

RESOLUTION NO. 24523

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT KNOWN AS PETTY CROSSING PLANNED UNIT DEVELOPMENT, ON TRACTS OF LAND LOCATED AT 1700 AND 8600 PETTY ROAD, 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 tracts of land located at 1700 and 8600 Petty Road, known as Petty Crossing Planned Unit Development, more particularly described as follows:

Two unplatted tracts of land located at 1700 and 8600 Petty Road as described in Deed Book 3245, Page 32 and Deed Book 2475, Page 481, ROHC. Tax Map 159K-B-001.01 and 019.

BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for the Planned Unit Development, known as Petty Crossing Planned Unit Development, is approved 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: August 9, 2005

/add



CHATTANOOGA

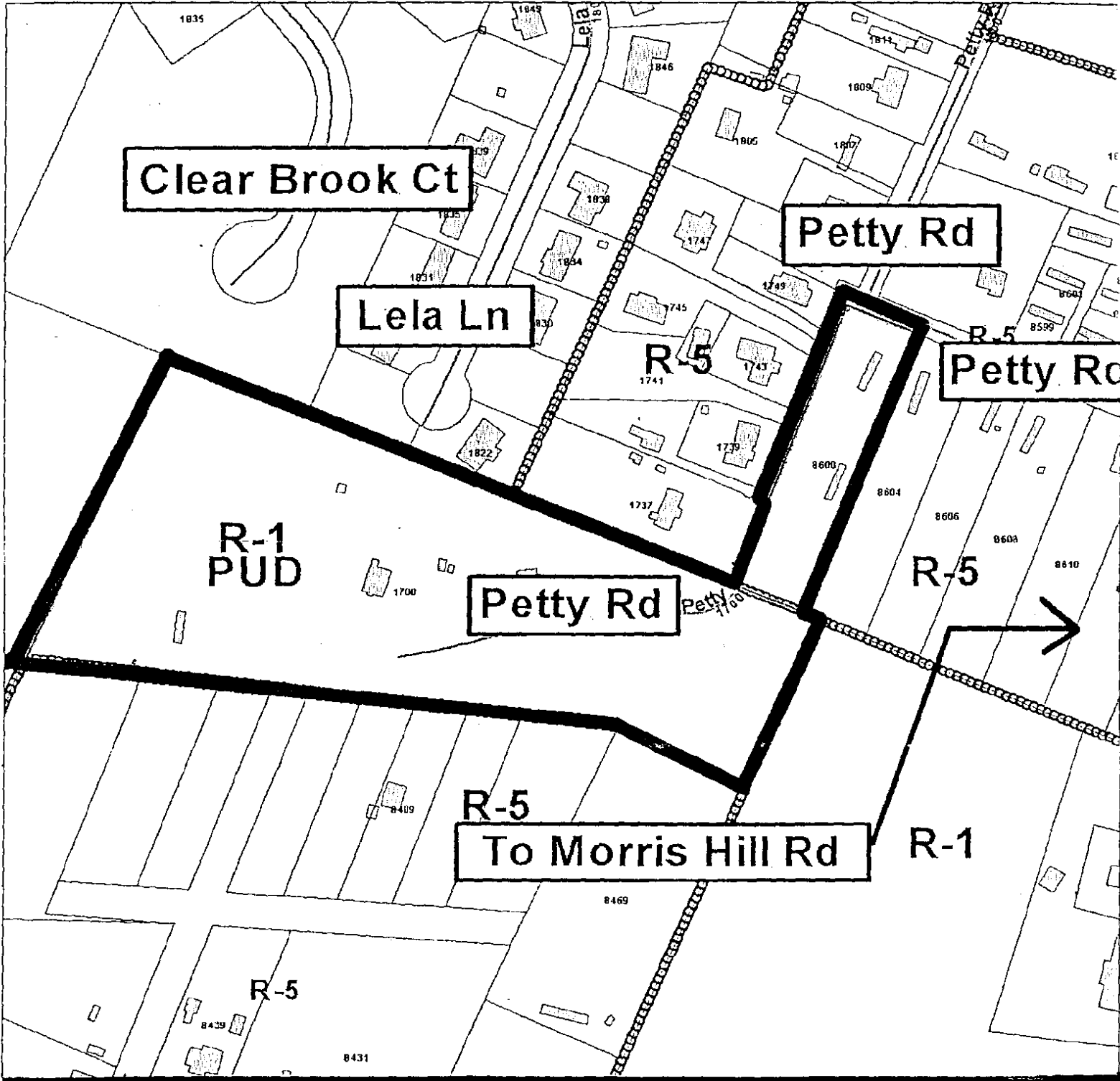
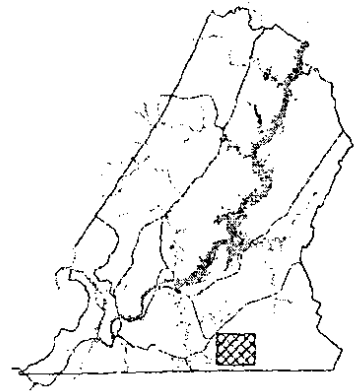
CASE NO: 2005-0034

