

RESOLUTION NO. 24455

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT KNOWN AS THE HIGHLANDS AT RIVERMONT PLANNED UNIT DEVELOPMENT, ON A TRACT OF LAND LOCATED AT 3601 MERCER STREET, 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 part of a tract of land located at 3601 Mercer Street, known as the Highlands at Rivermont Planned Unit Development, more particularly described as follows:

An unplatted tract of land located at 3601 Mercer Street being part of the property described in Deed Book 5860, Page 405, ROHC. Tax Map 118F-C-050.

BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for the Planned Unit Development, known as the Highlands at Rivermont Planned Unit Development, is approved subject to:

1. Determination of acceptable construction route and completion of traffic study and other measures if requested by City Traffic Engineer;
2. A maximum of 2.7 DU's per acre;
3. If the roads leading to the project are damaged during construction, the developer will be responsible for repair.

4. The provisions of Article V, §1213; and

5. The requirements as listed in the subdivision review attached hereto and made a part hereof by reference.

ADOPTED: May 31 , 2005

/add

P.U.D.: Highlands at Rivermont
Residential Development Planned Unit Development
Lots 1-133

CASE NO.: 2005-080

DEVELOPERS: Greg Vital and Michael Mullin

ENGINEER: MAP Engineers

DATE OF SUBMITTAL: April 12, 2005

STATUS: Preliminary Planned Unit Development Plan

A. Planning Commission Requirements

1. Article V, Section 1213 of the Chattanooga Zoning Ordinance requires sewer plans with the preliminary P.U.D. plan. Submit sewer plans and profiles.
2. Article V, Section 1208(3) of the Chattanooga Zoning Ordinance reads as follows: "There shall be constructed sidewalks or an equivalent paved internal pedestrian circulation system. The minimum width of such sidewalks shall be five (5) feet." Consequently, show the location of the required sidewalks or equivalent, paved internal pedestrian circulation system.
3. Add the following note: "All buildings must be at least 25 feet from Mercer Street, Johnson Terrace, Valerian Drive and other outer boundaries of this P.U.D. and at least 10 feet from other public roads. All free-standing buildings must be at least 10 feet apart. Other than above, no other minimum building setbacks are required."
4. Article V, Section 1208(1) of the Chattanooga zoning Ordinance requires that all streets must be built to the standards of the Chattanooga Subdivision Regulations since lots are to be sold.
5. Per Article V, Section 1213(b) of the Chattanooga Zoning Ordinance indicates the surrounding type of development and land use.
6. Show subdivision information for adjoining subdivision lots and owner's name and deed reference for adjoining unsubdivided lots.
7. Since there are more than 25 lots in this P.U.D., locate 2 boundary monuments to a minimum 1:20,000 accuracy in State Plane Coordinates and show the location and coordinates of these two boundary control monuments.

B. Utility Requirement

1. Show a 10 foot power and communication easement along all new roads.

C. Chattanooga Sewer, Storm Water, Traffic Engineering and Development Director Requirements

1. Submit road profiles, contour lines, sewer design, sewer profiles, a drainage plan including pipe locations, a drainage detention plan, a hydrology report, erosion and sedimentation control plan and details of any drainage detention facilities.
2. In the absence of the above there is not sufficient information for review.

D. Chattanooga Fire Department Requirements

1. Show street names on the final P.U.D. plan.
2. Show on the plan and install a fire hydrant in each of the following locations. Alternative locations are shown so that fire hydrants can be installed on the same side of the road as the water lines.
 - a. At the lot line between lots 5 and 6 or the lot line between lots 123 and 124.
 - b. At the lot line between lots 15 and 16 or the lot line between lots 113 and 114.
 - c. At the lot line between lots 25 and 26 or outside the curve radius of lot 60.
 - d. At the lot line between lots 30 and 31 or the lot line between lots 93 and 94.
 - e. At the lot line between lots 40 and 41 or outside the curve radius of lot 81.
 - f. At the lot line between lots 52 and 53 or the lot line between lots 61 and 62.
3. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

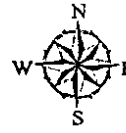
E. Tennessee Department of Health and Environment Requirements

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.

