

2013-014
B & L Builders
District No. 4

RESOLUTION NO. 27414

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A PRELIMINARY AND FINAL RESIDENTIAL PLANNED UNIT DEVELOPMENT ON PROPERTIES LOCATED AT 7435 AND 7437 PINWOOD DRIVE, SUBJECT TO CERTAIN REQUIREMENTS ATTACHED.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and is hereby granted a Special Exceptions Permit for a Preliminary and Final Residential Planned Unit Development on properties located at 7435 and 7437 Pinewood Drive, more particularly described in the attached maps and subject to certain requirements attached.

Lots 9 and 10 of Block 2 and Lots 11 and 12 of Block 3, Varnell Farms, Plat Book 14, Page 140, ROHC, Deed Book 8505, Page 660 and Deed Book 9432, Page 3, ROHC. Tax Map Nos. 149B-A-013 and 014.

ADOPTED: February 12, 2013

/mms

2013-014 conditions – January 14, 2013

Section 38-402(3) of the Chattanooga Zoning Ordinance requires that the recommendation specifically reference the following:

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 this ordinance to promote public health, safety, morals, and general welfare.
3. The building shall 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, including school and/or churches.
4. There is a need for such development in the proposed location.
5. There is reasonable assurance that development will proceed according to the spirit and letter of approved plans.

In reference to the above, the proposed residential form and density are in keeping with the surrounding development and meets the intent of the ordinance. The gross density is relatively low although it is of a greater density than many of the surrounding lots. The proposed development has lots ranging from 4,662 square feet to the large community lot at 30,112 square feet. However, Remington Court across the street from this proposed development has a similar density and design. Remington Court's has several lots in the 5,600-6,600 square foot range. The proposed buildings shall be used for detached single-family dwellings and accessory uses. No comment can be made with certainty that there exists a "need" for this development. *The following list of requirements will ensure that the development will proceed "according to the spirit and letter of approved plans":*

1. Submit Mylar copy of the PUD drawn to a size of 24"x36".
2. In the title block change "Planned Unit Development" to "Final Planned Unit Development".
3. Show and label the existing public sanitary sewer line and manholes located in Pinewood Drive.
4. Show the Master File Number for the public sanitary sewer line located in Pinewood Drive as "MF#51992".
5. Show and label as such the installed public sanitary sewer line installed along Wendell Way.
6. Add the following note: "Type of Development Proposed: Single-Family Detached Residential".
7. Check with Hamilton County GIS for street addresses prior to creation of Mylar for recording purposes.
8. State the distance from the corner property line of Lot 1 to the intersection of Gunbarrel Road.
9. In the adjoining lot owned by Arthur Williams add "Lot 8 Varnell Farms Pb 14 Pg 140".
10. In the adjoining Lot 13 just north of Lot 13 add "Lot 14 Resub of Varnell Farms Pb 50 Pg 68".

