

2004-225
S. Reginald Ruff, III

RESOLUTION NO. 24283

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT KNOWN AS THE SPENCER J. MCCALLIE HOMES PLANNED UNIT DEVELOPMENT, ON TRACTS OF LAND LOCATED IN THE 400 BLOCK OF WEST 35TH STREET, THE 600 BLOCK OF WEST 37TH STREET, THE 3700 BLOCK OF CHANDLER AVENUE, THE 300 AND 400 BLOCKS OF WATER STREET, AND THE 300 BLOCK OF WEST 38TH STREET, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, S. Reginald Ruff, III petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend that the City Council of the City of Chattanooga grant a special exceptions permit for a Planned Unit Development on tracts of land located in the 400 block of West 35th Street, the 600 block of West 37th Street, the 3700 block of Chandler Avenue, the 300 and 400 blocks of Water Street, and the 300 block of West 38th Street, known as the Spencer J. McCallie Homes Planned Unit Development; and

WHEREAS, The Chattanooga City Council approved the Preliminary Planned Unit Development Plan for the Spencer J. McCallie Homes Planned Unit Development on November 15, 2004 in Resolution No. 24257; and

WHEREAS, The Final Planned Unit Development Plan submitted substantially conforms to the Preliminary Planned Unit Development Plan, and the Chattanooga-Hamilton County Regional Planning Commission has recommended that the Chattanooga City Council approve

24283

12-23-04

the attached Final Planned Unit Development Plan for the Spencer J. McCallie Homes Planned Unit Development;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the Final Planned Unit Development Plan for the Spencer J. McCallie Homes Planned Unit Development located on tracts of land located in the 400 block of West 35th Street, the 600 block of West 37th Street, the 3700 block of Chandler Avenue, the 300 and 400 blocks of Water Street, and the 300 block of West 38th Street, more particularly described as follows:

Lots 1 thru 110, Chattanooga Housing Authority Spencer J. McCallie Homes Site Planned Unit Development, Plat Book 73, Page 145, a lot described as Blount Stave Machine Works, 200A, and 201 (part), Block 4, Lots 53 and 54, Block 5, Map of Alton Park formerly Oak Hills, Plat Book 3, Page 8, ROHC, Lots 1 thru 4 of Block 5, 6, 7, and 13, Lots 5 thru 8, Block 6, Map of Alton Park formerly Oak Hills, Plat Book 3, Page 8, ROHC, Lots 1, 3, 5, 7, and Lots 9 thru 22, Block 4, Lots 1 (part), 2 thru 10, and Lot 12, Block 2, Lots 1 thru 19, Block 3, Lots 9 thru 22, Block 5, James Subdivision, Plat Book 4, Page 8, ROHC, with lots 15, 17, and 19 of Block 3 now being described as Revised Plat, Lot 1, W. C. Hunter Property, Plat Book 74, Page 97, ROHC, Lots 1, 2, and part of 3, Block 26, Lot 2 and part of Lot 23, Block 30, Lot 2, 11 and 12, Block 31, Map of Long Street Addition to Chattanooga, Plat Book 5, Page 27, ROHC, Lot 7 and 8, Block 3, Hooker Place, N. H. Grady's Revised Plat of W. S. Jordan's Addition to Oak Hills – Now Alton Park, Plat Book 6, Page 10, ROHC, Lot A (part), B, 1 thru 9, 11, 13, 15, and 17, Subdivision of the North Part of the Roger's Home Place at Alton Park, Plat Book 6, Page 60, ROHC, Deed Book 5133, Page 354, 5826, Page 60, Deed Book 7059, Page 134, Deed Book 6761, Page 328, Deed Book 6756, Page 458, Deed Book 7092, Page 94, Deed Book 7245, Page 797, Deed Book 3648, Page 95, Deed Book 7099, Page 957, Deed Book 7245, Page 504, Deed Book 6930, Page 457 (part), Deed Book 2957, Page 169, Deed Book 6890, Page 690, Deed Book 6796, Page 410, Deed Book 3826, Page 595, Deed Book 7258, Page 667, Deed Book 7230, Page 884, Deed Book 6014, Page 531, Deed Book 7231, Page 404, Deed Book 7196, Page 462, Deed Book 7131, Page 39, Deed Book 7290, Page 864, Deed Book 7258, Page 393,

