

RESOLUTION

WHEREAS, Christopher A. Amos petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the rezoning from R-1 Residential Zone & R-1 Planned Unit Development to R-1 Planned Unit Development on tracts of land located in the 7700 block of Shallowford Road and 2306 Laurelton Creek Lane.

Two unplatted tracts of land located at 7707 and 7711 Shallowford Road and a portion of Lot 130, Corrective Plat Ashwood Subdivision, Plat Book 48, Page 323, ROHC, beginning at the southwest corner of said lot, thence continuing 99.23 feet northwest along the west line of said lot, thence 227.22 feet southeast to the east line of said lot, thence 72.42 feet southwest to the south line of Lot 130, thence some 265 feet northwest to the point of beginning, being described as Tract 1, and part of Tract 2, Deed Book 2873, Page 934, ROHC, and part of Deed Book 1897, Page 357, ROHC. Tax Map 149G-B-013, 014, and 016 (part) as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on January 13, 2003,

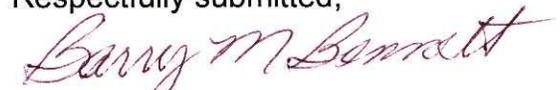
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on January 13, 2003, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to the requirements in the attached PUD review.

Respectfully submitted,



Barry M. Bennett
Secretary

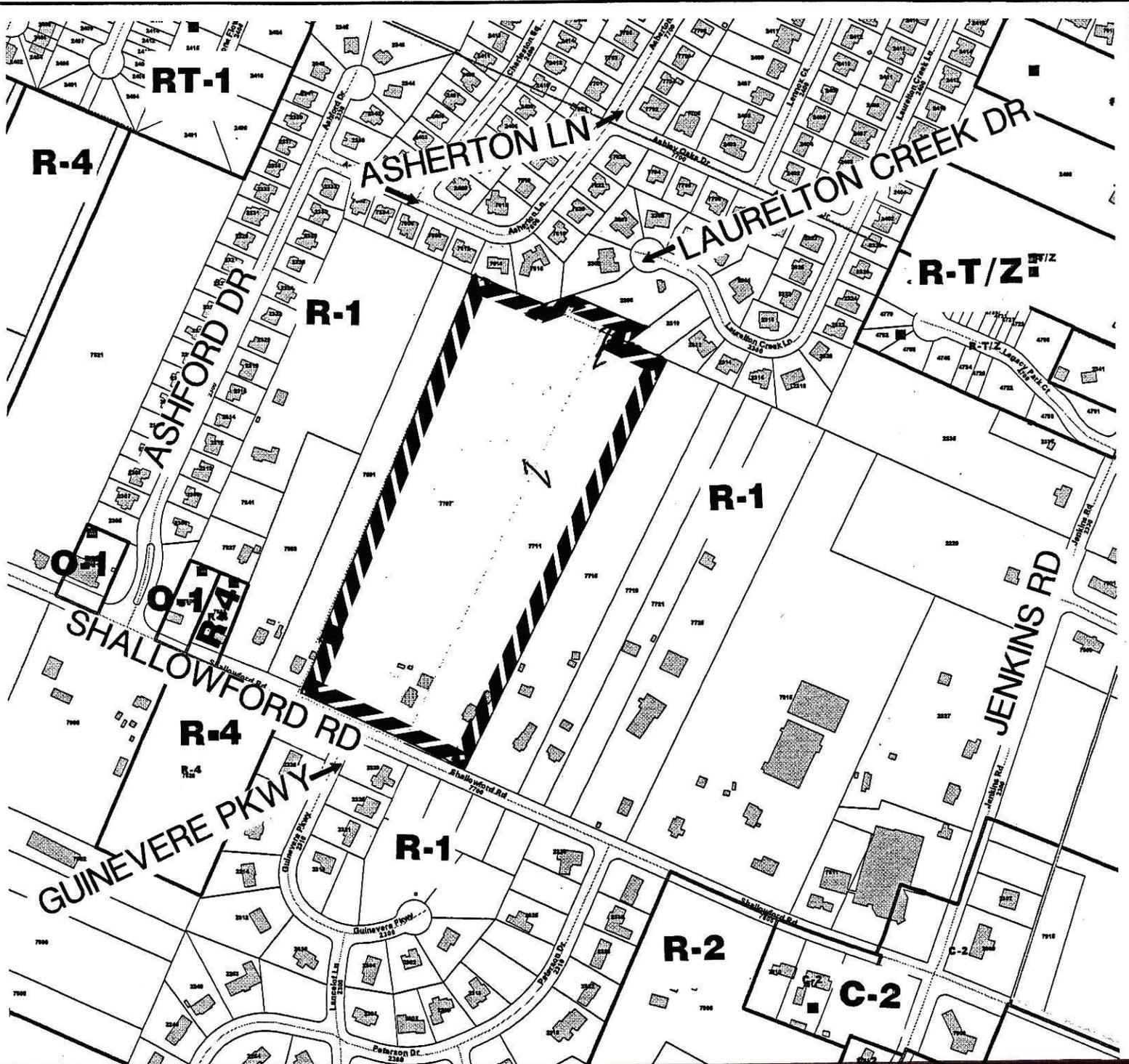
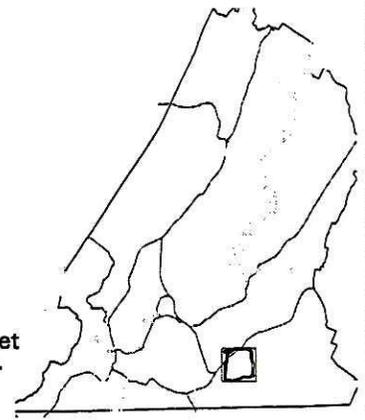
PC MEETING DATE: 01/13/03

