

2006-134
ABT Properties/Aaron Smith

RESOLUTION NO. 24812

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT, KNOWN AS SOUTHERNWOOD VILLAGE 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, known as Southernwood Village Planned Unit Development, on tracts of land located at 1700 and 8600 Petty Road, more particularly described as follows:

Three unplatted tracts of land located at 1700 and 1800 Petty Road as described in Deed Book 7865, Page 928, ROHC. Tax Map 159K-B-001.01 and 019.

BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for said Planned Unit Development is approved subject to the provisions of Article V, §1213, the PUD review attached hereto and made a part hereof by reference, the applicant to improve the public road, and approval of the City Engineer and Traffic Engineer.

ADOPTED: July 11, 2006

P.U.D.: Southernwood Village Planned Unit Development
Lots 1-42

CASE NO.: 2006-134

NOTE: This P.U.D. was previously called Petty Crossing.

DEVELOPER: ABT Properties – Aaron Smith

ENGINEER: MAP Engineers

DATE OF SUBMITTAL: May 10, 2 006

STATUS: Preliminary Planned Unit Development Plan

STAFF COMMENT:

- 1) The property adjacent to the area included in the 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) The buildings will 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.
- 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.

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3. The area at the rear of lots 14-20 must have frontage on Road "A". This could be accomplished by adding the 20' public sanitary sewer easement in lots 14 and 15 to the lot at the rear of lots 14-20.
4. Add the following note: "Public sanitary sewers are available by gravity flow".
5. Add the following note: "The City of Chattanooga is not responsible to construct or maintain drainage easements, storm sewer easements, drainage detention areas or any ground, facility, building or anything else on any community lot".
6. Show and label as such the approximate pre-fill 100-year flood boundary. Label areas above and below.
7. Add the following note: "Per F.E.M.A. F.I.R.M. No. 47065C0369F dated November 7, 2002, the 100-year flood elevation varies from 715.3' to 716'".
8. Add the following note: "All adjoining property zoned residential".
9. Per Article 5, Section 12078 (3) of the Chattanooga Zoning Ordinance, sidewalks are required along the new street or an equivalent paved internal pedestrian circulation system. If there are to be sidewalks, show the location of the sidewalks or note that sidewalks will be installed. If another pedestrian circulation system is used, show its location.
10. Show private drainage detention area easements and City of Chattanooga Inspection Access Easements in lots 20, 21, 33 and 34 at drainage detention areas.
11. Show a 15' private drainage easement along the rear of lots 21-33 for the drainage pipe and swale.
12. Show a 15' private drainage easement for the drainage pipe at the front of lots 22-26.
13. Show a 15' private drainage easement for the drainage pipe in lot 42.
14. As an alternative to showing all parking areas, add the following note: "There will be at least two off-street parking spaces on every lot occupied by a dwelling. Units with four or more bedrooms will have at least three off-street parking spaces".

A. Planning Commission Requirements

1. Since there are 25 lots in this subdivision, Section 305.4 of the Chattanooga Subdivision Regulations requires two boundary control monuments located to an accuracy of 1:20,000 in State Plane Coordinates. Show the location and coordinates of these monuments.
2. Give the area at the rear of lots 14-20 a lot number. Label this area as open space and a community lot.

15. Give private Road "A" a name approved by the GIS Department on the final P.U.D. plans. Private Road "A" cannot be called Petty Road.
16. Add the following note: "The only minimum building setbacks required are at least 25' from the outer boundaries of the P.U.D., at least 10' from public and private road right-of-ways and at least 10' between free-standing buildings. Other than above, no minimum building setbacks are required".
17. Note that the zoning is R-1 and R-5.
18. Note that the outer boundary of this P.U.D. is in the center line of Petty Road at lots 39-42 and the west right-of-way of Petty Road opposite lot 38.
19. Add the following note: "Only detached, single-family houses and accessory uses with one house per lot are permitted on lots 39-42".
20. Note that lot 38 is to be used for community, open space or future road purposes.
21. Show the existing fire hydrant in lot 42 at the intersection.
22. Note that the buildings on lots 1-32 are townhouses.

B. Chattanooga Sewer Requirements

1. Submit information that lots 21-26 and 39-42 can access sewer lines across drainage pipes in the front of those lots.
2. Questions about Chattanooga Sewer requirements should be directed to Mr. Eric Douglas.