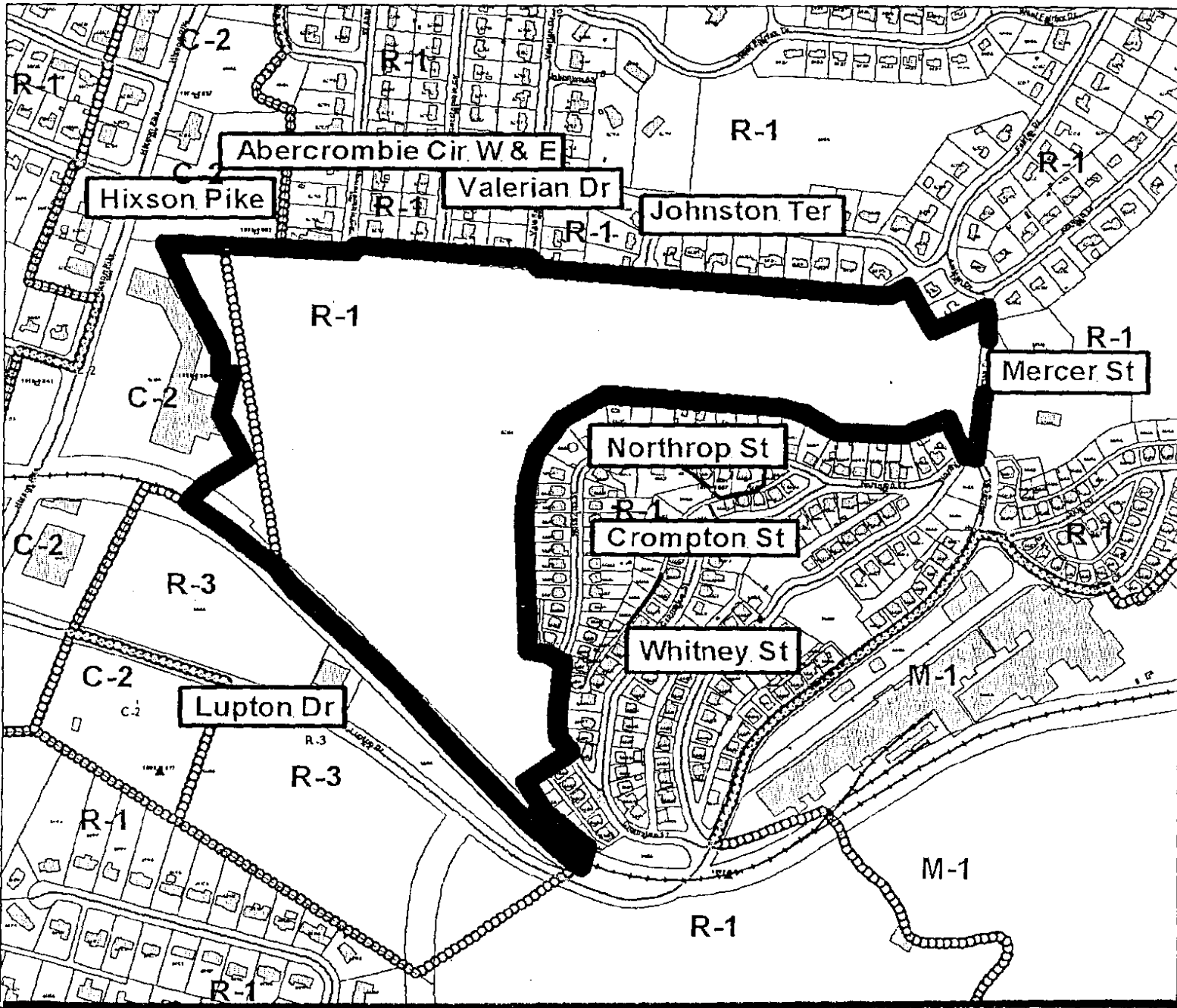
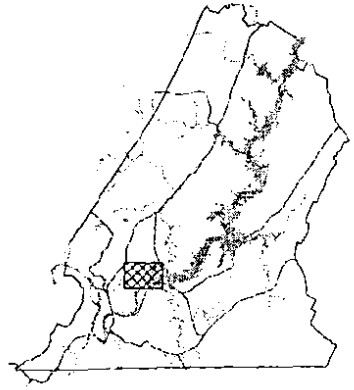
F. N.P.D.E.S. Permits

