

2005-198  
John B. Lowery  
c/o Wellstone Housing, LLC

RESOLUTION NO. 24610

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT, KNOWN AS MOUNTAIN CREEK PLANNED UNIT DEVELOPMENT; ON A TRACT OF LAND LOCATED AT 1120 MOUNTAIN CREEK ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAPS 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 at 1120 Mountain Creek Road, known as Mountain Creek Planned Unit Development, more particularly described as follows:

Tract 2, Final Plan of Tract #1 and Tract #2, Mountain Creek Valley Subdivision, Plat Book 58, Page 86, ROHC, Deed Book 4434, Page 940, ROHC. Tax Map 117C-A-009.01.

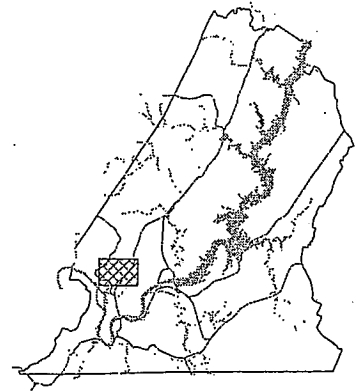
BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for the Planned Unit Development, known as Mountain Creek Planned Unit Development, is approved subject to:

1. The provisions of Article V, §1213;
2. The subdivision review attached hereto and made a part hereof by reference; and
3. Traffic calming measures within the development to be approved by the City

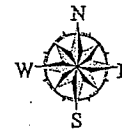
Traffic Engineer.