C. Chattanooga Storm Water Management Requirements

1. Contact Mr. Lee Starnes at 643-5836 to determine if a revised hydrology report is necessary due to an increased number of units. Submit a revised hydrology report with the final P.U.D. plans if one is required.

D. Chattanooga Fire Department Requirements

1. Show on the final P.U.D. plan and install a fire hydrant at the two following locations. Alternative locations are shown so that fire hydrants can be installed on the same side of the road as water lines.
 - a. at the lot line between lots 10 and 11 or the lot line between lots 23 and 24.
 - b. at the lot line between lots 36 and 37 or across the road at lot 1.
2. 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 easement in lots 39-42 east of the public sanitary sewer easement.
2. Show a 10' power and communication easement along the road frontage in lot 38.
3. Show a 10' power and communication easement along both sides of Road "A".

F. Tennessee Department of Health and Environment Requirements

1. Under current policies, the Mylar copy of the final plan cannot be recorded until the Tennessee Department of Health and Environment, Division of Water Supply, has approved the water line extensions.

G. 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

H. 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.

I. A.R.A.P. Permit

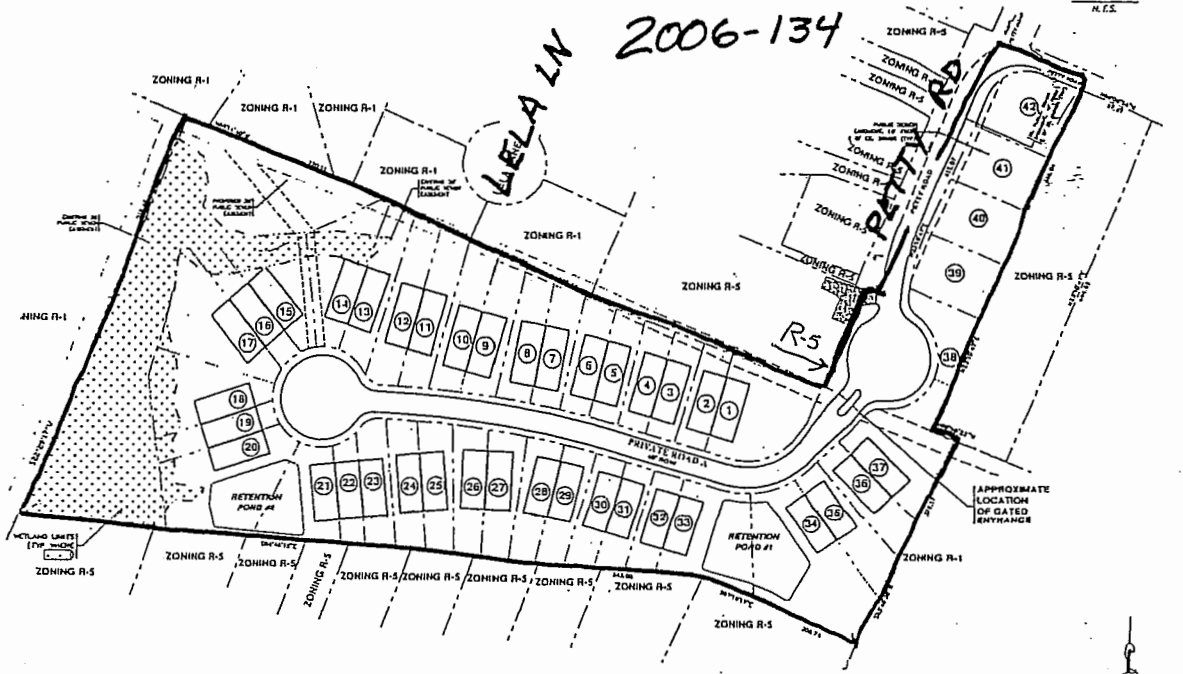
1. Since a stream may be involved in this subdivision, an A.R.A.P. (Aquatic Resource Alteration Permit) may be required by the State of Tennessee.
2. Although there is no local requirement or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary 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.

