

2007-135
C. T. Williams-Contractors

RESOLUTION NO. 25257

A RESOLUTION APPROVING A PRELIMINARY RESIDENTIAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED RESIDENTIAL PLANNED UNIT DEVELOPMENT, KNOWN AS THE RIVERVISTA PLANNED UNIT DEVELOPMENT, LOTS 1-7, ON TRACTS OF LAND LOCATED IN THE UNIT BLOCK OF RIVERVISTA DRIVE, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP AND DRAWING ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

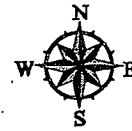
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is granted a Preliminary Residential Planned Unit Development Special Exceptions Permit for a Proposed Residential Planned Unit Development, known as the Rivervista Planned Unit Development, Lots 1-7, on tracts of land located in the unit block of Rivervista Drive, more particularly described as follows:

Lot 4, Final Plan of Fairwood Subdivision, Plat Book Plat Book 34, Page 198 and an unplatted tract of land located at 1 Rivervista Drive being the properties described in Deed Book 4766, Pages 201 and 204, ROHC. Tax Map 136H-M-016 and 020.

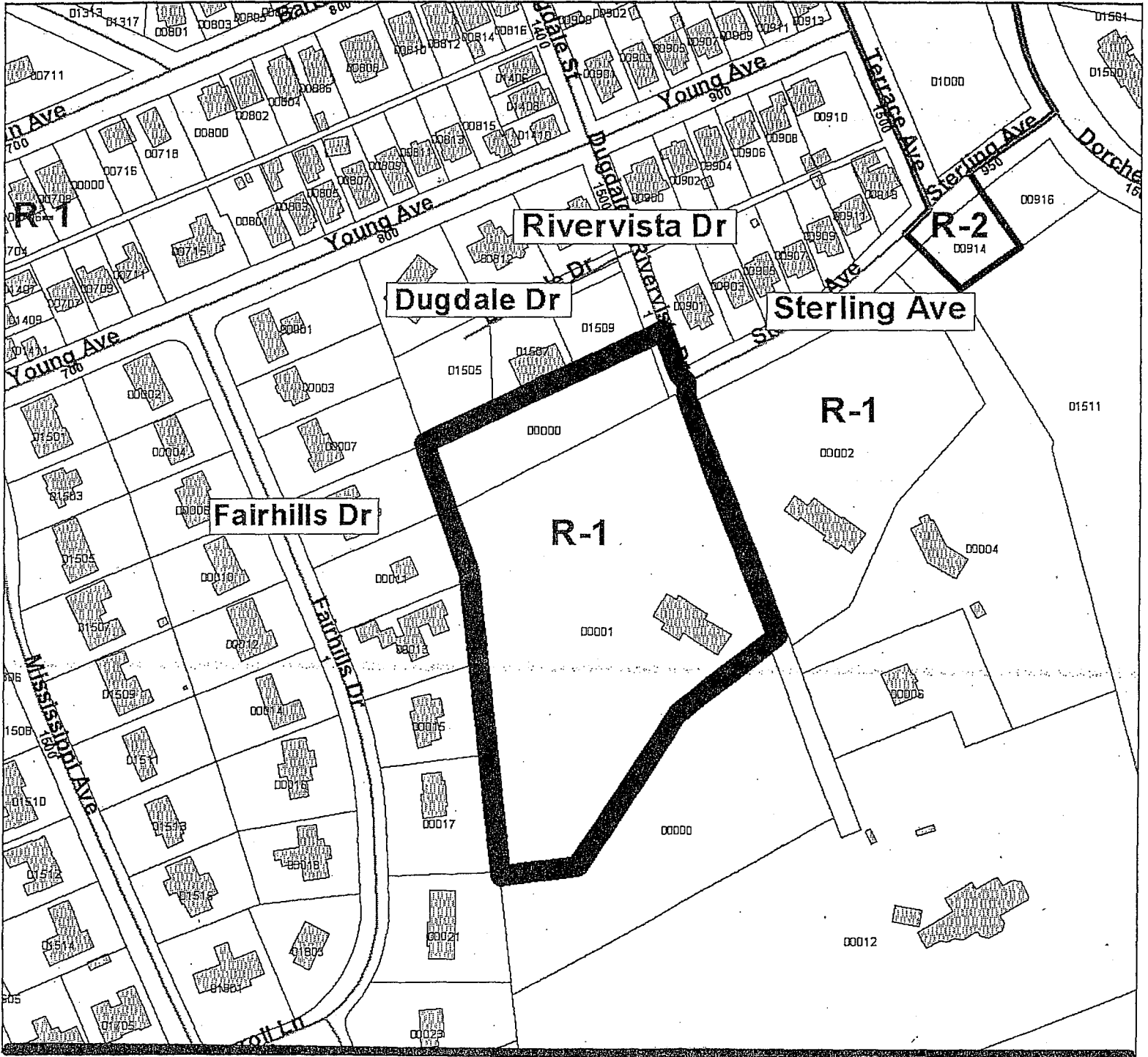
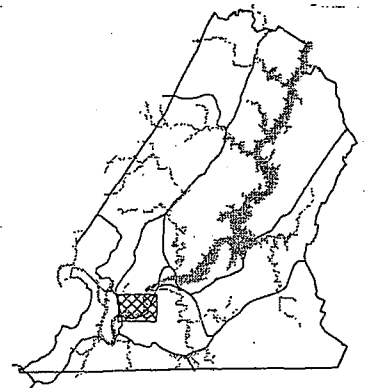
BE IT FURTHER RESOLVED, That the Preliminary Residential Planned Unit Development Plan for said Residential Planned Unit Development is approved subject to the attached site plan and PUD review.