ADOPTED: December 13, 2005

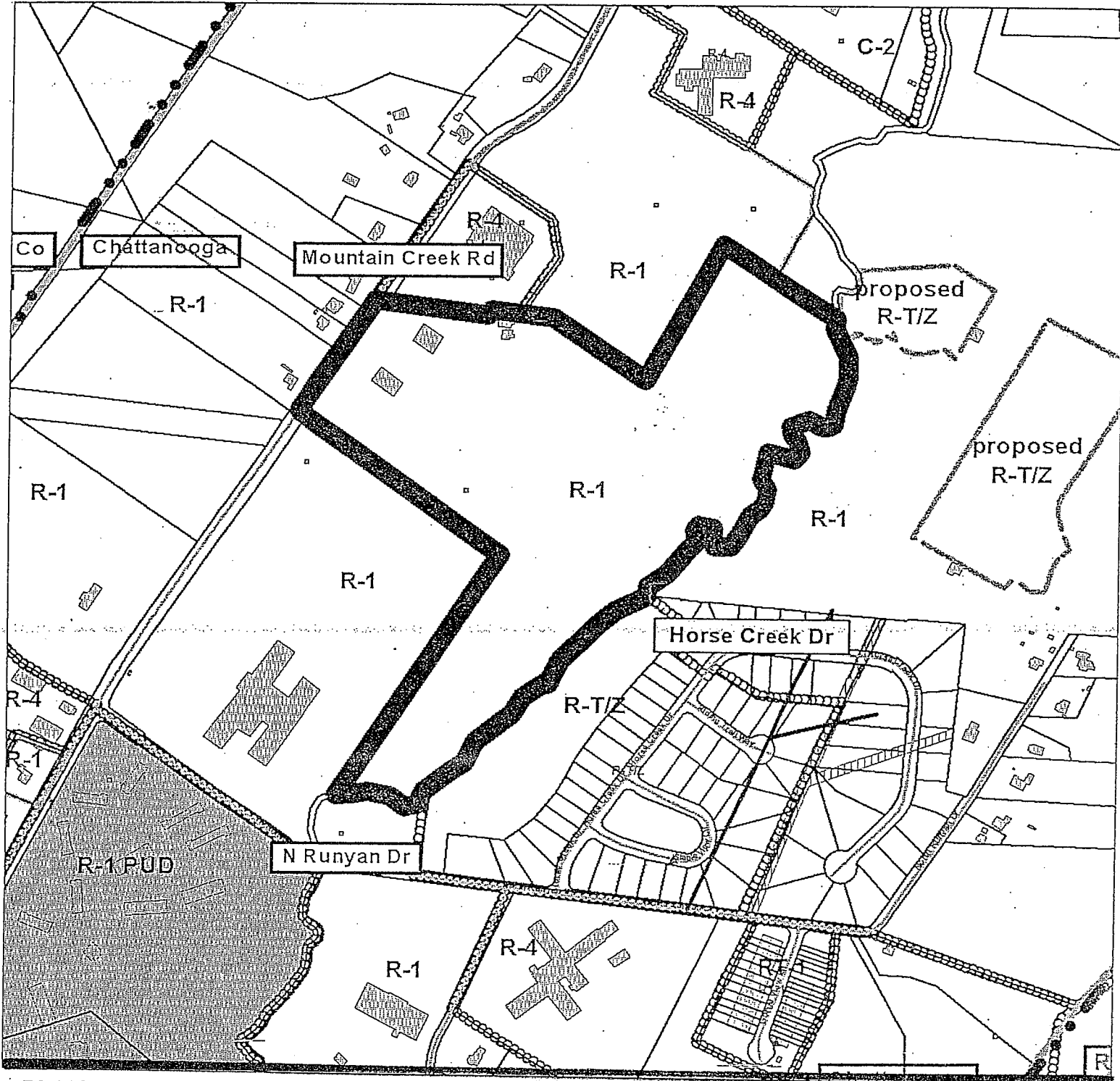
/add



CHATTANOOGA  
CASE NO: 2005-0198  
PC MEETING DATE: 11/14/2005  
RESIDENTIAL PUD

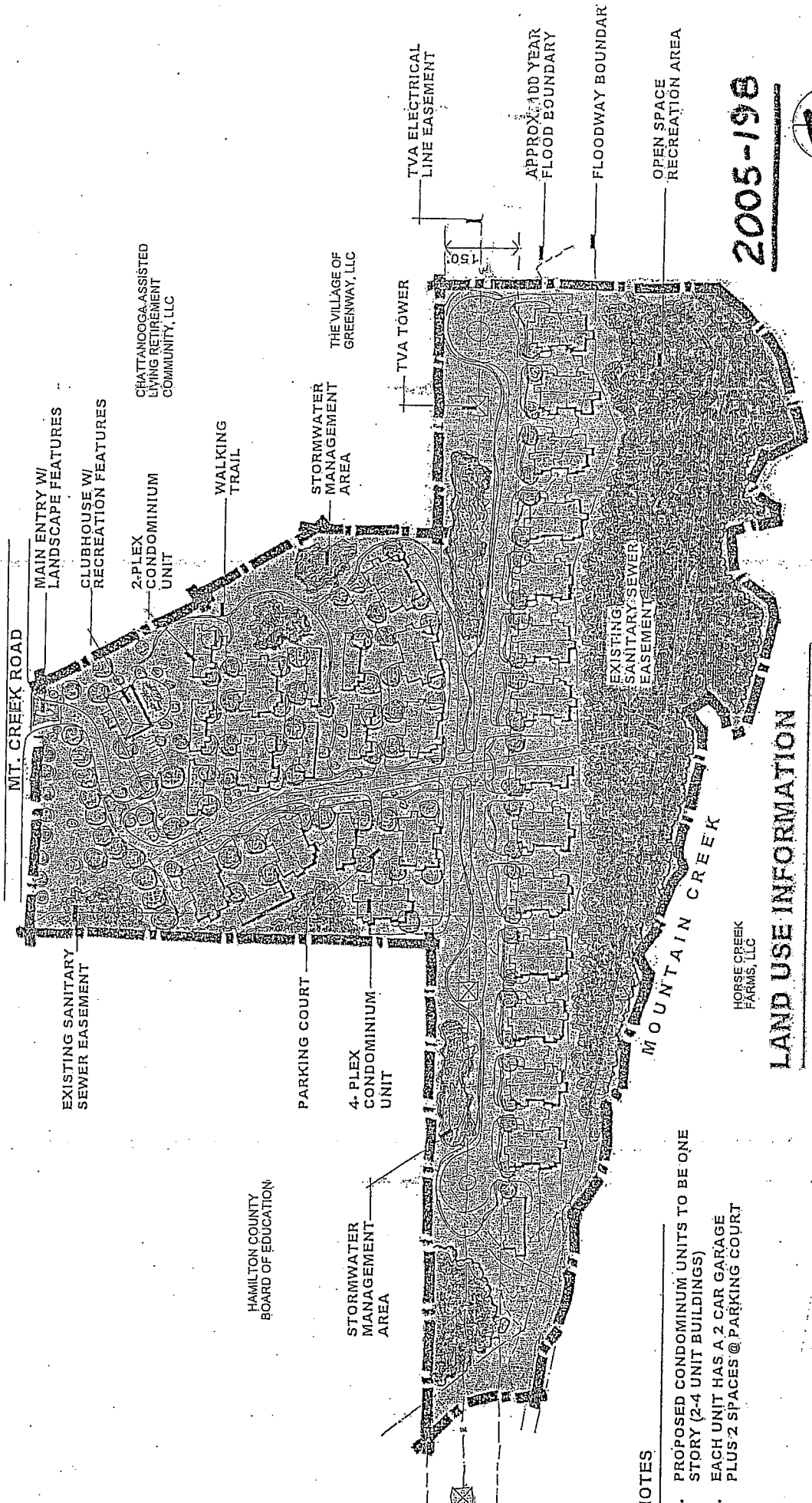


1 in. = 500.0 feet



**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2005-198:** Approve, subject to:

- 1) Subdivision review; and
- 2) Traffic calming measures within the development to be approved by City Traffic Engineer.



