

2008-011
James Pratt

RESOLUTION NO. 25419

A RESOLUTION APPROVING A PROPOSED PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT KNOWN AS THE REUNION PLANNED UNIT DEVELOPMENT, LOTS 31, 31A, 31B, 44A AND 44B, ON TRACTS OF LAND LOCATED AT 1030 REUNION DRIVE, IN THE 8300 BLOCK OF LADY SLIPPER ROAD, AND THE 8600 BLOCK OF WINTERBERRY ROAD, 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.

WHEREAS, The James Pratt petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend that the City Council of the City of Chattanooga grant a special exceptions permit for a Planned Unit Development on property located at 1030 Reunion Drive and the 8300 block of Lady Slipper Road and the 8600 block of Winterberry Road, known as The Reunion Planned Unit Development, Lots 31, 31A, 31B, 44A and 44B; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Commission, on January 14, 2008, recommended that the Chattanooga City Council approve the Plan as a Preliminary and Final Planned Unit Development.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is granted a Preliminary and Final Planned Unit Development Special Exceptions Permit for a Proposed Planned Unit Development on tracts of land located at 1030 Reunion Drive, in the 8300 block of Lady Slipper Road, and in the 8600

block of Winterberry Road, known as The Reunion Planned Unit Development, Lots 31, 31A, 31B, 44A and 44B, and more particularly described as follows:

Lots 31, 44A and 44B. Revised Plat of the Reunion Subdivision not yet recorded being the property described in Deed Book 6908, Page 671 and Tract 1 of Deed Book 8050, Page 567, ROHC. Tax Map 171G-A-002.32, 171J-F-063 and 171J-F-038.

BE IT FURTHER RESOLVED, That the Preliminary and Final Planned Unit Development Plan for this Planned Unit Development is subject to the following conditions:

1. Review and approval of the City Engineer;
2. No through access from Lady Slipper Road or Winterberry Road to Reunion Drive; and
3. The Planned Unit Development review attached hereto and incorporated herein by reference.

