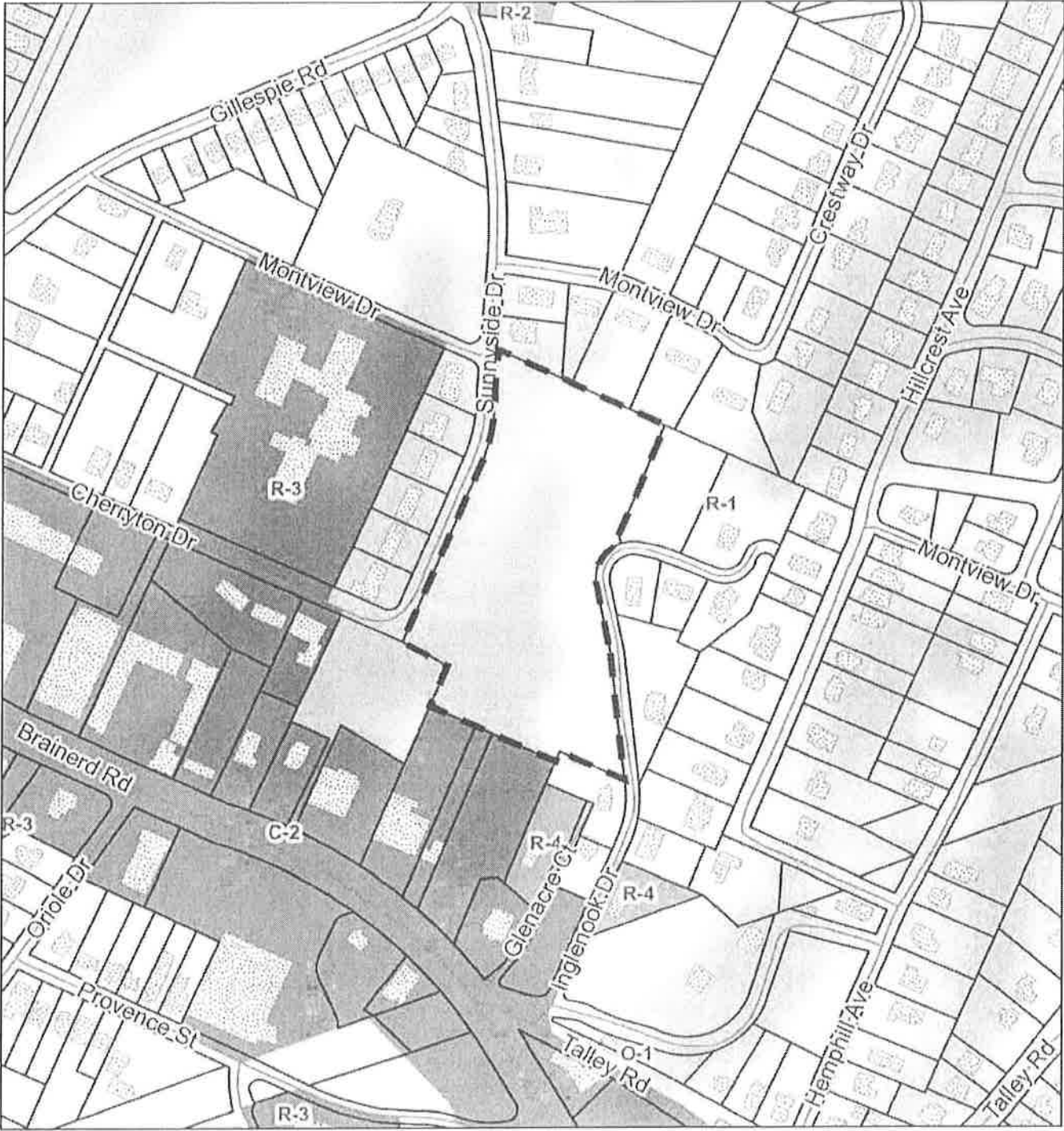
This Special Exceptions Permit shall be subject to the following conditions:

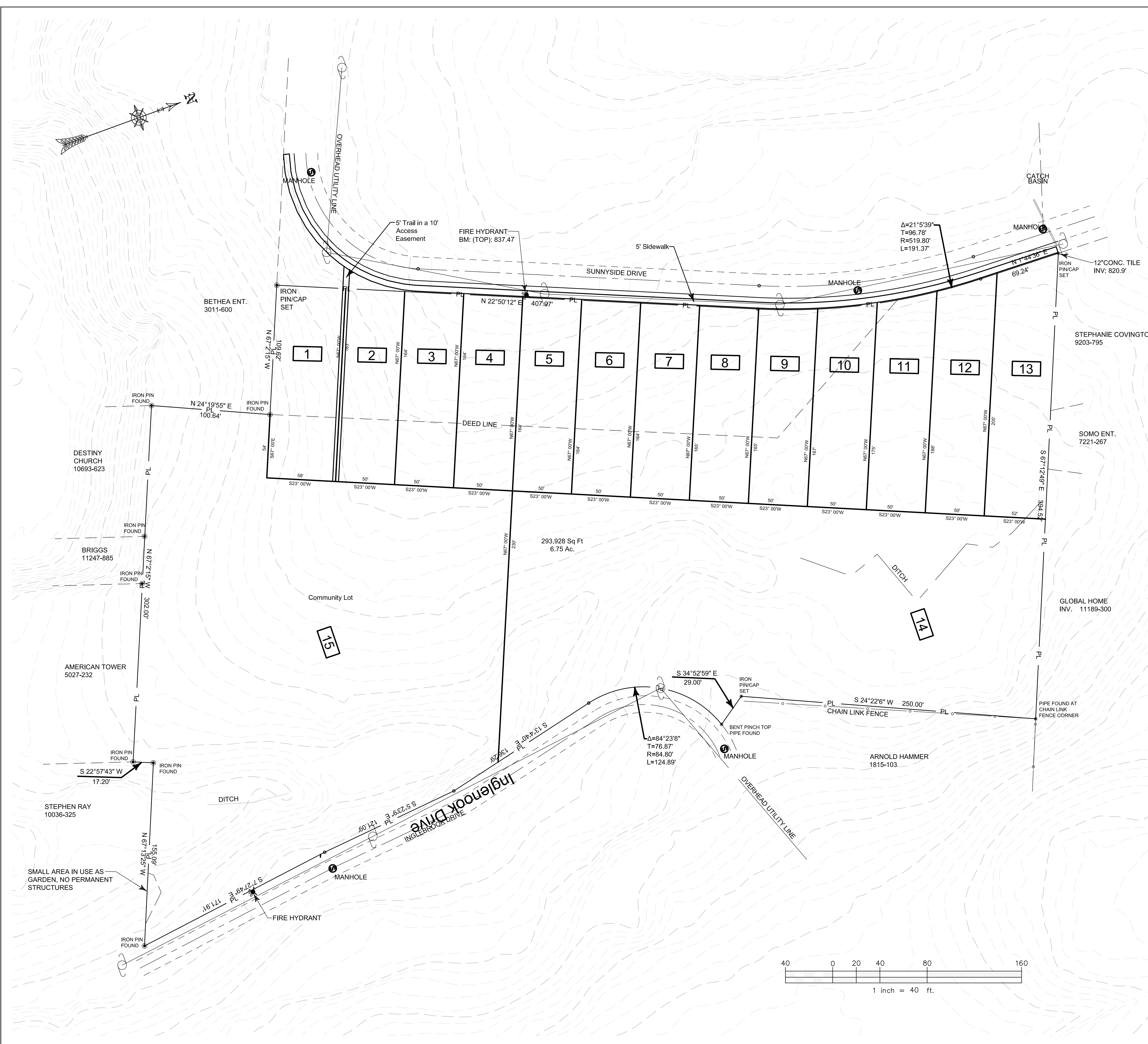
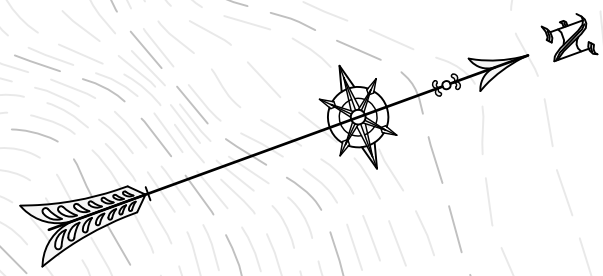
- 1) Add sidewalk and street lights as to be determined along Sunnyside Drive;
- 2) Community Lot 15 to be a separate stand-alone lot; and
- 3) Pedestrian Access easement to be provided from Sunnyside Drive to the Community lot.

ADOPTED: July 10, 2018

/mem

2018-0115 Special Exceptions Permit for a Residential PUD





**GENERAL NOTES**

- Boundary, easements, and existing utility structures is from a field survey by County GIS.
- Topography is from the county GIS.
- Existing utility locations must be field verified. Existing utilities are shown in their approximate locations and not all utilities are shown. Contractor to verify all existing elevations and utility locations prior to construction and the contractor shall notify the engineer immediately if any significant deviations are found.
- Project is above the 100 year flood elevation as determined by FEMA flood map 47065C0363G
- The current FEMA Flood Map is Dated February 3, 2016
- The FEMA established 100 year flood elevation in the vicinity of this site is Not Defined
- Prior to starting construction, contractor shall ensure that all required permits, easements and approvals have been obtained. Copies to be submitted at pre-construction meeting.
- Any changes or alterations made to these construction drawings without the written approval of the engineer voids the seal shown hereon, and any liability associated with the project.
- Prior to beginning construction, the contractor will notify all utilities within and adjacent to the project site to identify any possible construction conflicts. The accuracy of the locations of the existing subsurface utility structures shown on the plans is not guaranteed, nor is it guaranteed that all subsurface structures are shown.
- Point of discharge of all detention structures to match existing point of discharge.
- All final lot grading to slope away from the houses at a minimum of 2%.
- All materials are to be installed per manufacturer's recommendations.
- All spot elevations are given to finished grade at the face of curb unless otherwise specified.



**Sunnyside  
Subdivision**  
ALC Holdings LLC  
Chattanooga, Tennessee  
Tax ID: 157A F 001



No.	Description	Date
1	Created	02/28/18
2	Revised with reading survey	02/28/18
3	Created Community Lot	02/28/18

Sheet Information  
Project Number: 00000  
Date Issued: February 28, 2018  
Designed By: RAC  
Drawn By: RAC  
Checked By: RAC

**C201**

Sheet:  
**Site Plan**