SITE ANALYSIS

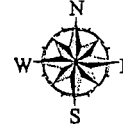
ZONING:	R-1 PUD
NUMBER OF BUILDABLE LOTS:	41 LOTS
TOTAL NUMBER OF LOTS:	42 LOTS
TOTAL SITE ACREAGE:	9.70± ACRES
DENSITY:	4.2±
	4.2± UNITS PER ACRES

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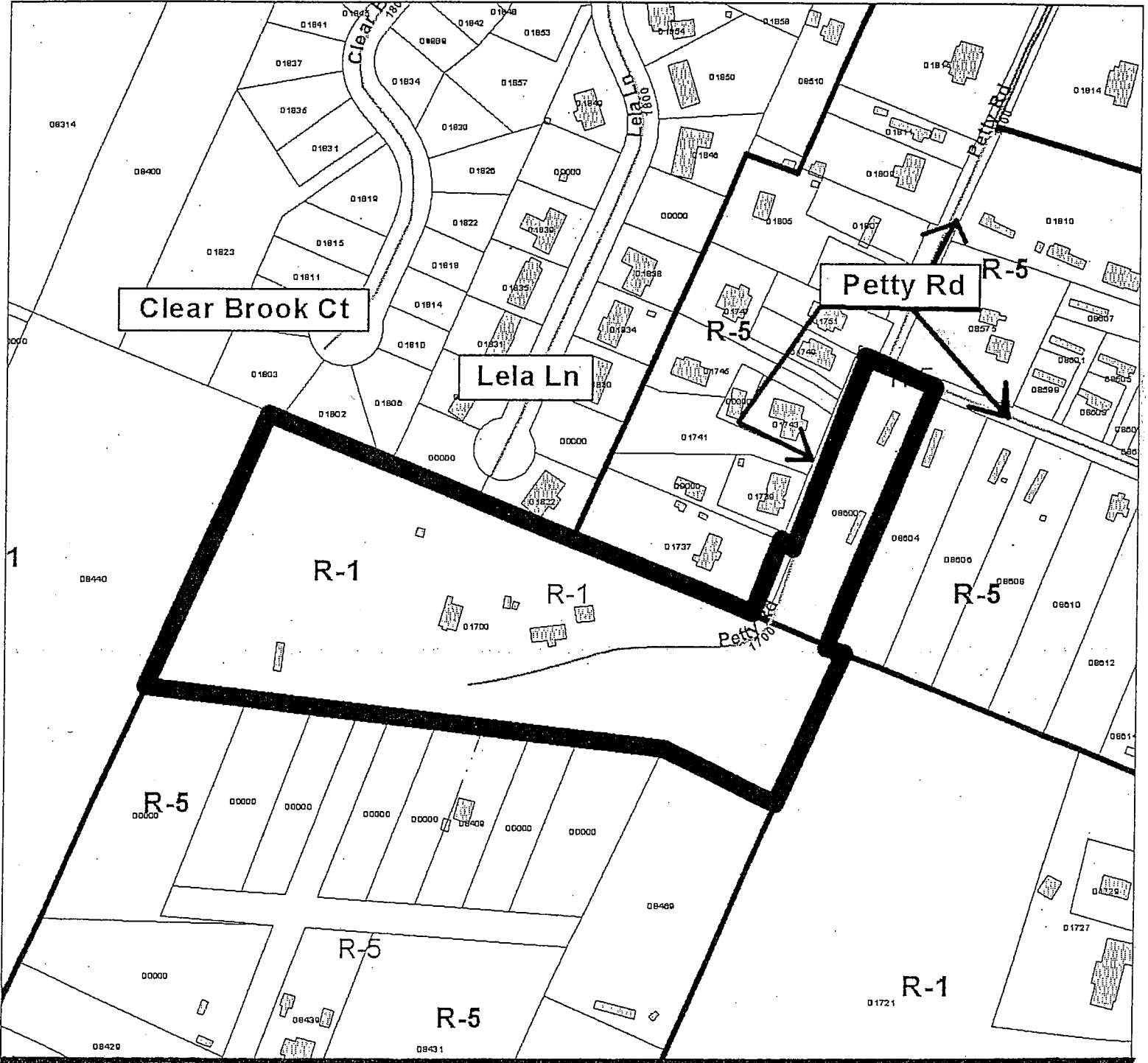
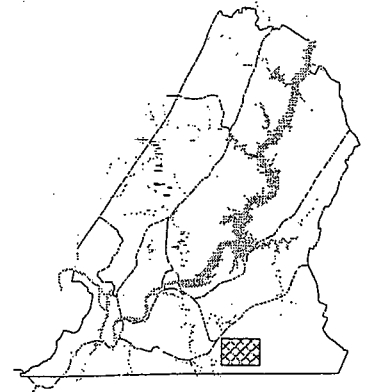
*LOTS 1-37 TOWNHOUSE LOTS
*LOTS 38-42 SINGLE FAMILY LOTS