ADOPTED: February 12, 2008

/add

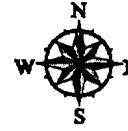


CHATTANOOGA

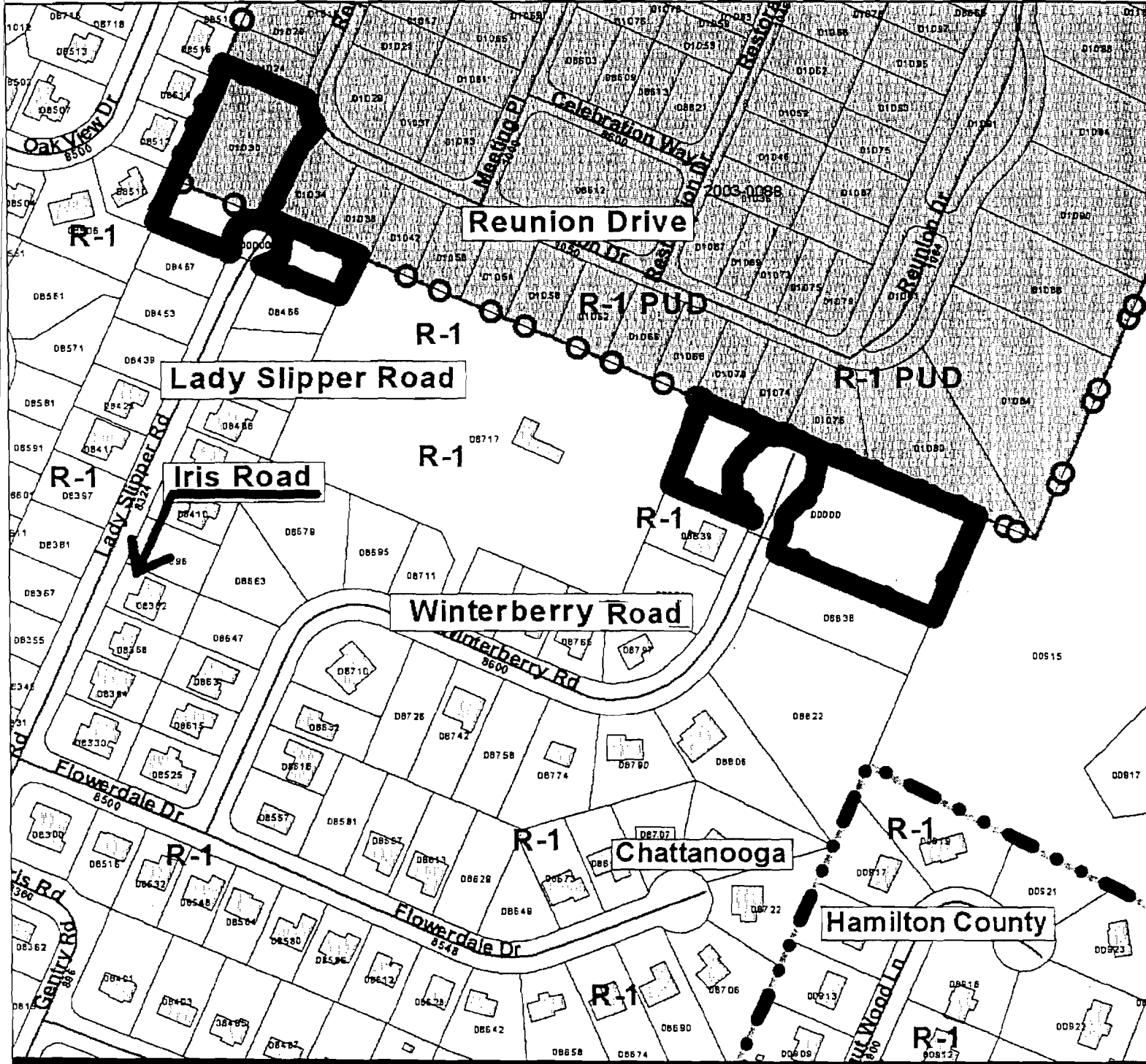
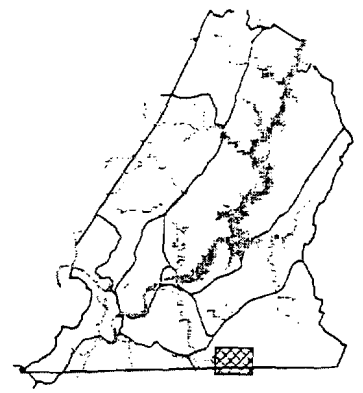
CASE NO: 2008-0011