Deed Book 4579, Page 105, Deed Book 7290, Page 787, Deed Book 7292, Page 489, Deed Book 3079, Page 831, Deed Book 7231, Page 404, Deed Book 5776, Page 329, Deed Book 6508, Page 398, Deed Book 7196, Page 464, Deed Book 2155, Page 860, Deed Book 1074, Page 243, Deed Book 6540, Page 741, Deed Book 7184, Page 582, Deed Book 6712, Page 20, Deed Book 2727, Page 460, and Deed Book 5729, Page 236, ROHC. Tax Map 155K G 006, 155N H 004 thru 007, 155N H 011 thru 014, 155N J 015 thru 019, 155N J 022 thru 027, 155N J 030, 155N J 032 thru 037, 155N K 001, 155N K 002, 155N K 010 thru 026, 155N K 029 and 030, 155N L 001 and 002, 155N L 012 thru 014, 155N M 001 thru 006, 155N P 001, 155N P 014, 155N Q 001 thru 106, 155N Q 108 and 155N Q 108.01.

be and hereby is approved.

BE IT FURTHER RESOLVED, That there be and hereby is granted a Special Exceptions Permit for the development of Spencer J. McCallie Homes Planned Unit Development, as shown on and in accordance with the Final Planned Unit Development Plan, including any and all notes and conditions referenced on such Plan, and subject to the requirements set forth by the Chattanooga-Hamilton County Regional Planning Agency, all of which are attached hereto and made a part hereof by reference.

ADOPTED: December 23, 2004.

AKS/add

P.U.D.: Chattanooga Housing Authority
Spencer J. McCallie Homes Site
Planned Unit Development
Lots 1-162

CASE NO.: 2004-225

STATUS: Final Planned Unit Development Plan

DEVELOPER: Chattanooga Housing Authority

SURVEYOR: Hopkins Surveying Group

DATE OF SUBMITTAL: November 11, 2004

A. Planning Commission Requirements

1. Add the following owner's statement to sheet 2 of 2: "I certify that I am the owner in fee simple of the property shown, adopt this as my plan of planned unit development, dedicate the road and public alley rights-of-way as shown to the public use forever and certify that there are no encumbrances on the property dedicated". Add the name, address and phone number of the owner.
2. Show the phone number of the owner on sheet 1 of 2.
3. Show addresses per Chattanooga Technical Information Office.
4. Show right-of-way widths of streets in and adjoining the property.
5. On sheet 2 of 2, delete note 23 since private alleys may have different widths.
6. On sheet 2 of 2, change the zoning to R-1 and R-3.
7. On sheet 2 of 2, change the tax map numbers to 155K-G-6, 155N-K-1, 2, 9-26 and 29-31, 155N-J-13-30 and 33-36, 155N-M-1 through 6 and 12, 155N-L-1 and 2 and 155N-H-4 through 14.
8. Label the alley between lots 157 and 158 as a 20' dedicated public alley.
9. Label the alleys in lots 154 and 155 as private alleys and show their widths.
10. On sheet 2 of 2, change note 20 to the following: "The only setbacks required are 25' from the outer boundaries. No other setbacks are required. Free-standing buildings must be at least 10' apart".

11. Label the outer boundaries as such on sheet 2 of 2.
12. Show the center line of Grand Avenue extending off-site.
13. Show the name of the owner and deed reference, if available, for property north of lots 162 and 163.
14. Show adjoining lot numbers, subdivision name and plat book and page number for properties adjoining lots 111, 112-114 and 116-119.
15. Per Article 5, Section 1213 (b) of the Chattanooga Zoning Ordinance, show land use codes for adjoining properties on sheet 2 of 2.
16. Due to existing sewer line, indicate by an "x" per note 16, that the building on lot 116 will not be built on until the easement has been removed.
17. Due to the 30' power and communication easement, indicate by an "x" per note 16 that the buildings on lots 131-133 will not be built on until the easement has been removed. This will not be necessary if the EPB agrees to move the easement on lots 131-133.
18. On sheet 1 of 2, change 20' storm sewer easements to 20' private storm sewer easements in several locations.