PC MEETING DATE: 3/14/2005 5/09/05 7/11/05

RESIDENTIAL PUD



1 in. = 200.0 feet

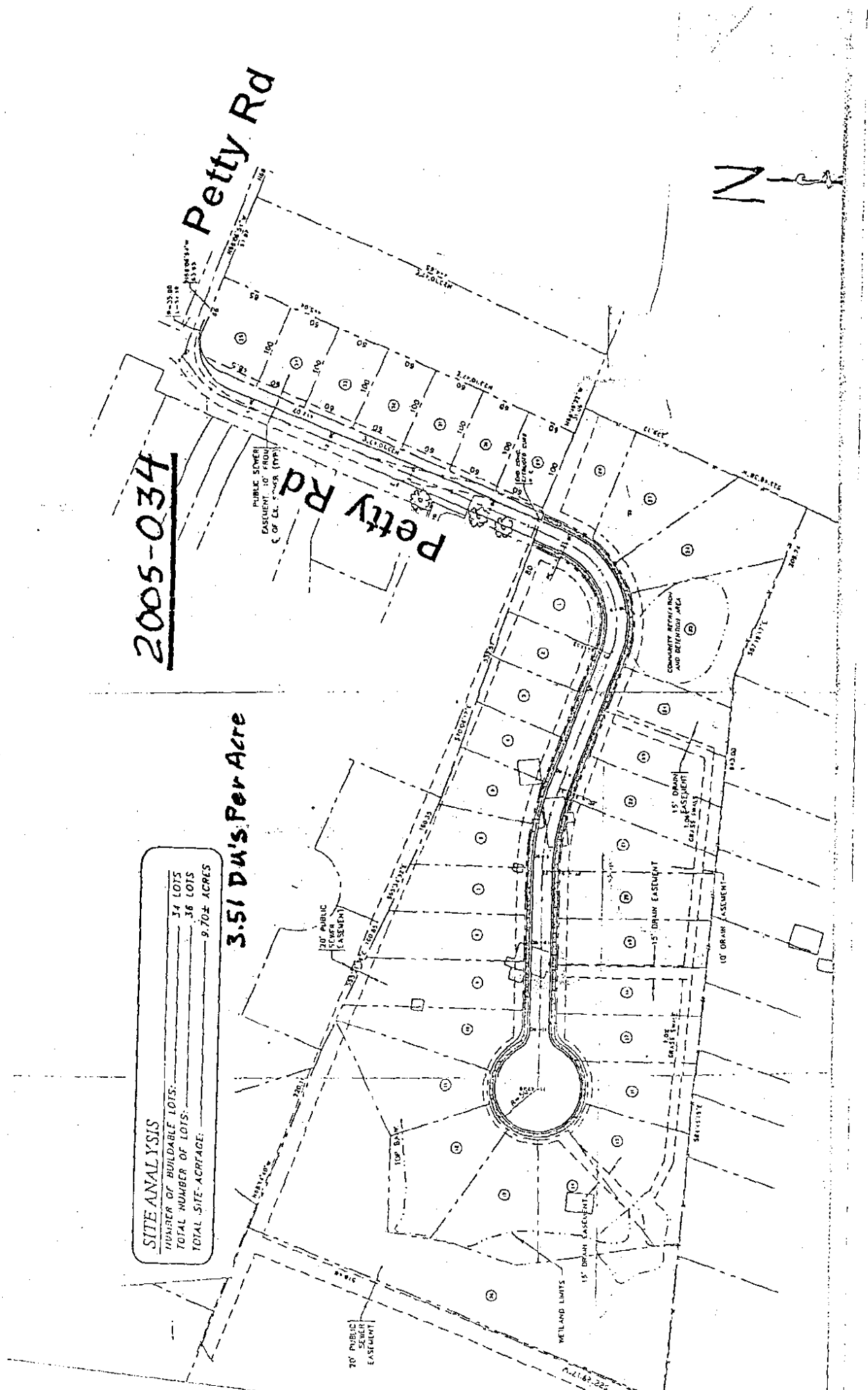


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-034: Approve, subject to PUD review.