PC MEETING DATE: 1/14/2008

RESIDENTIAL PUD

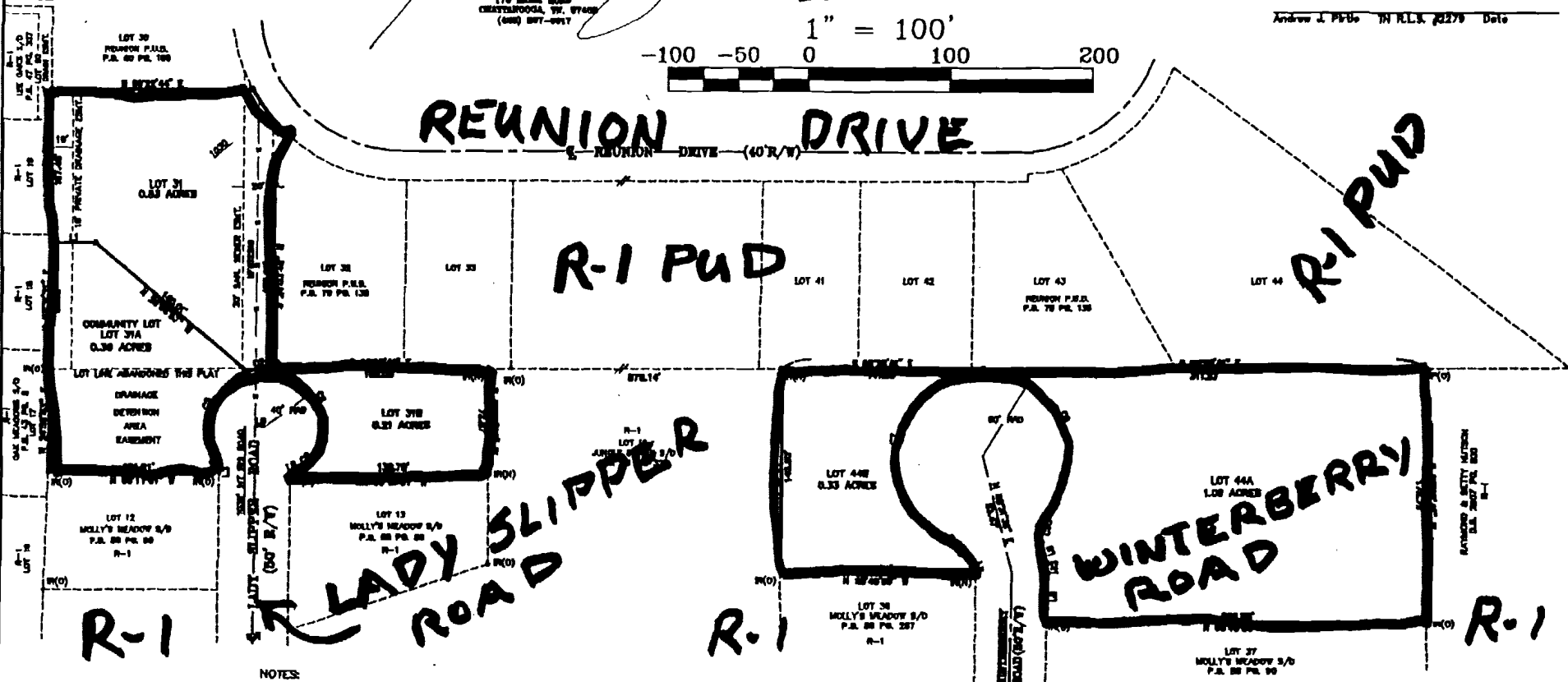
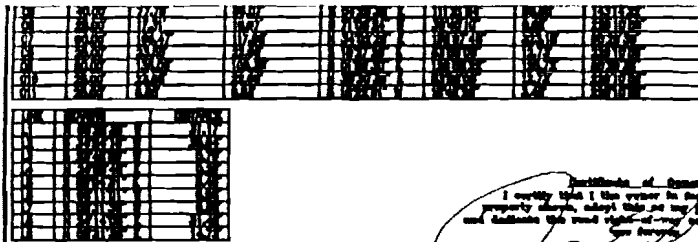


1 in. = 220.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2008-011: Approve, subject to:

- 1) Review by City Engineer and no through access from Lady Slipper Road or Winterberry Road to Reunion Drive; and
- 2) The PUD review.

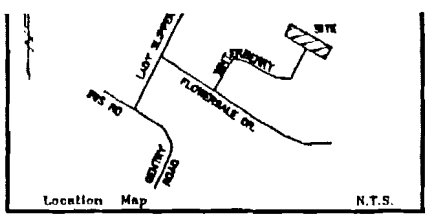
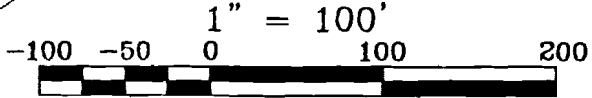


I certify that I the engineer in the presence of the property owner, adopt this as my final subdivision, and dedicate the road right-of-way of above to the public use forever.

[Signature]

CHATTANOOGA DEVELOPMENT GROUP LLC
170 BIRCH ROAD
CHATTANOOGA, TN 37408
(423) 897-0917

2008-011



APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE _____
BY: JUREBONAL AUTHORITY
DATE _____
BY: CHATTA/HAH CITY REGIONAL
PLANNING COMMISSION
DATE _____
BY: _____

I hereby certify that this is a Category 1 survey and that the ratio of precision for the unadjusted survey is >1:10,000 as shown herein. This survey is correct to the best of my knowledge and belief.