B. Chattanooga Fire Department Requirements

1. A fire hydrant is needed in the area of lots 127 or 141 on the same side of Ohls Avenue as the water line. Show the location of this fire hydrant as shown on construction plans at the Building Inspection Plans Review Office.
2. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

C. Chattanooga Storm Water Management Division Requirements

1. Submit a hydrology report.
2. Design a drainage detention system and have it approved by the Chattanooga Storm Water Management Division.

3. Show drainage detention area easements for any drainage detention areas.
4. Questions about Chattanooga Storm Water Management Division requirements should be directed to Mr. David Wilson at 757-5026.

D. Chattanooga Sewer Requirements

1. Submit sewer design and profiles for existing and proposed sewer lines.
2. Due to an existing sewer line in lot 116, no building is permitted on lot 116 until the easement for this line is removed by the mandatory referral procedure.
3. Questions about Chattanooga Sewer requirements should be directed to Mr. David Wilson at 757-5026.

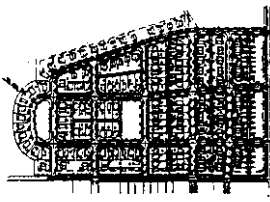
E. Chattanooga Traffic Engineer's Requirements

1. Dedicate 25' radius rounded right-of-ways in lots 120 and 159 at the intersection of Chandler Avenue and West 37th Street.
2. Dedicate additional right-of-way to Ohls Avenue from lot 119 to extend the 50' west line to West 37th Street and show a 25' radius rounded right-of-way at the new intersection location.
3. Questions about Chattanooga Traffic Engineer's Office requirements should be directed to Mr. John Wall at 757-5005.

F. Utility Requirements

1. Show a 10' power and communication easement along Chandler Avenue in lots 112 and 115.
2. Show a 10' power and communication easement along Chandler Avenue in lot 159.
3. Show a 20' power and communication easement through lots 157 and 158 per EPB.

4. Show a 15' power and communication easement in lot 156 at the intersection of Highland Avenue and West 38th Street.
5. Show a 15' power and communication easement in lot 148-161 along Ohls Avenue.
6. Show a 10' power and communication easement in lots 121-135 and 162 along Ohls Avenue.
7. Show a 30' power and communication easement in lots 130-134, 148, 149 and 164 per 'EPB.