2005-198



MT. CREEK ROAD

MAIN ENTRY W/  
LANDSCAPE FEATURES

CLUBHOUSE W/  
RECREATION FEATURES

2-PLEX  
CONDOMINIUM  
UNIT

WALKING  
TRAIL

STORMWATER  
MANAGEMENT  
AREA

THE VILLAGE OF  
GREENWAY, LLC

TVA TOWER

TVA ELECTRICAL  
LINE EASEMENT

APPROX 100 YEAR  
FLOOD BOUNDARY

FLOODWAY BOUNDARY

OPEN SPACE  
RECREATION AREA

EXISTING SANITARY  
SEWER EASEMENT

PARKING COURT

4-PLEX  
CONDOMINIUM  
UNIT

EXISTING  
SANITARY SEWER  
EASEMENT

MOUNTAIN CREEK

HORSE CREEK  
FARMS, LLC

HAMILTON COUNTY  
BOARD OF EDUCATION

STORMWATER  
MANAGEMENT  
AREA

**NOTES**

1. PROPOSED CONDOMINIUM UNITS TO BE ONE STORY (2-4 UNIT BUILDINGS)
2. EACH UNIT HAS A 2 CAR GARAGE PLUS 2 SPACES @ PARKING COURT

**LAND USE INFORMATION**

SITE AREA	40.7 AC.
MAXIMUM ALLOWABLE UNITS (PUD)	203.5
PROPOSED # OF UNITS	110
EXISTING ZONING	R-1
<b>2.7 D.U.'S PER ACRE</b>	

P.U.D.: Mountain Creek Planned Unit Development  
110 Dwelling Units

CASE NO.: 2005-198

DEVELOPER: Wellstone Communities

ENGINEER: Barge, Waggoner, Sumner and Cannon

DATE OF SUBMITTAL: October 10, 2005

STATUS: Preliminary Planned Unit Development

A. Planning Commission Requirements

1. Change Existing Sanitary Sewer Easements to Public Sanitary Sewer Easements, show the widths of these easements and show the existing sewer lines and manholes in them. Show the file numbers of these existing sewer lines.
2. Show exact bearings, distances and curve data for outer boundary lines which are not creek lines.
3. Show the center line of Mountain Creek Road and the right-of-way width for Mountain Creek Road.
4. Add a general location map.
5. Note the deed book and page number of this property.
6. Show deed references for adjoining unsubdivided property.
7. Correct the north arrow.
8. Show the tax map number of the property.
9. Note water supply by Tennessee-American Water Company.
10. Show the density of the development.
11. Change proposed buildings so that no part of any building is in the floodway. Parts of some buildings appear to be in the floodway area.
12. Add the following note: "No part of any building can be closer than 25' to the P.U.D. outer boundary. Free-standing buildings must be at least 10' apart. Other than above no minimum building setbacks are required."
13. The proposed P.U.D. name "Mountain Creek P.U.D." is unacceptable due to conflicts with existing P.U.D. and subdivision names. Select an acceptable name for this P.U.D.

B. Chattanooga Fire Department Requirements

1. Plan requires street names.
2. Fire Department access roads require minimum 25' inside diameter and 50' outside diameter.
3. Install a fire hydrant at the entrance and install fire hydrants at 600' intervals. Show proposed fire hydrant locations on the plan.
4. No fire hydrants are allowed at the curve of a turn or cul-de-sac.
5. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

C. Chattanooga Sewer Requirements

1. Submit a sewer plan.
2. No building overhang can be located over a public sanitary sewer easement. The corner of one building is close to a 20' public sanitary sewer easement.
3. In the absence of a sewer plan there is not sufficient information to review this plan.
4. Questions about Chattanooga sewer requirements should be directed to David Wilson at 425-7629.

D. Chattanooga Storm Water Management Requirements

1. Submit a hydrology report.
2. Submit a storm water design.
3. In the absence of the above there is not sufficient information for a review by Storm Water Management Division.
4. Questions about Chattanooga Storm Water Management Requirements should be directed to Mr. Lee Starnes at 643-5836.

E. Utility Requirements

1. There is an existing 25' EPB Easement along Mountain Creek Road. Show this on the plan.

F. N.P.D.E.S. Permit

1. Since there is to be more than one acre of disturbed ground, including building sites, in this development, 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

G. S.W.P.P.P. Permit

1. As a part of Storm Water Pollution Prevention Plan (S.W.P.P.P.), the State of Tennessee may require 60' riparian buffer zones during construction along or in drainage areas of streams designated by the State as high quality or impaired. The developer should contact the Tennessee Department of Environment and Conservation to determine if buffer zones are required.

H. A.R.A.P. Permit

1. Since a stream may be involved in this development, 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.