Andrew J. Peltz IN R.L.S. #2279 Date _____

NOTES:

- 1.) Present zoning classification R-1.
- 2.) Area subdivided by this plat is 2.49 acres.
- 3.) This plat subdivides property described in D.B. 8090 Pg. 587 & D.B. 8022 Pg. 331.
- 4.) This subdivision has been developed according to the Subdivision Regulations of City of Chattanooga.
- 5.) Water source is Tennessee-American Water Company.
- 6.) Public Sanitary sewers are available by gravity flow.
- 7.) Text Map Numbers 171(j) F 038. & 171(j) F 083 171(g) A 232.
- 8.) City ordinance #8942 entitled Stormwater Runoff and Erosion control shall apply to any discharge of storm from this subdivision.
- 9.) The City of Chattanooga is not responsible to provide desired utilities beyond any Right-of-Way.
- 10.) RR(N) set at all Lot corners unless noted otherwise.
- 11.) No fill material can be placed in a constructed drainage facility in such a manner as to impede storm water runoff flow unless approved by the City Engineer.
- 12.) The City of Chattanooga is not responsible to construct or maintain drainage easements, private storm sewer easements or private access easements.
- 13.) A 5' private drainage easement is reserved along the inside of all side and rear lot lines. This drainage easement is automatically abandoned if two or more lots are combined or used as one lot or no setback is required.
- 14.) Drainage detention areas and facilities installed by the developer can not be filled altered or changed in any way without permission from the City Engineer.
- 15.) There is a 10' non-exclusive utility easement, sidewalk easement and drainage easement reserved along all road rights-of-way.
- 16.) a. building setback line from all dedicated public streets is a min. 10 feet.
b. rear setback line for lots shown is a min. 25 feet.
c. freestanding buildings must be at least 10 feet apart.
d. other than above no other setbacks are required.
- 17.) The City of Chattanooga is not responsible to construct or maintain private ingress/egress easements, private alley easements, drainage easements, private storm sewer easements or any ground facility building or anything else on community lots.
- 18.) Per requirements of the Chattanooga Zoning ordinance there shall be constructed sidewalks or an equivalent paved internal pedestrian circulation system. The minimum width of such sidewalks shall be 5 feet on Lot 31.
- 19.) Lot 31 is to be used for detached single family houses and accessory uses only with one house per lot.
- 20.) The entire area of Lot 31A is a drainage detention area easement. No building of any kind is permitted.
- 21.) Purpose of plot is to subdivide Lot 31 and dedicate cul-de-sac to the City of Chattanooga.

JOB NO. 77-08
DATE 12-04-07

CORNERSTONE SURVEYING, LLC
7083 SNOW HILL ROAD
COLLEMAN, TN 37363
(423) 238-4698

REVISED PLAT
THE REUNON S/D
A Planned Unit Development
(Lots 31, 31A, 31B, 44A & 44B)
City of Chattanooga
Hamilton County, Tennessee

P.U.D.: The Reunion Planned Unit Development
Lots 31, 31A, 31B, 44A and 44B

CASE NO. 2008-011

DENSITY: 1.6 units per acre

DEVELOPER: Chattanooga Development Group, LLC

SURVEYOR: Cornerstone Surveying, LLC

DATE OF SUBMITTAL: December 7, 2007

JURISDICTION: City of Chattanooga

STATUS: Preliminary and Final Planned Unit
Development Plan Reviewed
Simultaneously

STAFF COMMENT:

- 1) The property adjacent to the area included in this 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 shall be used only for detached single family houses, accessory uses and community activities.
- 4) There is a need for this development in the proposed location.
- 5) There is reasonable assurance that development will proceed according to the spirit and letter of the approved plans.

STAFF RECOMMENDATION: Approve as both a preliminary and final planned unit development plan simultaneously, subject to the following requirements, review by the City Engineer and no through access from Lady Slipper Road or Winterberry Road to Reunion Drive.

