APPLICATION NO: 2005-167 JURISDICTION: Hamilton County Dist. #9

APPLICANT: Basa Incorporated

DATE OF PLANNING COMMISSION MEETING: September 12, 2005

LOCATION: 9600 Balata Drive

PRESENT ZONING:	A-1 Agricultural District
REQUEST FOR:	Special Exceptions Permit
PROPOSED DEVELOPMENT:	PUD – 123 Buildable Lots & 1 Community Lot 1.8 Dwelling Units/Acre
SIZE OF TRACT:	67 Acres ±
ACCESS TO TRACT:	Good
SITE CHARACTERISTICS:	Vacant
SURROUNDING DEVELOPMENT:	Residential & Vacant
EXTENSION OF EXISTING ZONE:	N/A
IN ACCORDANCE WITH LAND USE PLAN:	Yes

PLANNING COMMISSION RECOMMENDATION
Approve subject to the following.

STAFF RECOMMENDATION: Approve, subject to:

1) Requirements of County Engineer for access points to White Oak Valley Circle; and
2) The attached PUD review requirements.

REASONS FOR RECOMMENDATION:

There is similar development adjacent to the property.

The proposed density is comparable with surrounding development.

They need to build another road because there would be too many dwellings for one road.

HAMILTON COUNTY
CASE NO: 2005-0167
PC MEETING DATE: 9/12/2005
RESIDENTIAL PUD

CHATTANOOGA - HAMILTON COUNTY
RPA
REGIONAL PLANNING AGENCY

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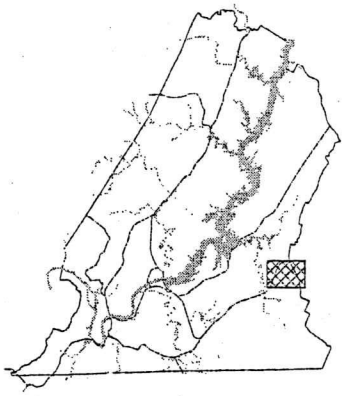
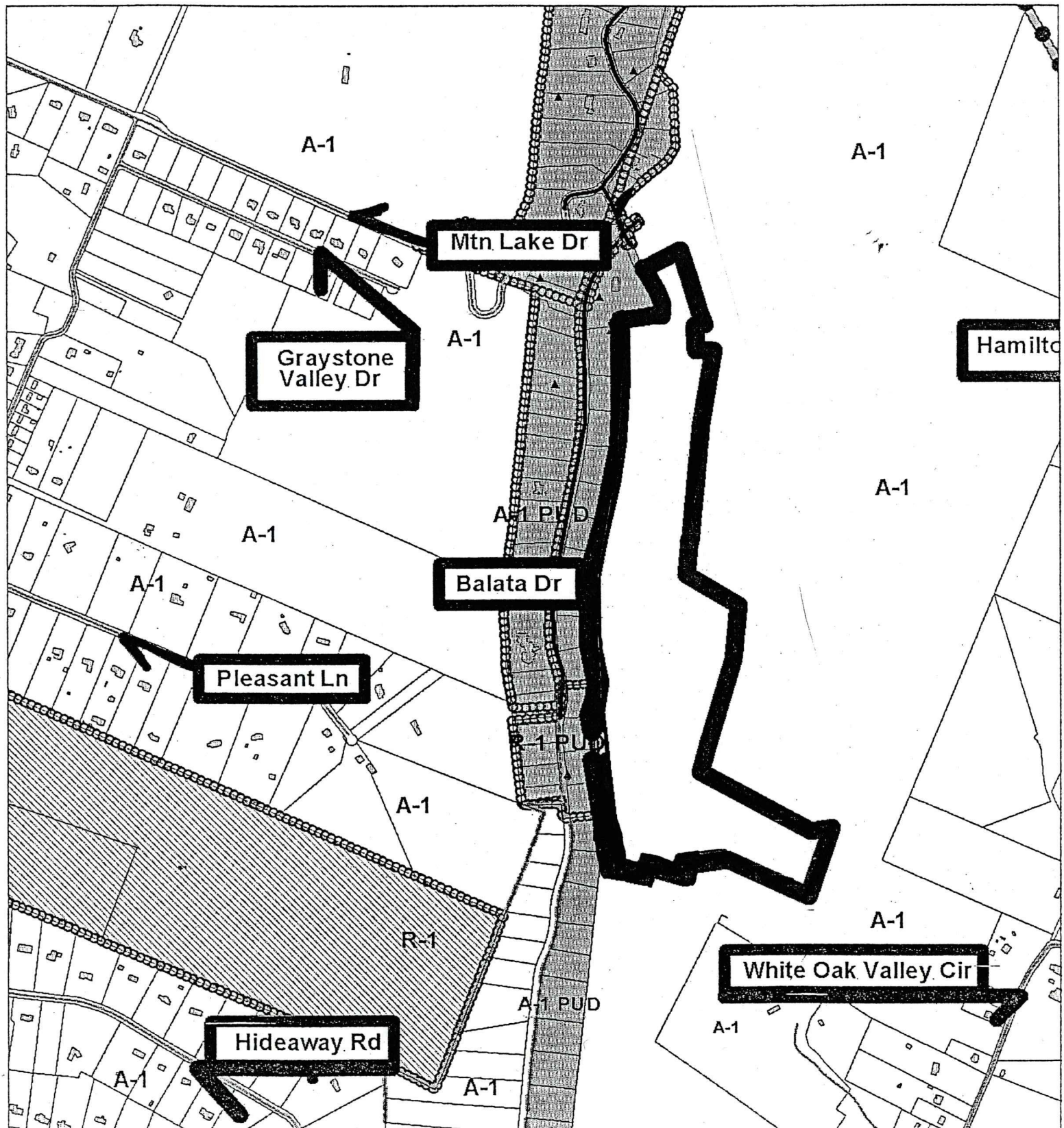
1 in. = 900.0 feet