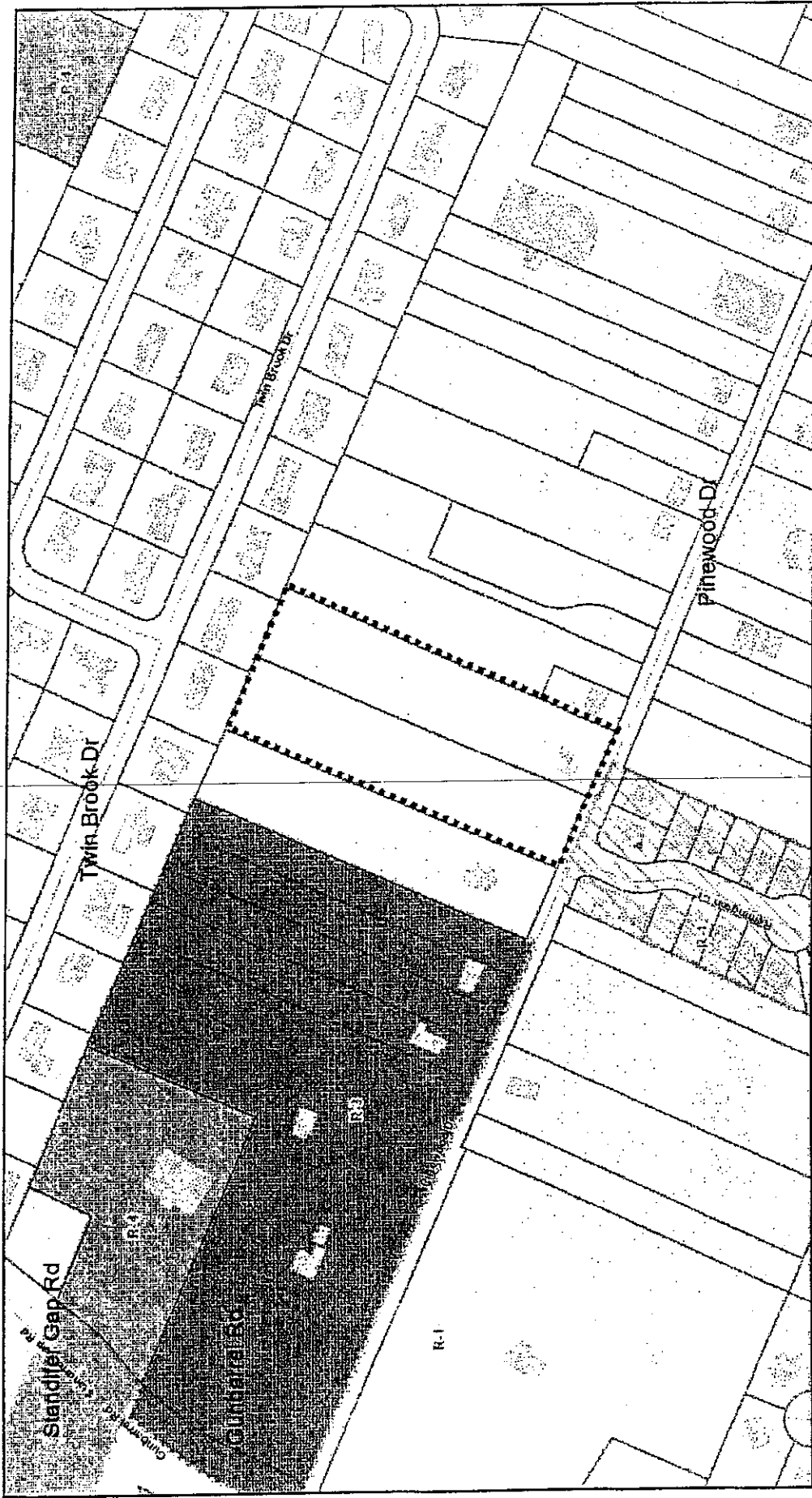
11. Show the radius of the cul-de-sac of Wendell Way. The Chattanooga Fire Department requires a 50' paved radius.
 12. Show the bearing and distance of proposed lots.
 13. Add the following note: "Number of Acres Subdivided 3.36."
 14. Delete the following note: "Questions about EPB requirements should be directed toward Mr. Billy McGhee at (423) 648-3259."
 15. Add the tax map and parcel numbers of the property being subdivided.
 16. Add the deed book and page number of the property being subdivided.
 17. Add the following note: "Public sanitary sewers are available by gravity flow."
 18. Add the following note: "Local Government does not certify that utilities or utility connections are available."
 19. Add the following note: "City Ordinance Number 9942 Entitled "Stormwater Runoff and Erosion Control" shall apply to any discharge of same from this subdivision of property."
 20. Add the following note: "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."
 21. Add the following note: "This subdivision has been developed according to the design standards of the subdivision regulations of the City of Chattanooga."
 22. Add the Certificate of Ownership and Dedications as follows: "I hereby adopt this as my plan of subdivisions and certify that the rights-of-way are dedicated to the public use forever. I also certify that there are no encumbrances on the property to be dedicated and that I am the owner of the property in fee simple".
 23. Add the Certification of the Surveyor to the PUD plan drawing.
 24. Add the Engineers Statement of Design: "I hereby certify that I have reviewed or designed all new roads, drainage, domestic water and sanitary sewers as shown on this plat and that the design meets proper engineering criteria."
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1. Questions about EPB Requirements should be directed toward Mr. Billy McGhee at 648-3259.
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1. Provide sidewalk connection and handicap ramp at Pinewood Drive and cul-de-sac.
 2. Questions about Chattanooga Development Ombudsman requirements should be directed to Mr. Joel Booth at 643-5812.
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1. Questions about Chattanooga Traffic Engineering requirements should be directed to Mr. Ben Taylor at 643-5957.
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1. Show and label as such, one fire hydrant located at the lot line of lot 4 or lot 5 or at the lot line of lot 10 and lot 11.
 2. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 643-5649.