ADOPTED: September 11, 2007

CHATTANOOGA
CASE NO: 2007-0135
PC MEETING DATE: 8/13/2007
RESIDENTIAL PUD.



1 in. = 200.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-135: Approve, subject to the attached PUD review.



P.U.D.: Rivervista Planned Unit Development
Lots 1-7.

CASE NO.: 2007-135

DEVELOPER: C. T. Williams Contractors

ENGINEER: MAP Engineers

DATE OF SUBMITTAL: July 10, 2007

JURISDICTION: City of Chattanooga

STATUS: Preliminary Planned Unit Development Plan

A. Planning Commission Requirements

1. Submit sewer plans and profiles with the final P.U.D. plans.
2. Article 5, Section 1208(3) of the Chattanooga Zoning Ordinance requires sidewalks in a P.U.D. Consequently, add the following note: "Per requirements of the Chattanooga Zoning Ordinance, sidewalks are required along public roads".
3. Add the following note: "No residential building is permitted on Community Lot 7".
4. Add the following note: "Lots 1-6 are to be used for detached single-family houses and accessory uses only with one house per lot".
5. Add the following note: "The only minimum building setbacks required are minimum 25' from the outer boundaries of the P.U.D., minimum 10' from public roads not outer boundaries and minimum 10' between free-standing buildings. Other than above, no minimum building setbacks are required".
6. Give Road "A" a name approved by the GIS Department.
7. Add a drainage easement for the spillway of Road "A" at lot 5.
8. Add a dashed line separating the public part of Rivervista Drive from the private part.
9. Add the following note: "Variance for private road access to lot 2 granted by the Planning Commission on June 11, 2007".

10. Add the following note: "A 10' private drainage easement is reserved along the outer boundaries of this P.U.D. except public and private road lines. This drainage easement is automatically abandoned if two or more lots are combined or used as one lot or no setback is required".
11. Submit a plan for treatment of drainage from the cul-de-sac.

B. Utility Requirements

1. Show the 20' access strips to lots 3 and 4 as utility easements.
2. Show a 20' power and communication easement along the rear lines of lots 3-6 adjoining Fairhills Subdivision.
3. Show a 10' power and communication easement along both sides of Road "A" except in the 20' access strips of lots 3 and 4.