2005-034

3.51 DW's Per Acre

SITE ANALYSIS	
NUMBER OF BUILDABLE LOTS:	34 LOTS
TOTAL NUMBER OF LOTS:	36 LOTS
TOTAL SITE-ACRAGE:	9.70± ACRES



P.U.D.: Petty Crossing Planned Unit Development
Lots 1-36

CASE NO.: 2005-034

APPLICANT: DMW Group, LLC

ENGINEER: MAP Engineers

DATE OF SUBMITTAL: June 10, 2005

STATUS: Preliminary Planned Unit Development Plan

STAFF COMMENT:

1. The property adjacent to the area of this P.U.D. 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. The buildings will be used only for single-family dwellings and the usual accessory uses such as private or storage garages and for community activities.
4. There is a need for this 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, subject to the following requirements:

A. Planning Commission Requirements

1. Show that the right-of-way radius of the cul-de-sac will be 60'.
2. Label the west right-of-way of the road opposite lots 29-35 as an outer boundary of the P.U.D.
3. Show the width of the road right-of-way in several places.
4. A minimum 40' road right-of-way is required.
5. Add the following note: "All adjoining property is residential."
6. Submit sewer plans and profiles to serve all lots with the final P.U.D. plans.
7. Add the following note: "Only detached single-family houses and accessory uses with one house per lot are permitted on lots 1-24 and 26-35."

8. Add area to lot 36 so that it has public road frontage.
9. Note that there will be 34 dwelling units with a density of 3.5 units per acre.
10. Change drainage easements to private drainage easements.
11. As an alternative to showing all parking areas note there will be at least two off-street parking spaces on each dwelling lot.
12. Show and label the 100 year flood boundary per F.E.M.A. F.I.R.M. No. 47065CO369F. Indicate areas above and below.

B. Chattanooga Sewer and Storm Water Requirements

1. Submit sewer plans and profiles to serve all lots.
2. Submit drainage calculations.
3. In the absence of sewer plans, sewer profiles and drainage calculations there is not sufficient information to comment.
4. Questions about Chattanooga Sewer and Storm Water Requirements should be directed to Mr. David Wilson at 425-7624.

C. Chattanooga Development Director Requirements

1. Show a 5' utility, paving and sidewalk easement along the road.
2. Build the road to the standard of a 50' right-of-way road.
3. Questions about Chattanooga Development Director requirements should be directed to Mr. Joel Booth at 757-4886.

D. Chattanooga Fire Department Requirements

1. Show on the plat and install a fire hydrant at the lot line between lots 9 and 10 or the lot line between lots 17 and 18 on the same side of the road as the water line.
2. Show on the plat and install a fire hydrant along the north line of lot 1 or the lot line between lots 28 and 29 on the same side of the road as the water line.
3. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

E. Utility Requirements

1. Show a 10' power and communication along the front of lots 29-35.
2. Show a 10' power and communication easement along both sides of the road in lots 1-28.

F. Variance

The engineer has requested a variance the requirement of Article V, Section 1208(17) of the Chattanooga Zoning Ordinance that, when lots are to be sold, the streets in a planned unit development must be built to the standards of the Chattanooga Subdivision Regulations to permit the road right-of-way to be reduced from the 50' required by the Chattanooga subdivision Regulations to 40'. The Zoning Ordinance has been amended to permit the Planning Commission to grant variances from this section of the Chattanooga Zoning Ordinance. The staff recommends approval of this variance for the following reasons:

1. The Chattanooga Development Director has been contacted and does not object to this variance.
2. The developer is only able to obtain a 40' right-of-way for the entrance from Petty Road in front of lots 29-35.
3. Petty Road which provides access to this planned unit development has a right-of-way less than 50' wide.
4. The Chattanooga Development Director is requiring that the road be built to the standards of a 50' right-of-way road.

G. 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.

H. N.P.D.E.S. Permit

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 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

I. A.R.A.P. Permit

1. Since a stream may be involved in this subdivision, an A.R.A.P. (Aquatic Resource Alteration Permit) may be required by the State of Tennessee.
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.