

RESOLUTION NO. 24150

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT KNOWN AS TOWNHOMES OVER CHATTANOOGA PLANNED UNIT DEVELOPMENT, ON A TRACT OF LAND LOCATED IN THE 500 BLOCKS OF WOODLAND AND FOREST AVENUES, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

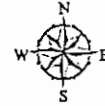
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is granted a Preliminary Planned Unit Development Special Exceptions Permit for a Proposed Planned Unit Development on a tract of land located in the 500 blocks of Woodland and Forest Avenues, known as Townhomes Over Chattanooga Planned Unit Development, more particularly described as follows:

A tract of land located in the 500 blocks of Woodland and Forest Avenues. Lots 2 thru 7, 15 and 16, Block F, Frazier and Colville's Addition to Hill City, Plat Book 4, Page 28, ROHC and Lot 2, Granert Family Trace, Plat Book 62, Page 61, ROHC. Tax Map 135D-R-004 thru 006 and 020 thru 25.

BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for the Planned Unit Development, known as Remington Court Planned Unit Development, is subject to the provisions of Article V, §1213 and the requirements as listed in the subdivision review attached hereto and made a part hereof by reference.

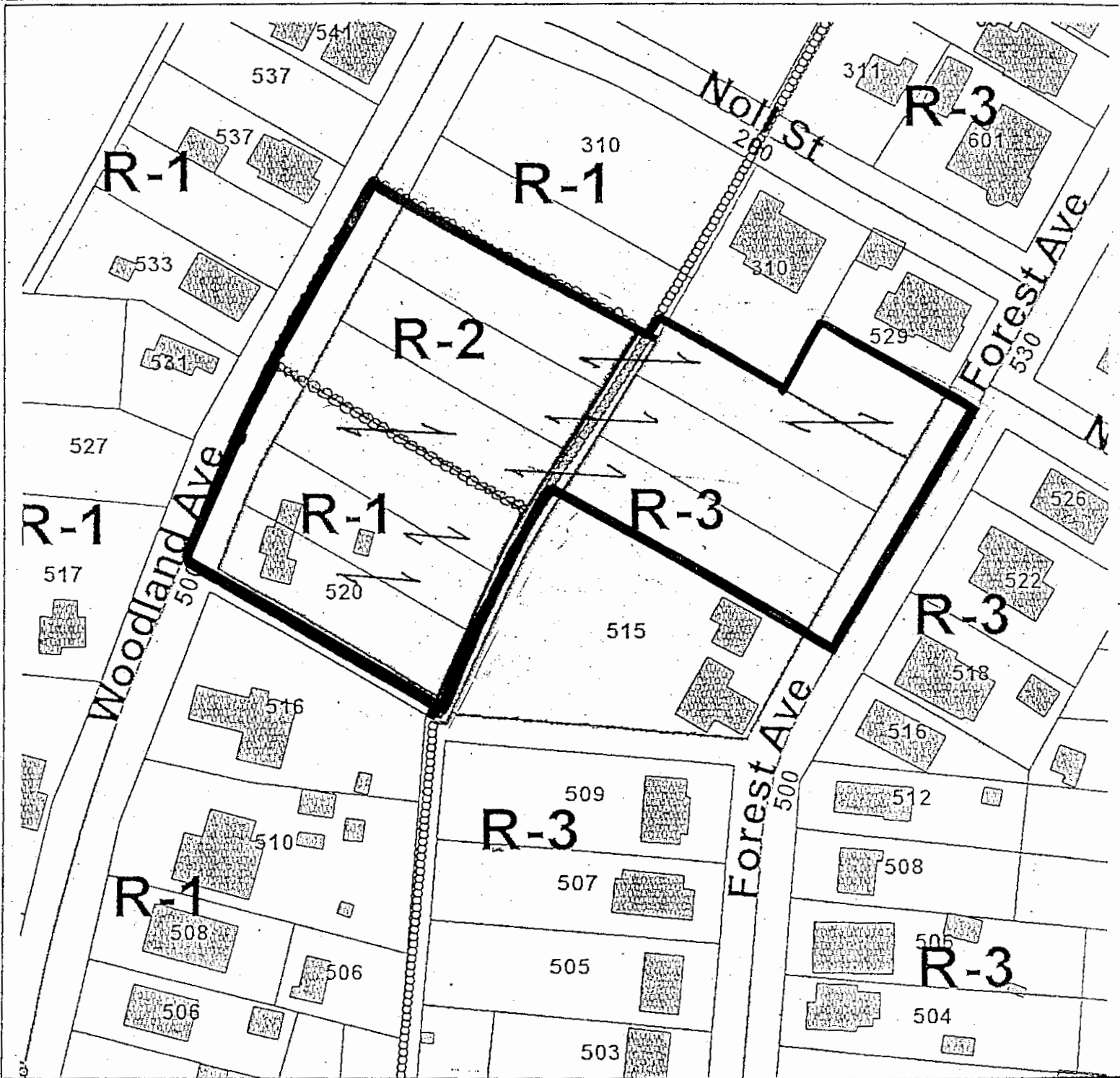
ADOPTED: July 13, 2004

/pm



CHATTANOOGA
CASE NO: 2004-0090