P.U.D.:	Mountain Lake Estates Planned Unit Development Lots 55 and 89-207
CASE NO.:	2005-167
DEVELOPER:	BASA, Inc.
SURVEYOR:	Copp Engineering Group
DATE OF SUBMITTAL:	August 10, 2005
STATUS:	Preliminary Planned Unit Development Plan
STAFF COMMENT:	1) The property adjacent to the area included in this P.U.D. plan will not be adversely affected. 2) The plan is consistent with the intent and purpose of the Hamilton County Zoning Regulations to promote public health, safety morals and general welfare. 3) The buildings will be used only for single-family, detached dwellings and the usual accessory uses such as garages and storage space and for community activities. 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 the approved plans.

A. <u>Planning Commission Requirements</u>

1. Lot numbers 1-129 have already been used in the Mountain lake Estates Planned Unit Development. So that there will be no overlap of lot numbers and to have a logical pattern of lot numbers, renumber all lots starting with lot number 130 and number in a logical pattern.

2. Change the zoning to A-1.

3. Delete note 10.

4. Note that total number of dwelling units and the density of this development.

5. No road profile of the road at lots 143-174 was submitted. Submit a road profile for the road at lots 143-174.

6. Road "A" must be called Anastasia Avenue since it is an extension of that road.

7. Show a 60' radius temporary cul-de-sac at the end of Road "B" near lots 55 and 90.

8. Note that the only minimum building setback required is 25' from the outer boundary of the P.U.D. and 10' between free-standing buildings.

9. Show a 20' sanitary sewer easement where the proposed sewer line is not located in the road right-of-way.

10. Note that the only permitted uses are detached, single-family houses, accessory uses, community uses and sewer facilities.

11. Show the size and number of acres drained for drainage pipes.

12. Drainage pipes will be necessary in the road at lots 143-174. Show the size, location and number of acres drained for these drainage pipes.

13. Add 10' drainage easements at the downstream ends of drainage pipes and spillways.

14. Note that all roads are private and the Government of Hamilton County is not responsible to construct or maintain private roads, drainage easements or drainage detention areas.

15. Submit drainage calculations on the Drainage Calculation Table in Appendix 7 of the Hamilton County Subdivision Regulations for all drainage pipes over 15" diameter.

16. Add a north arrow on sheet 2 of 3.

17. Show on the plat and install a fire hydrant in each of the following locations. Alternative locations are given so that fire hydrants can be installed on the same side of the road as water lines.

    a. in lot 203 at the intersection or at the lot line between lots 90 and 91

    b. at the lot line between lots 99 and 100 or the lot line between lots 194 and 195

c. at the lot line between lots 108 and 109 or the lot line between lots 123 and 124

d. in lot 185 at the intersection or at the lot line between lots 129 and 130

e. in lots 143 or 174 at the intersection

f. at the east line of lot 159 or the east line of lot 158

18. Since there are more than 25 lots in this subdivision, Section 305.3 of the Hamilton County Subdivision Regulations requires two concrete boundary control monuments located to an accuracy of 1:20,000 in State Plane Coordinates. Show the location and coordinates of these monuments.