CASE NO: 2003-015

SPECIAL EXCEPTIONS PERMIT RES. PUD



1 in. = 400.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2003-015: Approve, subject to the requirements in the PUD review attached to the Planning Commission Resolution.65

P.U.D. Villas at Ashwood P.D.
86 dwelling units

DEVELOPER: Harvest Partners

ENGINEER: MAP Engineers

DATE OF SUBMITTAL: December 11, 2002

STAFF COMMENT:

- 1) This 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 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 this 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.

STAFF RECOMMENDATION: Approve as a preliminary and final Planned Unit Development plan simultaneously, subject to the following requirements:

A. Planning Commission Requirements

1. Redraw the P.U.D. plan to the 30" x 24" size and format for a subdivision plat in the Chattanooga Subdivision Regulations. This is the only size and format that can be recorded. Final P.U.D. plans are to be recorded.
2. Change Zoning Plan to Final Planned Unit Development Plan.
3. Add owner, engineer and surveyor certifications. Add the seals of the surveyor and engineer.
4. Show plat book and page references for adjoining lots in Ashwood Subdivision.

5. Show deed references for adjoining Ford and Kay family properties.
6. Show the addresses of the owner, surveyor and engineer.
7. Show the location and file number of existing sewer lines in Shallowford Road and at the northwest corner of the property.
8. Show the locations of proposed sewer lines.
9. Show 20' Public Sanitary Sewer Easements for existing and proposed sewer lines not in Shallowford Road.
10. Show drainage detention area easements for the three drainage detention areas. Because recorded documents are scanned into computer systems and dot patterns do not scan delete all dot patterns. It is not necessary to show detail of drainage detention areas.
11. Show the street addresses as 7707 on the area of the P.U.D.
12. Delete the 20' Public Sanitary Sewer Easement from the natural buffer.
13. Show the type of land use on adjoining lots.
14. Show the existing fire hydrant at Guinevere Parkway and Shallowford Road.
15. Show fire hydrant locations at buildings 1, 6 and 12 per the Fire Department.
16. Show a 44" Utility Easement along the proposed circular drive outside of any public sanitary sewer easement.
17. Show a 20' Public Sanitary Sewer Easement for any existing sewer in areas of Lot 130 on this plat.
18. Show exact survey data for outer boundary lines.
19. Show the number of parking spaces at the clubhouse.
20. Because it has been subdivided by this P.U.D., show the remainder of Lot 130 on this plan or submit a separate plat for it.
21. Show the distance from the center line of Shallowford Road for the present right-of-way.
22. Delete property address from the notes.
23. Note the density of the proposed development.
24. Note the tax map numbers and deed references of the property.