CHATTANOOGA
CASE NO: 2006-0134
PC MEETING DATE: 6/12/2006
RESIDENTIAL PUD

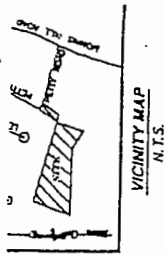


1 in. = 230.0 feet

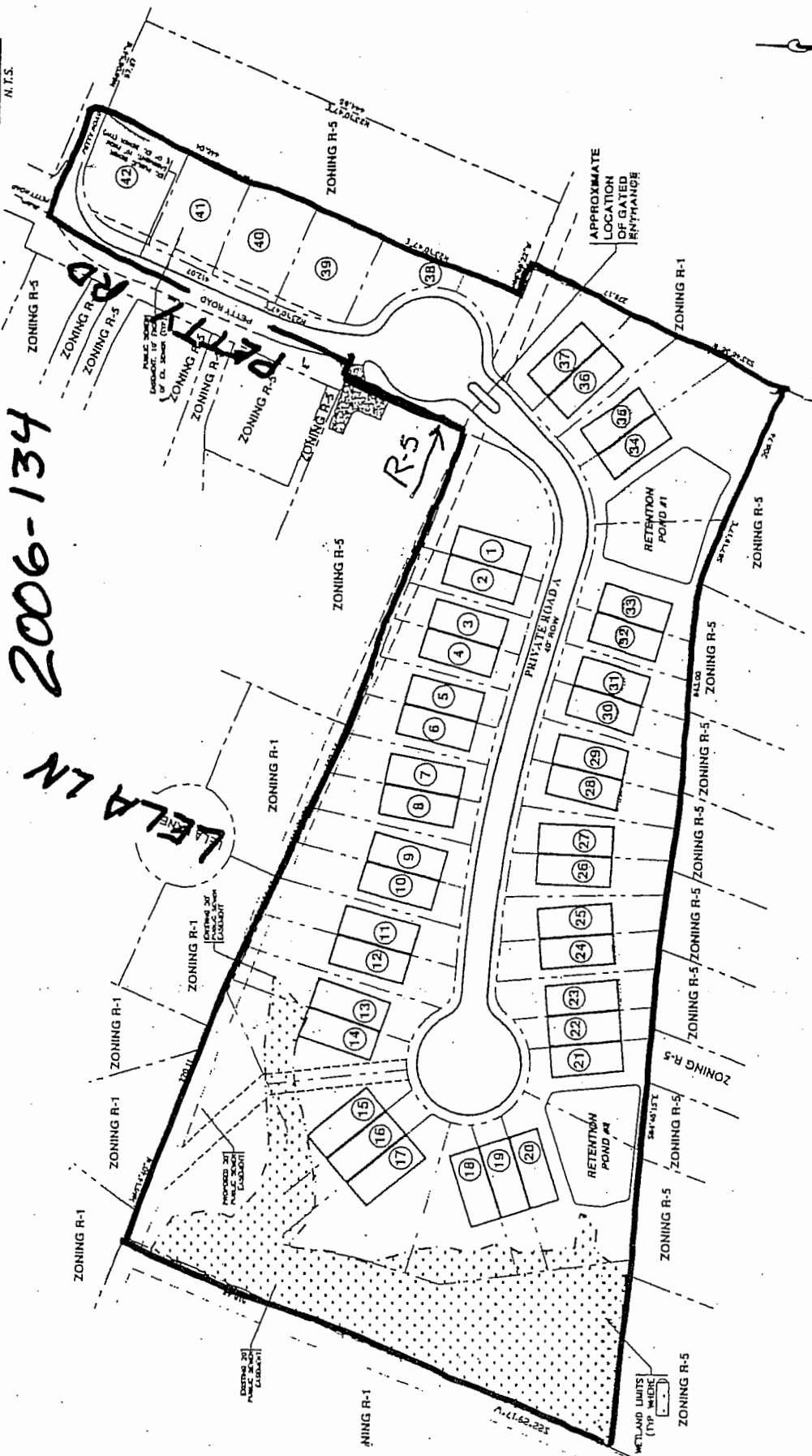


PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-134: Approve, subject to:

- 1) The PUD review;
- 2) The applicant has to improve the public road; and
- 3) Approval of the City Engineer and Traffic Engineer.



2006-134
 LELA LN
 R-5



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DENSITY:	4.2 ±
*LOTS 1-37 TOWNHOUSE LOTS	
*LOTS 38-42 SINGLE FAMILY LOTS	
	4.2± UNITS PER ACRES (an)