PC MEETING DATE: 5/10/2004
RESIDENTIAL PUD

1 in. = 100.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-090: Approve, subject to PUD review.

P.U.D.: Townhomes Over Chattanooga
26 Dwelling Units

CASE NO.: 2004-090

DEVELOPER: John Wise, III
Wise Construction LLC

ENGINEER: Eric W. Lee, AIA

DATE OF SUBMITTAL: April 4, 2004

STATUS: Preliminary Planned Unit Development Plan

STAFF COMMENT: 1) The property adjacent to the area included in this 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) That the buildings shall be used only for single-family dwellings, two-family dwellings, or multi-family dwellings, and the usual accessory uses such as private or storage garages, storage space, and for community activities, including school and/or churches.

4) There is a need for such development in the proposed location.

5) There is a reasonable assurance that development will proceed according to the spirit and letter of the approved plans.

STAFF RECOMMENDATION: Approve as a Preliminary Planned Unit Development Plan, subject to the following requirement:

1. Development be reviewed by the appropriate City agency before the Final P.U.D. plan is submitted.

NOTES:

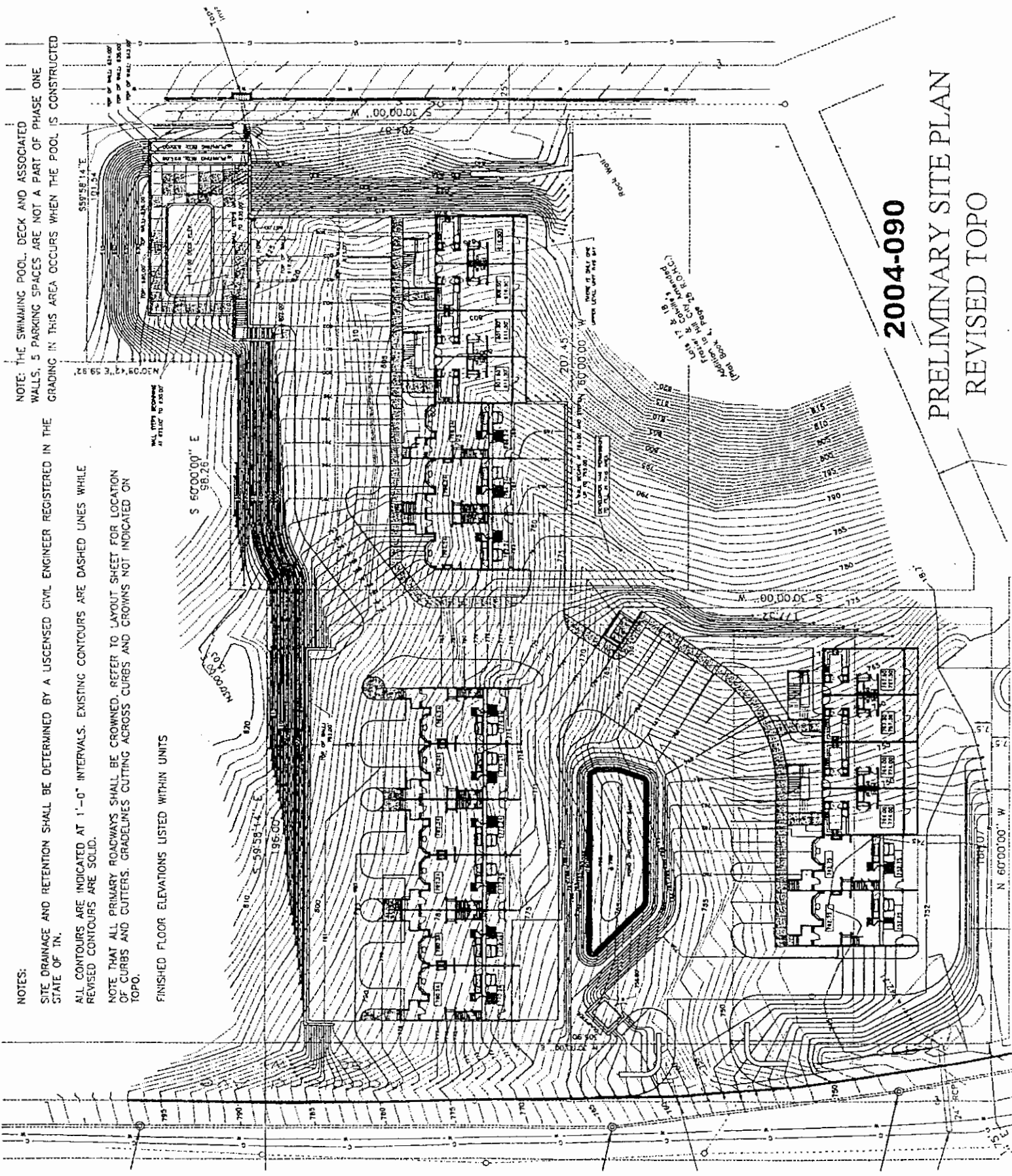
SITE DRAINAGE AND RETENTION SHALL BE DETERMINED BY A LICENSED CIVIL ENGINEER REGISTERED IN THE STATE OF TN.