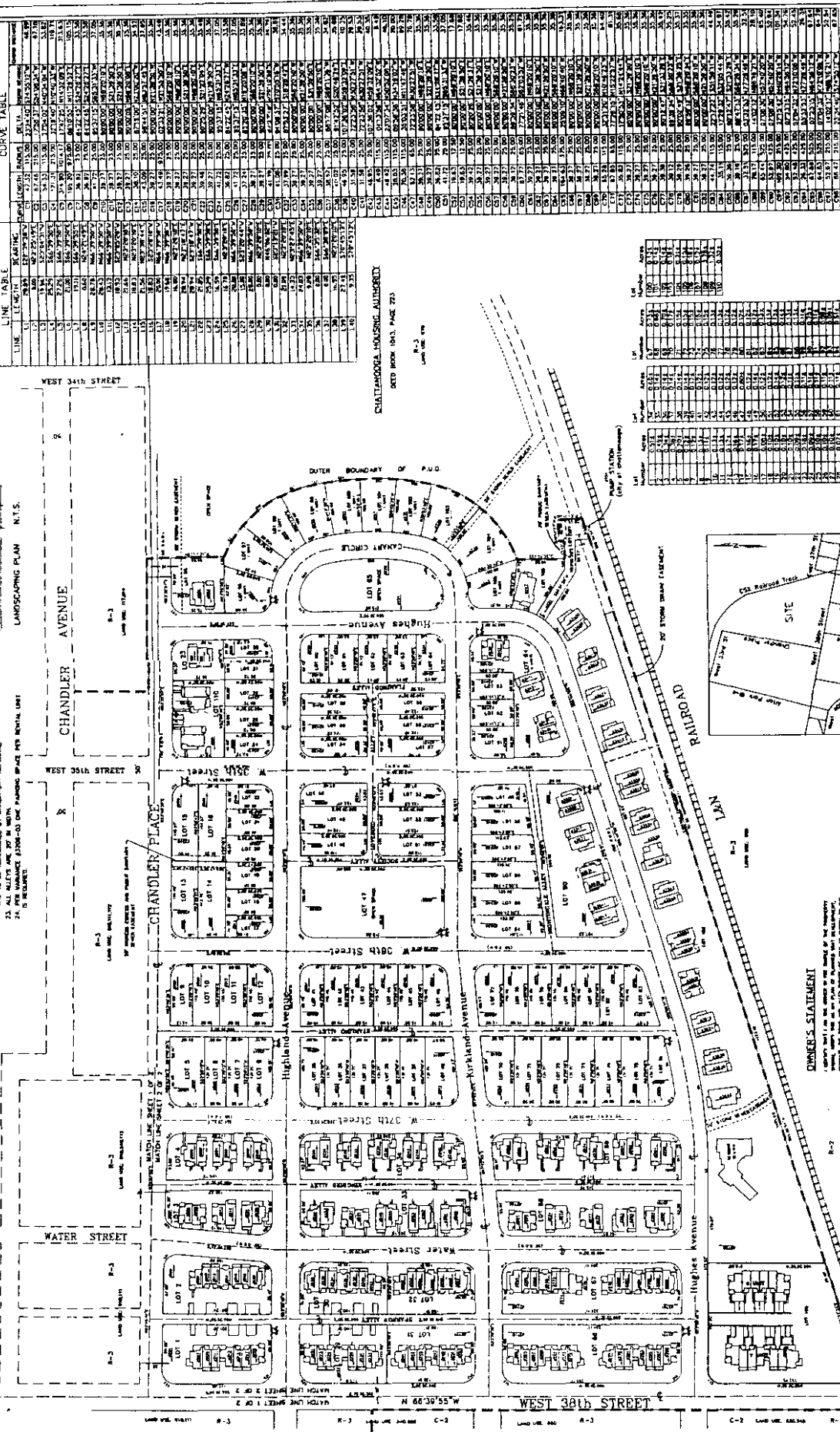


GENERAL NOTES:

1. ALL LOTS SHOWN HEREIN ARE 1/4 ACRES AND ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
2. ALL LOTS SHOWN HEREIN ARE TO BE DEVELOPED AS SINGLE-FAMILY RESIDENTIAL LOTS.
3. WATER SUPPLY IS FROM THE CHATTANOOGA WATER COMPANY.
4. PUBLIC UTILITY SERVICES ARE AVAILABLE BY GRANTY O.D.N.
5. THE P.U.T. SERVICES ARE PROPERTY OF THE CITY OF CHATTANOOGA.
6. THE SUBDIVISION HAS BEEN RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT, CHATTANOOGA, TENNESSEE.
7. 1/4 ACRES PER LOT.
8. 400 SLEEPING UNITS.
9. DENSITY = 7.20 UNITS PER ACRE.
10. LOTS 1-27, 29-30, 32-34, 36-44, 46-48, 50-52, 54-56, 58-60, 62-64, 66-68, 70-72, 74-76, 78-80, 82-84, 86-88, 90-92, 94-96, 98-100, 102-104, 106-108, 110-112, 114-116, 118-120, 122-124, 126-128, 130-132, 134-136, 138-140, 142-144, 146-148, 150-152, 154-156, 158-160, 162-164, 166-168, 170-172, 174-176, 178-180, 182-184, 186-188, 190-192, 194-196, 198-200, 202-204, 206-208, 210-212, 214-216, 218-220, 222-224, 226-228, 230-232, 234-236, 238-240, 242-244, 246-248, 250-252, 254-256, 258-260, 262-264, 266-268, 270-272, 274-276, 278-280, 282-284, 286-288, 290-292, 294-296, 298-300, 302-304, 306-308, 310-312, 314-316, 318-320, 322-324, 326-328, 330-332, 334-336, 338-340, 342-344, 346-348, 350-352, 354-356, 358-360, 362-364, 366-368, 370-372, 374-376, 378-380, 382-384, 386-388, 390-392, 394-396, 398-400, 402-404, 406-408, 410-412, 414-416, 418-420, 422-424, 426-428, 430-432, 434-436, 438-440, 442-444, 446-448, 450-452, 454-456, 458-460, 462-464, 466-468, 470-472, 474-476, 478-480, 482-484, 486-488, 490-492, 494-496, 498-500, 502-504, 506-508, 510-512, 514-516, 518-520, 522-524, 526-528, 530-532, 534-536, 538-540, 542-544, 546-548, 550-552, 554-556, 558-560, 562-564, 566-568, 570-572, 574-576, 578-580, 582-584, 586-588, 590-592, 594-596, 598-600, 602-604, 606-608, 610-612, 614-616, 618-620, 622-624, 626-628, 630-632, 634-636, 638-640, 642-644, 646-648, 650-652, 654-656, 658-660, 662-664, 666-668, 670-672, 674-676, 678-680, 682-684, 686-688, 690-692, 694-696, 698-700, 702-704, 706-708, 710-712, 714-716, 718-720, 722-724, 726-728, 730-732, 734-736, 738-740, 742-744, 746-748, 750-752, 754-756, 758-760, 762-764, 766-768, 770-772, 774-776, 778-780, 782-784, 786-788, 790-792, 794-796, 798-800, 802-804, 806-808, 810-812, 814-816, 818-820, 822-824, 826-828, 830-832, 834-836, 838-840, 842-844, 846-848, 850-852, 854-856, 858-860, 862-864, 866-868, 870-872, 874-876, 878-880, 882-884, 886-888, 890-892, 894-896, 898-900, 902-904, 906-908, 910-912, 914-916, 918-920, 922-924, 926-928, 930-932, 934-936, 938-940, 942-944, 946-948, 950-952, 954-956, 958-960, 962-964, 966-968, 970-972, 974-976, 978-980, 982-984, 986-988, 990-992, 994-996, 998-1000.
11. CITY ORDINANCES AND MAPS (A-1) THROUGH (A-10) SHALL BE REFERRED TO FOR ALL INFORMATION RELATIVE TO THE SUBDIVISION OF THIS PROPERTY.
12. 444 TOTAL PARKING SPACES.
13. 1/4 ACRES PER LOT.

LAND USE CODES:

- 111 = ONE FAMILY UNIT
- 112 = TWO FAMILY UNIT
- 113 = FIVE FAMILY UNIT
- 114 = MULTIFAMILY RESIDENTIAL
- 115 = COMMERCIAL
- 116 = INDUSTRIAL
- 117 = OFFICE
- 118 = RETAIL
- 119 = SERVICE
- 120 = PUBLIC USE
- 121 = OPEN SPACE
- 122 = PARK
- 123 = RECREATION
- 124 = CULTURAL
- 125 = HISTORIC
- 126 = PRESERVATION
- 127 = AGRICULTURE
- 128 = FORESTRY
- 129 = WILDLIFE
- 130 = NATURAL
- 131 = SCENIC
- 132 = HISTORIC
- 133 = CULTURAL
- 134 = RECREATION
- 135 = PARK
- 136 = OPEN SPACE
- 137 = FORESTRY
- 138 = WILDLIFE
- 139 = NATURAL
- 140 = SCENIC



CURVE TABLE

LINE	LETTER	BEARING	LENGTH	PI	PT	CHORD	CHORD BEARING	DELTA
1	1	N 0° 00' 00" E	100.00	100.00	100.00	100.00	N 0° 00' 00" E	0° 00' 00"
1	2	N 45° 00' 00" E	100.00	100.00	100.00	100.00	N 45° 00' 00" E	45° 00' 00"
1	3	N 90° 00' 00" E	100.00	100.00	100.00	100.00	N 90° 00' 00" E	90° 00' 00"
1	4	N 135° 00' 00" E	100.00	100.00	100.00	100.00	N 135° 00' 00" E	135° 00' 00"
1	5	N 180° 00' 00" E	100.00	100.00	100.00	100.00	N 180° 00' 00" E	180° 00' 00"
1	6	N 225° 00' 00" E	100.00	100.00	100.00	100.00	N 225° 00' 00" E	225° 00' 00"
1	7	N 270° 00' 00" E	100.00	100.00	100.00	100.00	N 270° 00' 00" E	270° 00' 00"
1	8	N 315° 00' 00" E	100.00	100.00	100.00	100.00	N 315° 00' 00" E	315° 00' 00"
1	9	N 360° 00' 00" E	100.00	100.00	100.00	100.00	N 360° 00' 00" E	360° 00' 00"
1	10	N 0° 00' 00" E	100.00	100.00	100.00	100.00	N 0° 00' 00" E	0° 00' 00"