1. Questions regarding Chattanooga Sewer requirements should contact Mr. Eric Douglas at 643-5814.
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. Permit to discharge storm water associated with construction activity is necessary.
2. Although there is no 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 the N.P.D.E.S. Permit requirements should contact the Tennessee Department of Environment and Conservation.

1. As part of Storm Water Pollution Prevention Plan, 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.

1. Since a stream may be involved in this subdivision, an A.R.A.P. may be required by the State of Tennessee.
2. Although there is no 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 filling such a permit.
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 or if the current A.R.A.P. on file for this site under a previous development is still current and valid.

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2013-014 Special Exceptions Permit for a Residential Planned Unit Development

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-014: Approve as Preliminary and Final Residential Planned Unit Development, subject to the requirements listed in the Planning Commission Resolution.



250 ft

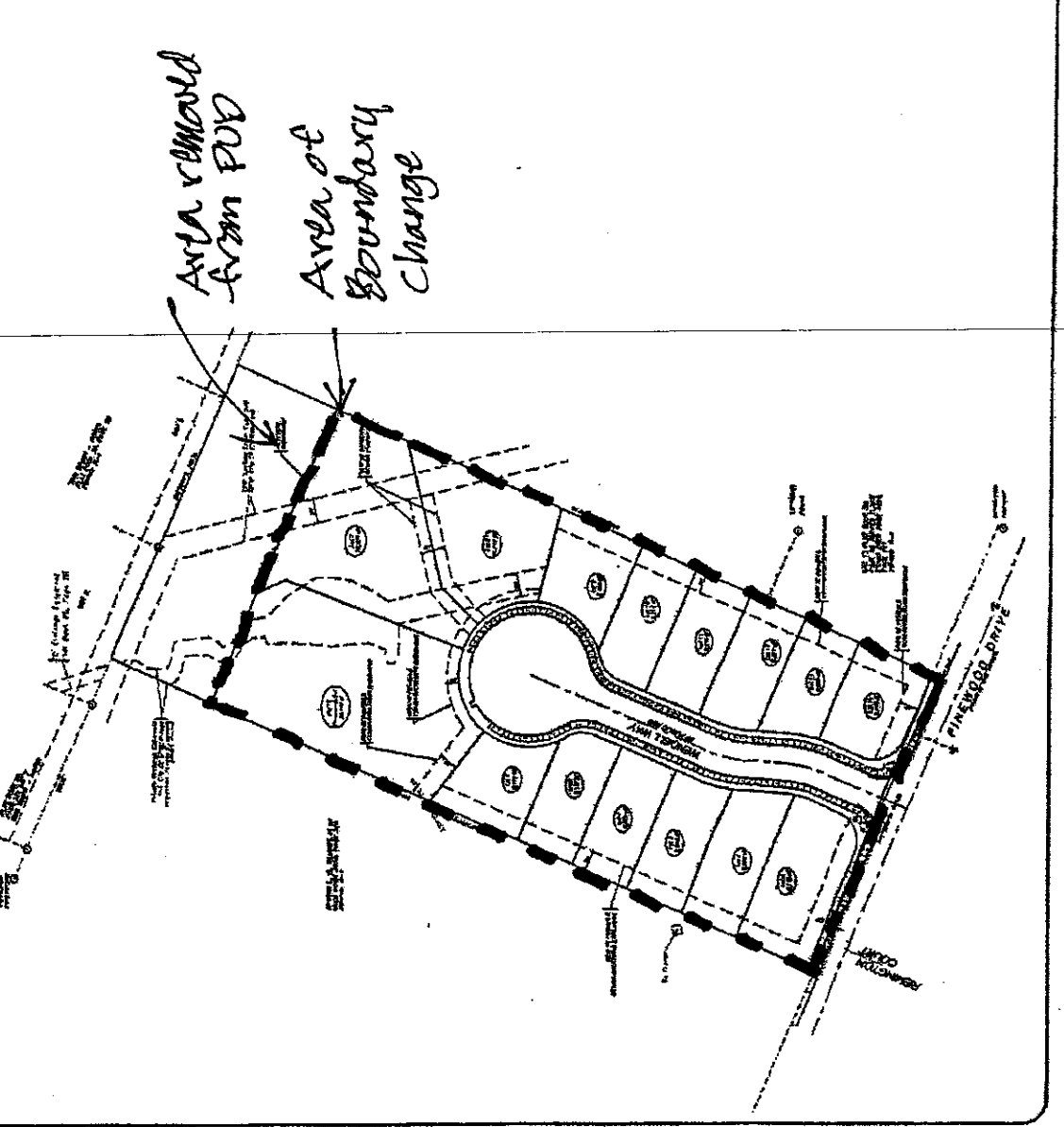


Chattanooga Hamilton County Regional Planning Agency

ENGINEERING 151 N. 4th Street, Suite 101 Chicago, IL 60610 TEL: (312) 234-1000 FAX: (312) 234-2000	PLANNING 201 S. Franklin Drive Chicago, IL 60606 TEL: (312) 592-7200	CONSULTING 700 N. Dearborn Street Chicago, IL 60610	CONSTRUCTION 151 N. 4th Street, Suite 101 Chicago, IL 60610	DATE: 11/11/03
				SCALE: AS SHOWN
SITE PLAN				PROJECT NO.: C2.0

PROJECT NOTES

1. CONSULT AND APPROVE ALL PLANS AND SPECIFICATIONS WITH THE CITY OF CHICAGO AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND HIGHWAYS.
2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
3. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.
4. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF CONCRETE.
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2013-014