C. 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.

D. 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

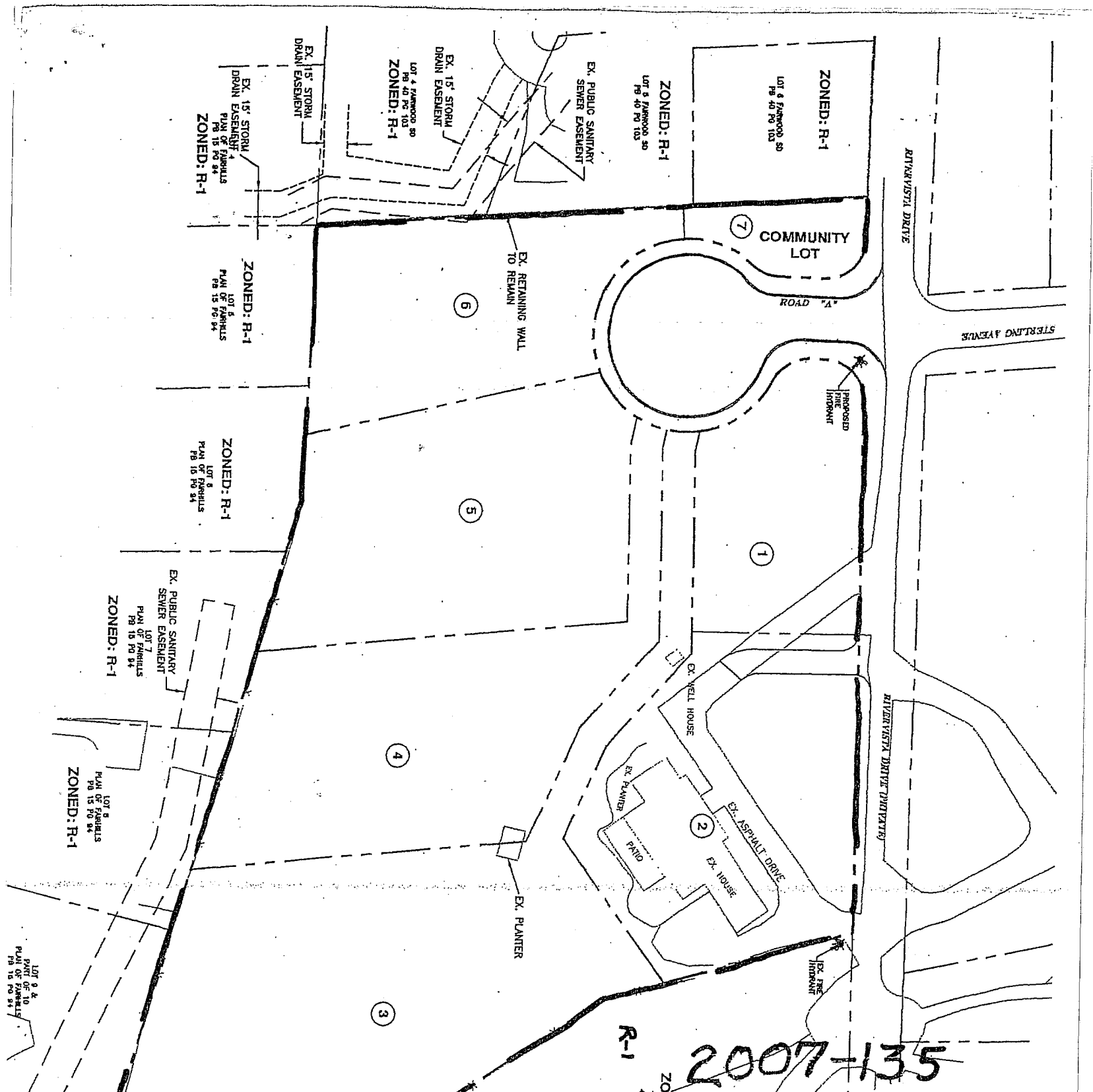
Suite 550
Chattanooga, TN 37402
(423) 634-5745

E. 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.

F. 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

ADDRESS:	0000 & 0001 RIVERVISTA DRIVE
TAX MAP #:	136H M 016 & 136H M 020
# OF SINGLE FAMILY LOTS:	6 LOTS
TOTAL # PROPOSED RESIDENCES:	6 RESIDENCES
TOTAL # OF COMMUNITY LOTS:	1 LOT
COMMUNITY LOT ACREAGE:	0.1± ACRES
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1 PUD
TOTAL ACREAGE:	4.9± ACRES
PROPOSED DENSITY:	7 LOTS/4.9 ACRES = 1.4± UNITS/ACRE