ALL CONTOURS ARE INDICATED AT 1'-0" INTERVALS. EXISTING CONTOURS ARE DASHED LINES WHILE REVISED CONTOURS ARE SOLID.

NOTE THAT ALL PRIMARY ROADWAYS SHALL BE CROWNED. REFER TO LAYOUT SHEET FOR LOCATION OF CURBS AND CUTTERS. GRADELINES CUTTING ACROSS CURBS AND CROWNS NOT INDICATED ON TOPO.

FINISHED FLOOR ELEVATIONS LISTED WITHIN UNITS

NOTE: THE SWIMMING POOL, DECK AND ASSOCIATED WALLS, 5 PARKING SPACES ARE NOT A PART OF PHASE ONE GRADING IN THIS AREA OCCURS WHEN THE POOL IS CONSTRUCTED



2004-090

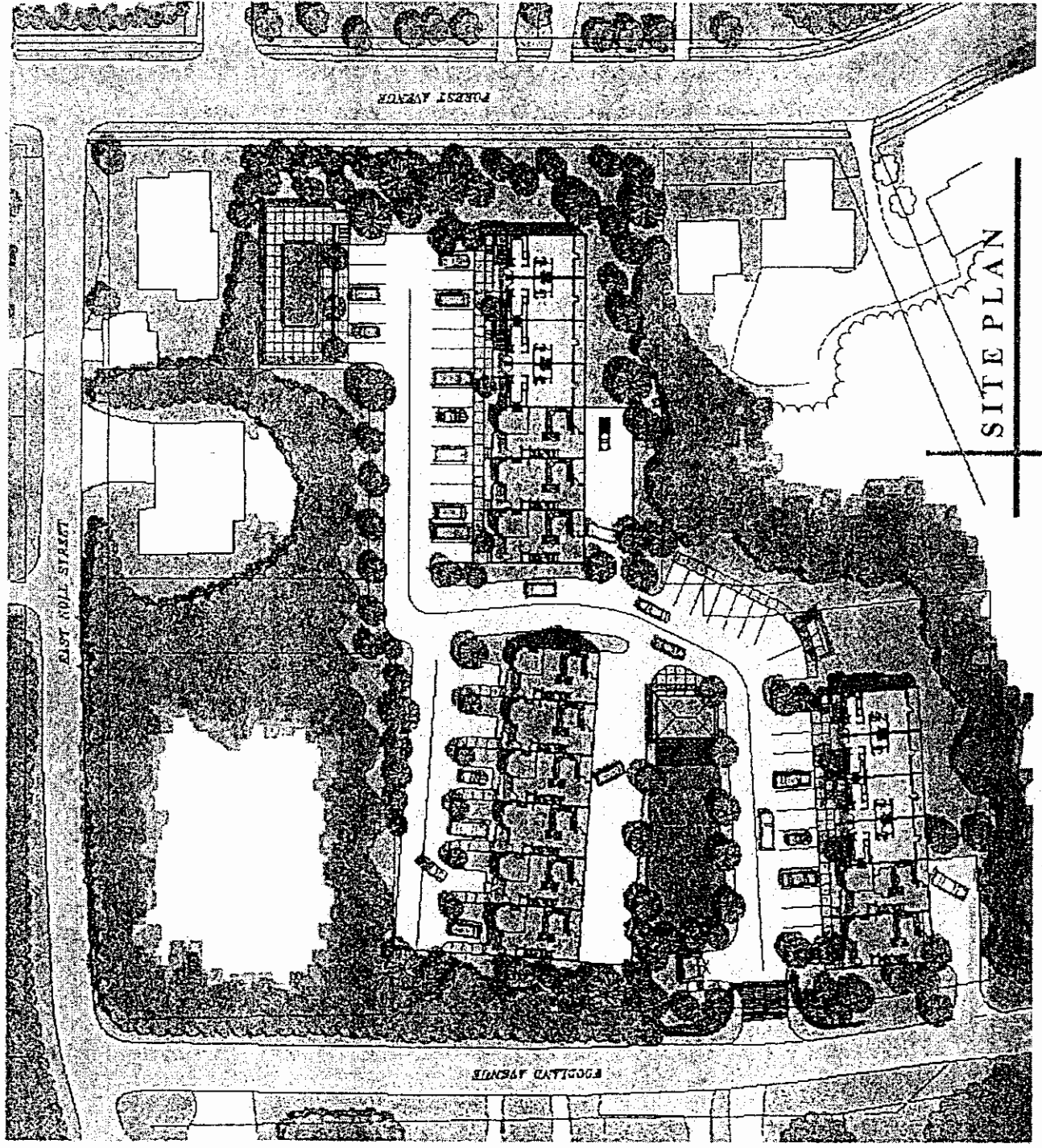
PRELIMINARY SITE PLAN

REVISED TOPO

2004-090

W P ROPERTIES - TN, LLC

1023 Mountain Creek Rd.,
Chattanooga, TN 37405



SITE PLAN

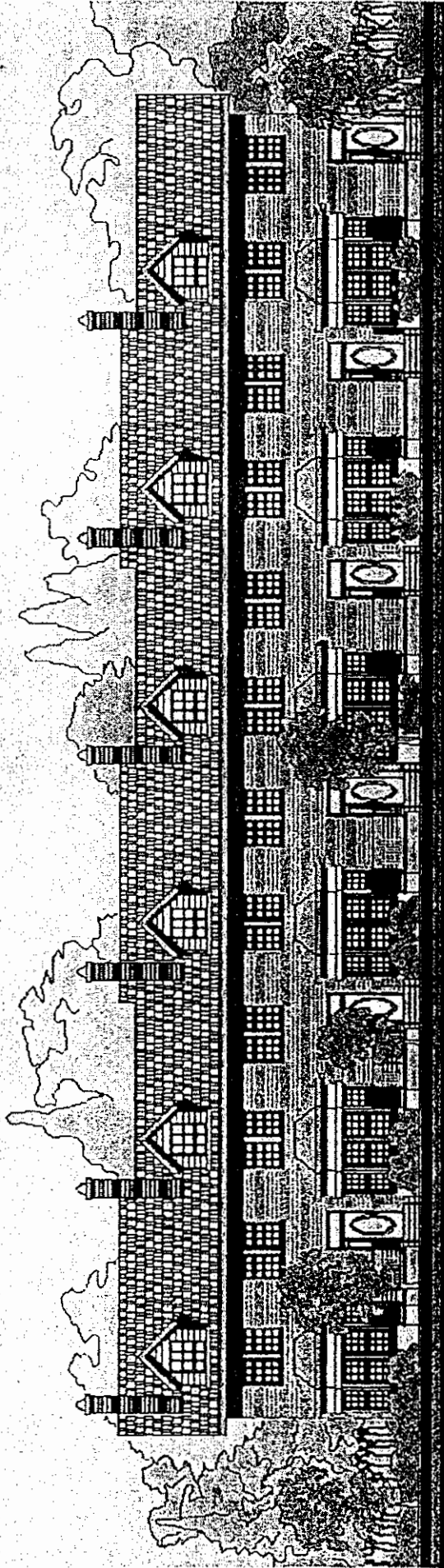
ERIC W LEE

American Institute of Architects
1023 Mountain Creek Rd.,
Chattanooga, TN 37405

WISE PROPERTIES - TN, LLC

1023 Mountain Creek Rd.,
Chattanooga, TN 37405

2004-090



FRONT ELEVATION

- Brick Façade
- Wrought Iron Railings
- Bay Windows