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

CHATTANOOGA
CASE NO: 2005-0080
PC MEETING DATE: 5/9/2005
RESIDENTIAL PUD

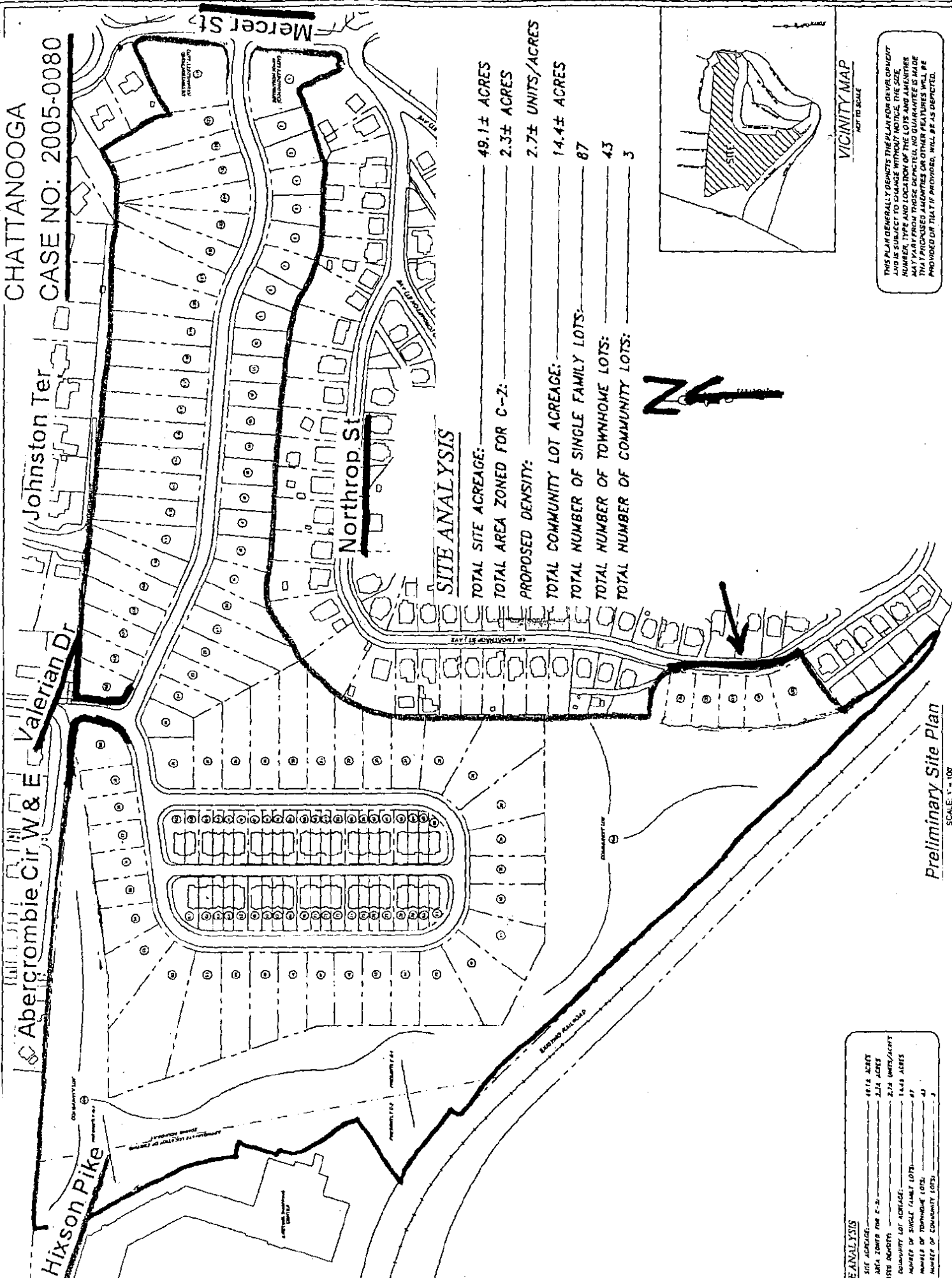


1 in. = 500.0 feet



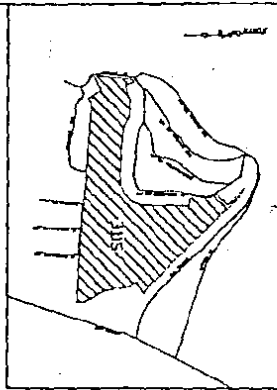
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-080: Approve, subject to:

- 1) Determination of acceptable construction route and completion of traffic study and other measures if requested by City Traffic Engineer;
- 2) A maximum of 2.7 DU's per acre; and
- 3) The attached PUD review; and
- 4) If the roads leading to the project are damaged during construction, the developer will be responsible for repair.



SITE ANALYSIS

TOTAL SITE ACREAGE: 49.1± ACRES
 TOTAL AREA ZONED FOR C-2: 2.3± ACRES
 PROPOSED DENSITY: 2.7± UNITS/ACRES
 TOTAL COMMUNITY LOT ACREAGE: 14.4± ACRES
 TOTAL NUMBER OF SINGLE FAMILY LOTS: 87
 TOTAL NUMBER OF TOWNHOME LOTS: 43
 TOTAL NUMBER OF COMMUNITY LOTS: 3



VICINITY MAP
NOT TO SCALE

THIS PLAN GENERALLY DEPICTS THE PLAN FOR DEVELOPMENT AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE SIZE, NUMBER, TYPE AND LOCATION OF THE LOTS AND UTILITIES SHOWN HEREON ARE FOR INFORMATION ONLY. THE ENGINEER HAS MADE A VISUAL CHECK OF THE LOTS AND UTILITIES SHOWN ON THIS PLAN. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED OR THAT IF PROVIDED, WILL BE AS DEPICTED.

Preliminary Site Plan

SCALE: 1" = 100'

SITE ANALYSIS

SITE ACREAGE:	49.1± ACRES
AREA ZONED FOR C-2:	2.3± ACRES
PROPOSED DENSITY:	2.7± UNITS/ACRES
COMMUNITY LOT ACREAGE:	14.4± ACRES
NUMBER OF SINGLE FAMILY LOTS:	87
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