PROPOSED PUD

2012-118

SITE NOTES

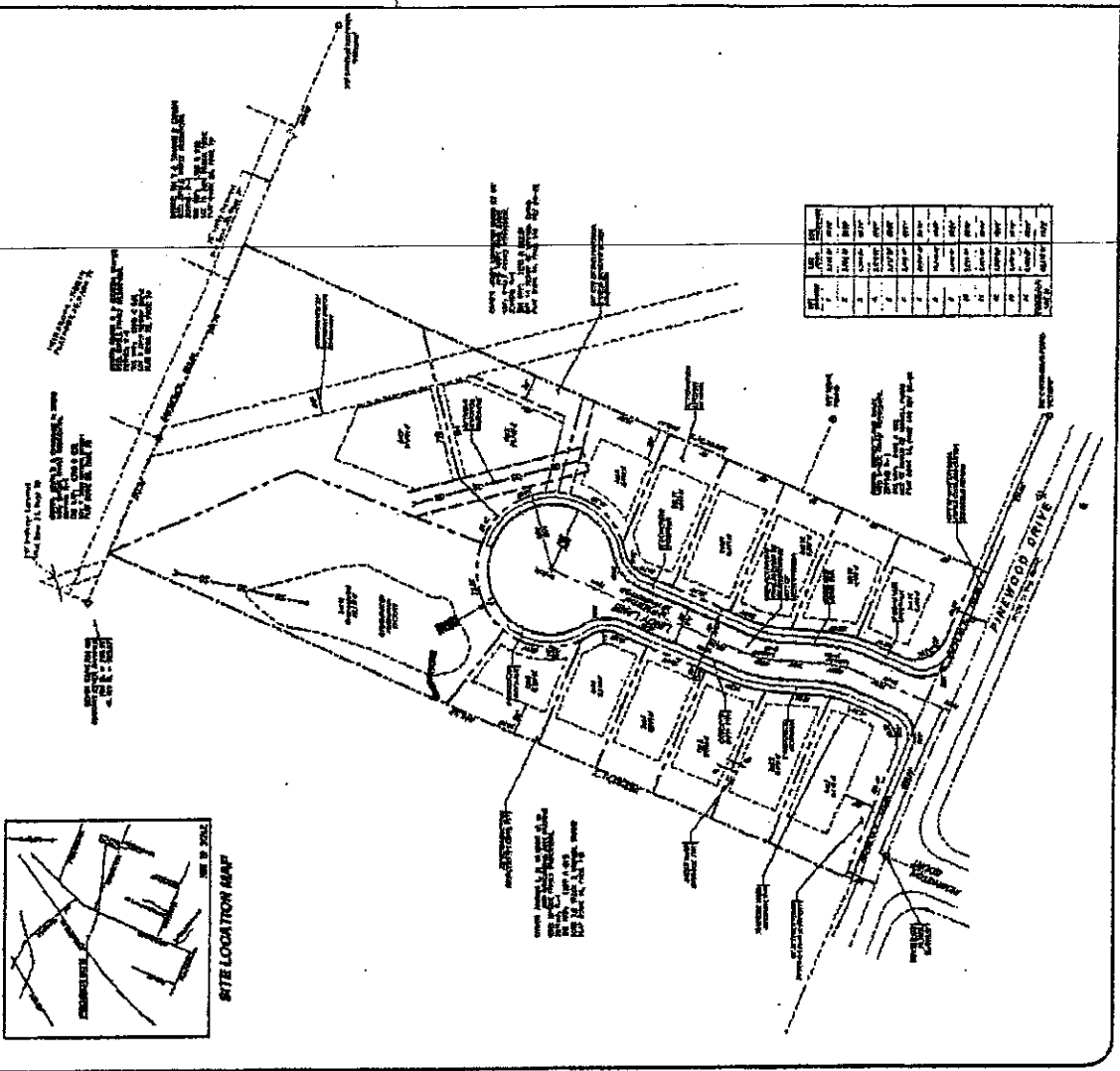
PROPERTY ADDRESS: 218 S. 1ST STREET, WICK
 CHATTANOOGA, TN
 LOT 10, 100 S. 1ST & 1ST ST.
 LOT AREA: 17,171 SQ. FT.

THE LAND SHOWN ON THIS SITE PLAN IS SUBJECT TO THE FOLLOWING EASEMENTS AND ENCUMBRANCES:
 - A 10' EASEMENT FOR UTILITY LINES CROSSING THE SITE FROM THE WEST.
 - A 10' EASEMENT FOR UTILITY LINES CROSSING THE SITE FROM THE SOUTH.
 - A 10' EASEMENT FOR UTILITY LINES CROSSING THE SITE FROM THE EAST.
 - A 10' EASEMENT FOR UTILITY LINES CROSSING THE SITE FROM THE NORTH.

THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.

PROJECT NOTES

1. THIS PLAN REPRESENTS A PROPOSED DEVELOPMENT OF THE PROPERTY.
2. ALL MEASUREMENTS AND DIMENSIONS SHALL BE AS SHOWN ON THIS PLAN.
3. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS OF THE CITY OF CHATTANOOGA AND THE RECORD DRAWINGS OF THE CHATTANOOGA WATER AND SEWER DEPARTMENT.
4. THE CITY OF CHATTANOOGA HAS REVIEWED THIS PLAN AND HAS ISSUED A PERMIT TO CONSTRUCT FOR THE DEVELOPMENT.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.
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CURRENT PUD

<p>AD ENGINEERING, INC. 101 S. 1st Street, Suite 407 Chattanooga, TN 37403 PH: (423) 266-8801 FAX: (423) 266-0230</p>	<p>Mr. Jason Banks 2011 Riverchase Dr. Chattanooga, TN 37405 (423) 599-7989</p>	<p>LADY LAKE SUBDIVISION 1735 Pinwood Drive Chattanooga, Hamilton County, TN</p>	<p>GRAPHIC SCALE 1" = 100'</p>	<p>DATE PLOT 11/15/12</p>	<p>PROJECT NUMBER C-2</p>
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