25. Note water supplied by Tennessee-American Water Company and public sanitary sewers are available by gravity flow.
26. Add the following note: "City Ordinance No. 9942 entitled Storm Water Runoff and Erosion Control shall apply to any discharge of same from this P.U.D."
27. 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."
28. Add the following note: "Each unit will have at least two enclosed parking spaces."
29. Note the total number of parking spaces.
30. Add the following note: "The City of Chattanooga is not responsible for drainage detention area easements, drainage facilities, or any facility, building, ground, drive, pool or anything else in this P.U.D. beyond the 20' Public Sanitary Sewer Easement."
31. Add the following note: "The developer is responsible to install the proposed sewer line to City standards."
32. Add the following note: "Drainage detention areas and facilities installed by the developer cannot be filled, altered or changed in any way without permission from the Chattanooga City Engineer's Office."
33. Add the following note: "The existing detention pond on this P.U.D. and Lot 130 is to be jointly maintained by the owner of this P.U.D. and Lot 130, Ashwood Subdivision."
34. Since shaded areas do not scan into a computer system delete all shaded areas.

B. Utility Requirements

1. Show a 16' Power and Communication Easement 10' from the east line of the P.U.D.
2. Show a 10' Power and Communication Easement 10' from the west line at buildings 1-7.
3. Show a 10' Power and Communication Easement north of building 7 to building 8.
4. Show 10' Power and Communication Easements between the following buildings:
 - a. 4 and 5
 - b. 10 and 11
 - c. 21 and 22
 - d. 13 and 14

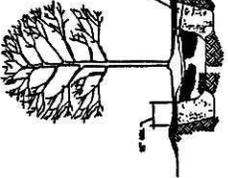
2003-015

PROPERTY ADDRESS: 7709 & 7711 SHALLOWFORD ROAD
 TAX MAP ID: 149G-B-013 & 014
 PLAT BOOK & PAGE NUMBER: DEED BOOK 1797, PG 357
 DEED BOOK 2993, PG 199
 SITE ZONING: R-1 PUD
 ACREAGE: 17.20± ACRES
 TOTAL NUMBER OF UNITS: 86 UNITS

SITE ANALYSIS

PROPERTY ADDRESS: 7709 & 7711 SHALLOWFORD ROAD
 TAX MAP ID: 149G-B-013 & 014
 PLAT BOOK & PAGE NUMBER: DEED BOOK 1797, PG 357
 DEED BOOK 2993, PG 199
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SYMBOL	PLANT NAME	HEIGHT MIN.	SEE PLANS
LC	LEYLAND CYPRESS	8'	SEE PLANS
CA	CREPEMYRTLE	10'-12'	SEE PLANS
WM	WEeping WILLOW	2'	SEE PLANS
AM	AMUR MAPLE	1 1/2'	SEE PLANS