The Reunion PUD
Page 2

A. Planning Commission Requirements

1. Change "20' San. Sewer Esmt." to "20' Public San. Sewer Esmt."
2. Change note 5 to the following: "Local Government does not certify that utilities or utility connections are available".
3. Change "Drainage Detention Area Easement" to "Private Drainage Detention Area Easement and City of Chattanooga Inspection Access Easement".
4. Change "Revised Plat" to "Final Planned Unit Development Plan".
5. Note that the density is 1.6 units per acre.
6. Change note 19 to the following: "Lots 31, 31B, 44A and 44B are to be used for detached single-family houses and accessory uses only with one house per lot".
7. Change note 13 to the following: "A 10' private drainage easement is reserved along the outer boundary of The Reunion P.U.D. in Lots 31A, 31B, 44A and 44B. This drainage easement is automatically abandoned if two or more lots are combined or used as one lot or no setback is required".
8. Change note 12 to the following: "The City of Chattanooga is not responsible to construct or maintain drainage easements, storm sewer easements, private access easements, drainage detention area easements or any ground, facility, building or anything else on any lot beyond the right-of-way of public roads".
9. Delete note 17. It repeats note 12 above.
10. Since the right-of-ways of Lady Slipper Road and Winterberry Road are excluded from the P.U.D, the setback from these right-of-ways is 25' because they are outer boundaries of the P.U.D. Consequently, change part "a" of note 16 to the following: "building setback line from Reunion Drive is minimum 10' and building setback line from Lady Slipper Road and Winterberry Road is minimum 25'".
11. In note 16, change part "b" to: "minimum 25' building setback from all outer boundaries of The Reunion P.U.D."
12. Either delete note 21 or change note 21 to the following: "Purpose of plat is to record Lots 31, 31A, 31B, 44A and 44B as.

part of The Reunion P.U.D. and dedicate cul-de-sacs to the City of Chattanooga". A Final P.U.D. plan does not require a purpose statement

13. Show adjoining 10' power and communication easements in adjoining Lots 12, 36 and 37 of Molly's Meadow Subdivision per Plat Book 58, Page 90 and Plat Book 39, Page 257.
14. Change note 20 to the following: "The entire area of Community Lot 31A is a private drainage detention area easement and City of Chattanooga Inspection Access Easement. No building of any kind is permitted on Community Lot 31A".
15. Add the following note: "The City of Chattanooga reserves the right to access Community Lot 31A at any time to inspect drainage detention areas and facilities".
16. Add the seal of the surveyor.
17. Show the 15' private storm sewer easement along the lot line of adjoining Lots 42 and 43 of The Reunion P.U.D.
18. Show the 10' drainage easement in adjoining Lot 16 of Jungle Swamp Subdivision where it adjoins Lot 44B.
19. Show street addresses per the GIS Department for all lots.
20. Show that the 15' private drainage easement in Lot 31 extends onto adjoining Lot 30 per Plat Book 80, Page 189.
21. Add the following to the certificate of ownership: "I certify that there are no encumbrances on the property dedicated".
22. If the Planning Commission grants a variance for the cul-de-sac right-of-way of Lay Slipper Road to 40', add the following note: "Planning Commission granted cul-de-sac radius right-of-way variance for Lady Slipper Road to 40' on January 14, 2008". If this variance is not granted, increase the right-of-way of Lady Slipper Road to 50' radius.

B. Chattanooga Sewer Requirements

1. Gravity flow sewer is not available to Lots 44A and 44B. Only grinder pump sewer access is available to Lots 44A and 44B. Consequently, change note 6 to the following: "Public sanitary sewers are available by gravity flow to Lots 31, 31A and 31B

only. Sewer access to Lots 44A and 44B is by grinder pumps only".

2. Questions about Chattanooga Sewer requirements should be directed to Eric Douglas at 643-5814.

C. Chattanooga Development Director Requirements

1. Add the following note: "Lot owners in The Reunion P.U.D. are responsible to maintain drainage detention areas and facilities on Community Lot 31".
2. Questions about Chattanooga Development Director requirements should be directed to Mr. Joel Booth at 643-5812.