CHATTANOOGA HOUSING AUTHORITY
SPENCER J. McCALLIE HOMES SITE
 PLAT NO. 110-0000 (Copy 1)

HOPKINS SURVEYING GROUP, INC.
 David L. Hopkins, Jr. - Registered Land Surveyor No. 120
 175 Hamm Road
 P.O. Box 4366 Chattanooga, Tennessee 37405
 (423) 267-3751 Office / (423) 267-0511 Facsimile
 Copyright - By Hopkins Surveying Group, Inc.

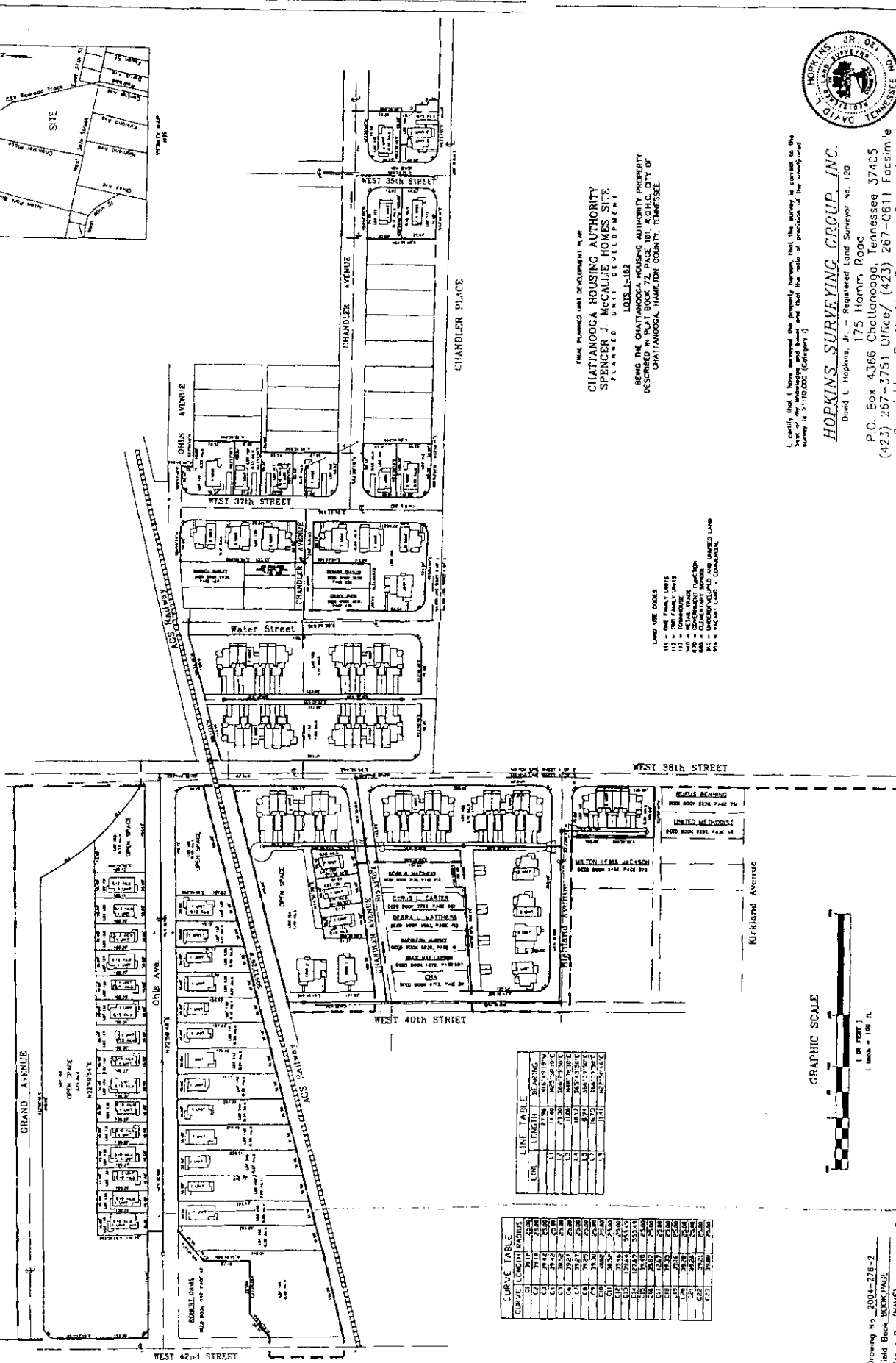
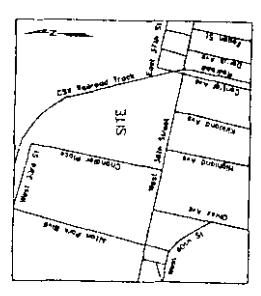
OWNER'S STATEMENT
 I, the undersigned, being the owner of the property herein, do hereby certify that the same is correct and that the same is true and correct in all particulars.