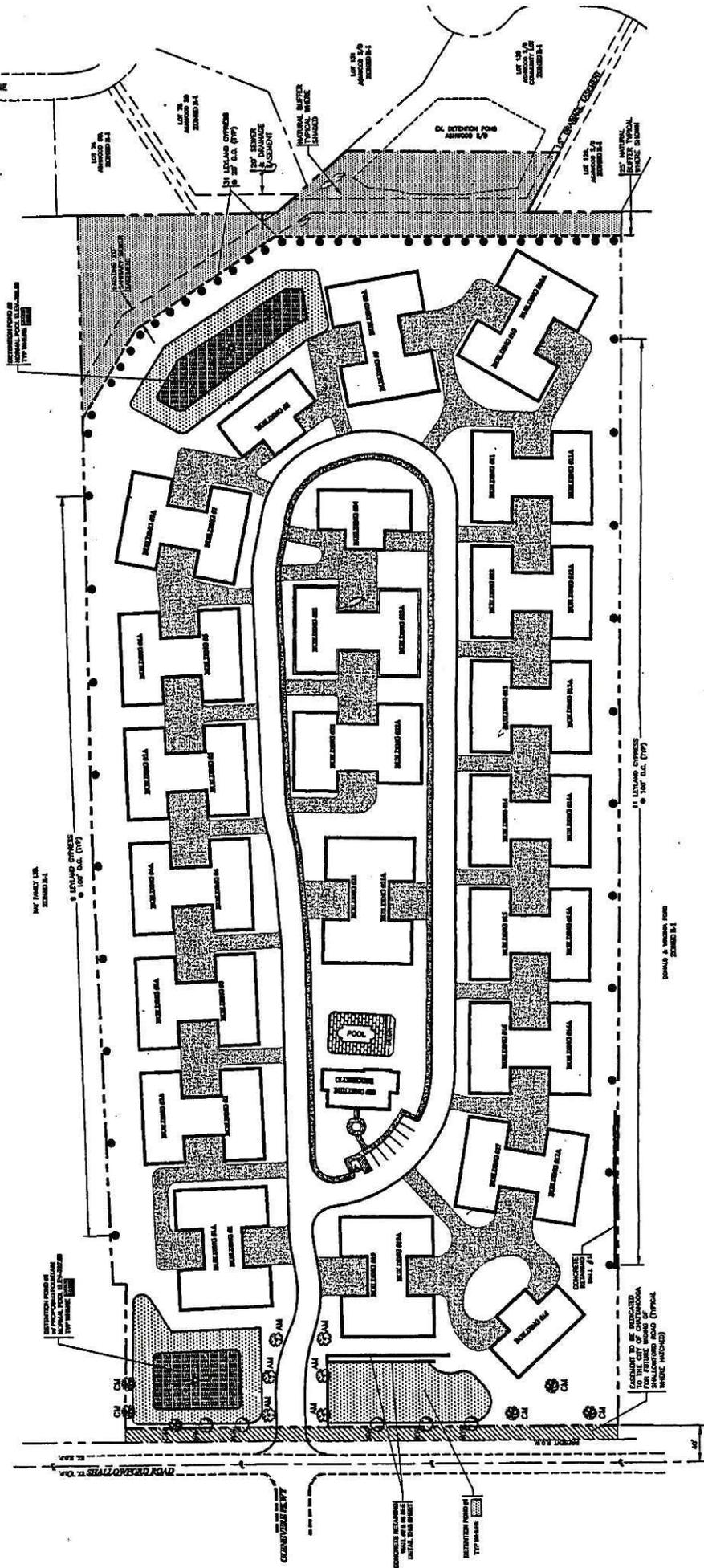


LANDSCAPE NOTES

- All sites specified planted minimum spacing 12" apart. For example: 2' color screen 2'-2.5' color, etc. 12" apart.
- Plants shall be installed in accordance with the American Association of Nurserymen Standards (AAN).
- All 2' color screen shall have five feet minimum clear height.
- All trees shall have root spreader with 2' cal. of "Nellie's Holgar" and 20 square feet, installed in a minimum depth of 12 inches.
- All tree pits shall be surrounded with 2' cal. of "Nellie's Holgar" per inch caliper.
- All plants shall be installed in a 4' vertical and 4' horizontal spacing.
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- Substitutions and permitted without prior written approval.

CITY OF CHEATTANOOGA TREE PLANTING DETAIL

M.S.



Zoning Plan
 SCALE: 1" = 80'

NOTED
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