- Architectural Entry Doors
- Architectural Shingles
- Vented Gas Log Fireplaces
- Landscaping

**ERIC
W**LEE,

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Brick Façade

FRONT ELEVATION

Wrought Iron Railings

Bay Windows

Architectural Entry Doors

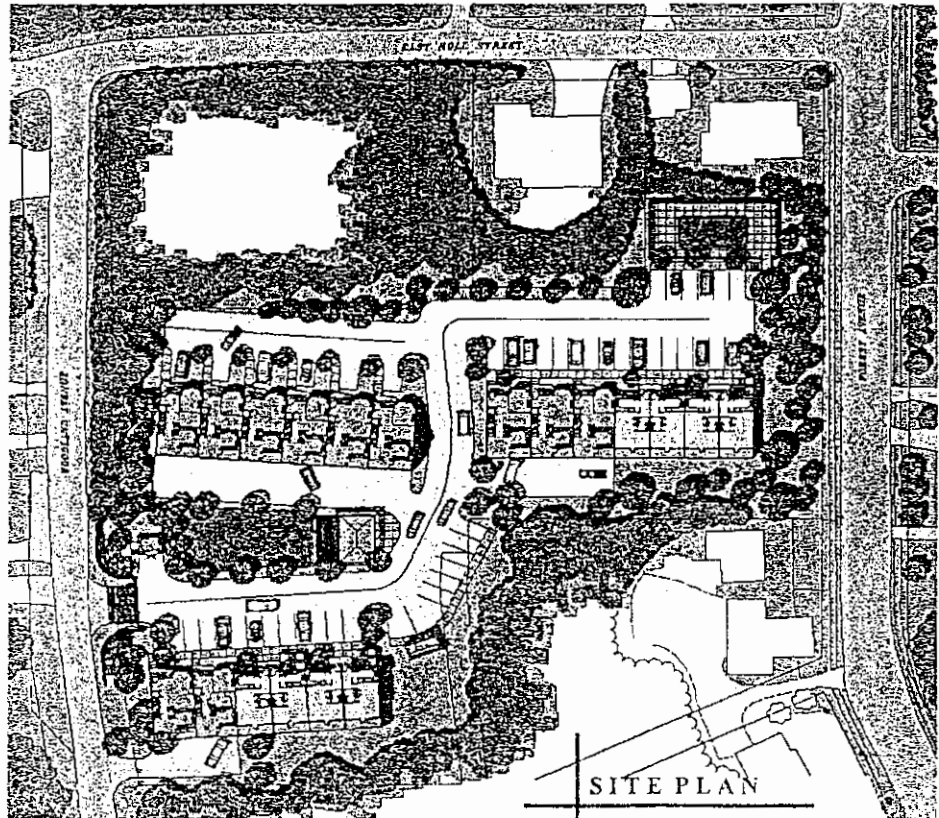
Architectural Shingles

Vented Gas Log Fireplaces

Landscaping

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SITE PLAN

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