GRAPHIC SCALE
 1" = 100' 0"

Drawing No. 2004-276-2
 Field Book BOOK PAGE
 Sheet No. 1 of 1

GENERAL NOTES:

1. PRESENT ZONING IS R-1
2. THIS DEVELOPMENT IS IN ACCORDANCE WITH THE CITY ZONING ORDINANCE, CHAPTER 12, ARTICLE 1, SECTION 12-1-01, WHICH PERMITS THE CONSTRUCTION OF SINGLE-FAMILY DWELLINGS ON LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
3. THE PUBLIC UTILITY SERVICES ARE AVAILABLE AT CURB LEVEL.
4. THE CITY ENGINEER SHALL BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
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CURVE TABLE

LINE	LENGTH	RADIUS
C1	10.00	100.00
C2	15.00	150.00
C3	20.00	200.00
C4	25.00	250.00
C5	30.00	300.00
C6	35.00	350.00
C7	40.00	400.00
C8	45.00	450.00
C9	50.00	500.00
C10	55.00	550.00
C11	60.00	600.00
C12	65.00	650.00
C13	70.00	700.00
C14	75.00	750.00
C15	80.00	800.00
C16	85.00	850.00
C17	90.00	900.00
C18	95.00	950.00
C19	100.00	1000.00

LINE TABLE

LINE	LENGTH	BEARING
L1	100.00	N 00° 00' 00" E
L2	100.00	N 45° 00' 00" E
L3	100.00	N 90° 00' 00" E
L4	100.00	N 135° 00' 00" E
L5	100.00	N 180° 00' 00" E
L6	100.00	N 225° 00' 00" E
L7	100.00	N 270° 00' 00" E
L8	100.00	N 315° 00' 00" E
L9	100.00	N 360° 00' 00" E
L10	100.00	N 00° 00' 00" E

FINAL PLANNED UNIT DEVELOPMENT FOR
CHATTANOOGA HOUSING AUTHORITY
SPENCER J. McCALLIE HOMES SITE
 P.L. 2004-228-2
 LOSS 1-182
 BEING THE CHATTANOOGA HOUSING AUTHORITY PROPERTY
 DESCRIBED IN PLAT BOOK 72, PAGE 101, S.G.H.C. CITY OF
 CHATTANOOGA, HAMPTON COUNTY, TENNESSEE.

- LAND USE CODES**
- 111 = ONE FAMILY UNITS
 - 112 = TWO FAMILY UNITS
 - 113 = FARMHOUSES
 - 114 = COMMERCIAL
 - 115 = INDUSTRIAL
 - 116 = OFFICE
 - 117 = PUBLIC USE
 - 118 = OPEN SPACE
 - 119 = VACANT LAND - CONSERVATION



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