B. Hamilton County Engineer's Office Requirements

1. Submit a geology report for road stability and construction methods.

2. Drainage detention is required. Submit a drainage plan including a drainage detention plan.

3. Submit pre- and post-development drainage calculations.

4. Construction of roads on side slopes will have to be done in such a way as to prevent sliding downhill.

5. Rough grade the roads prior to final P.U.D. plan submittal.

6. A minimum 8" of crushed stone base is required on roads.

7. Questions about Hamilton County Engineer's Office requirements should be directed to Mr. Mike Hendrix at 209-7810.

C. Utility Requirements

1. Add a 10' power and communication easement along both sides of all new roads except in lot 48 per Plat Book 63, Page 113.

D. 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.

E. 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

F. S.W.P.P.P. Permit

1. As a part of the 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.

G. 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.

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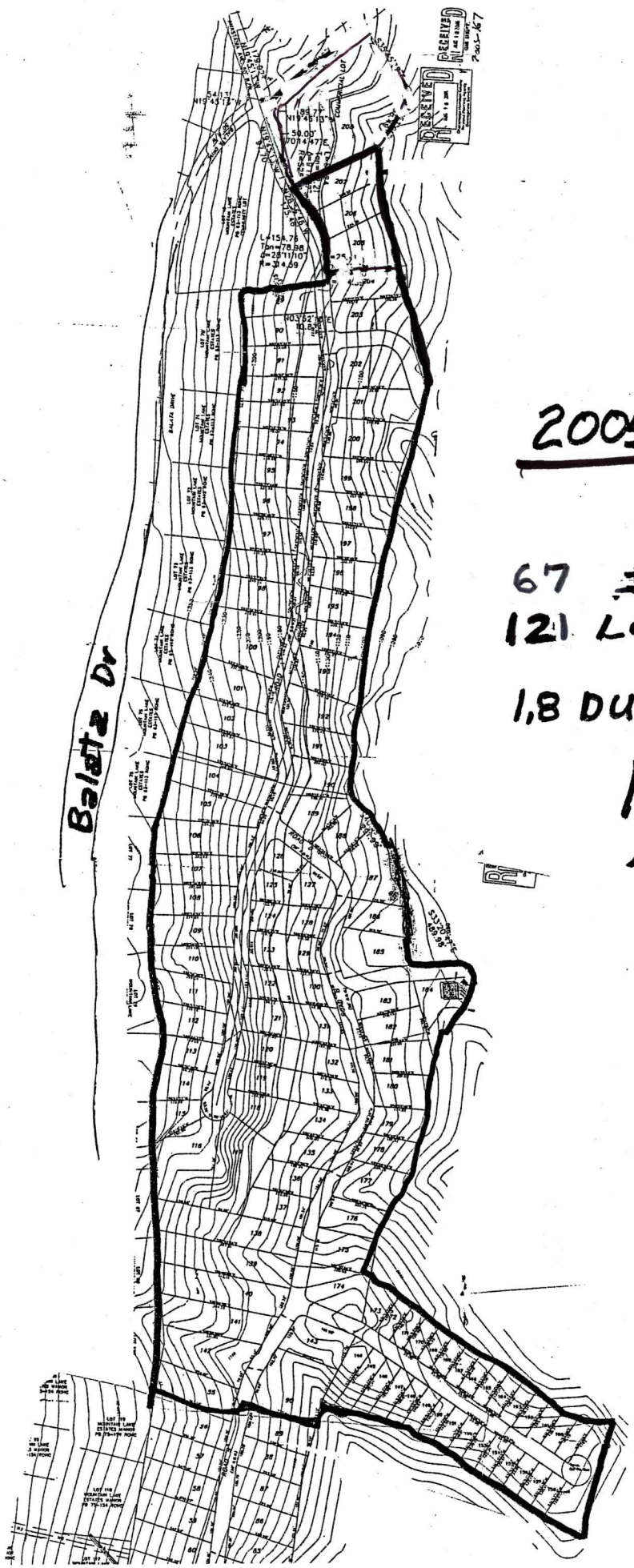

2005-167

67 ±AC ±

121 Lots

1.8 DU's Per Acre

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