

2003-015.

Christopher A. Amos

RESOLUTION NO. 23690

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED R-1 RESIDENTIAL PLANNED UNIT DEVELOPMENT KNOWN AS VILLAS AT ASHWOOD PLANNED UNIT DEVELOPMENT, ON TRACTS OF LAND LOCATED IN THE 7700 BLOCK OF SHALLOWFORD ROAD AND 2306 LAURELTON CREEK LANE, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP 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 Planned Unit Development Special Exceptions Permit for a Proposed R-1 Residential Planned Unit Development on tracts of land located in the 7700 block of Shallowford Road and 2306 Laurelton Creek Lane, known as Villas at Ashwood Planned Unit Development, more particularly described as follows:

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).

BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for the Planned Unit Development, known as Remington Court Planned Unit Development, is subject to the provisions of Article V, §1312 and the requirements as listed in the subdivision review attached hereto and made a part hereof by reference.

ADOPTED: February 11, 2003

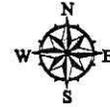
AKS/pm



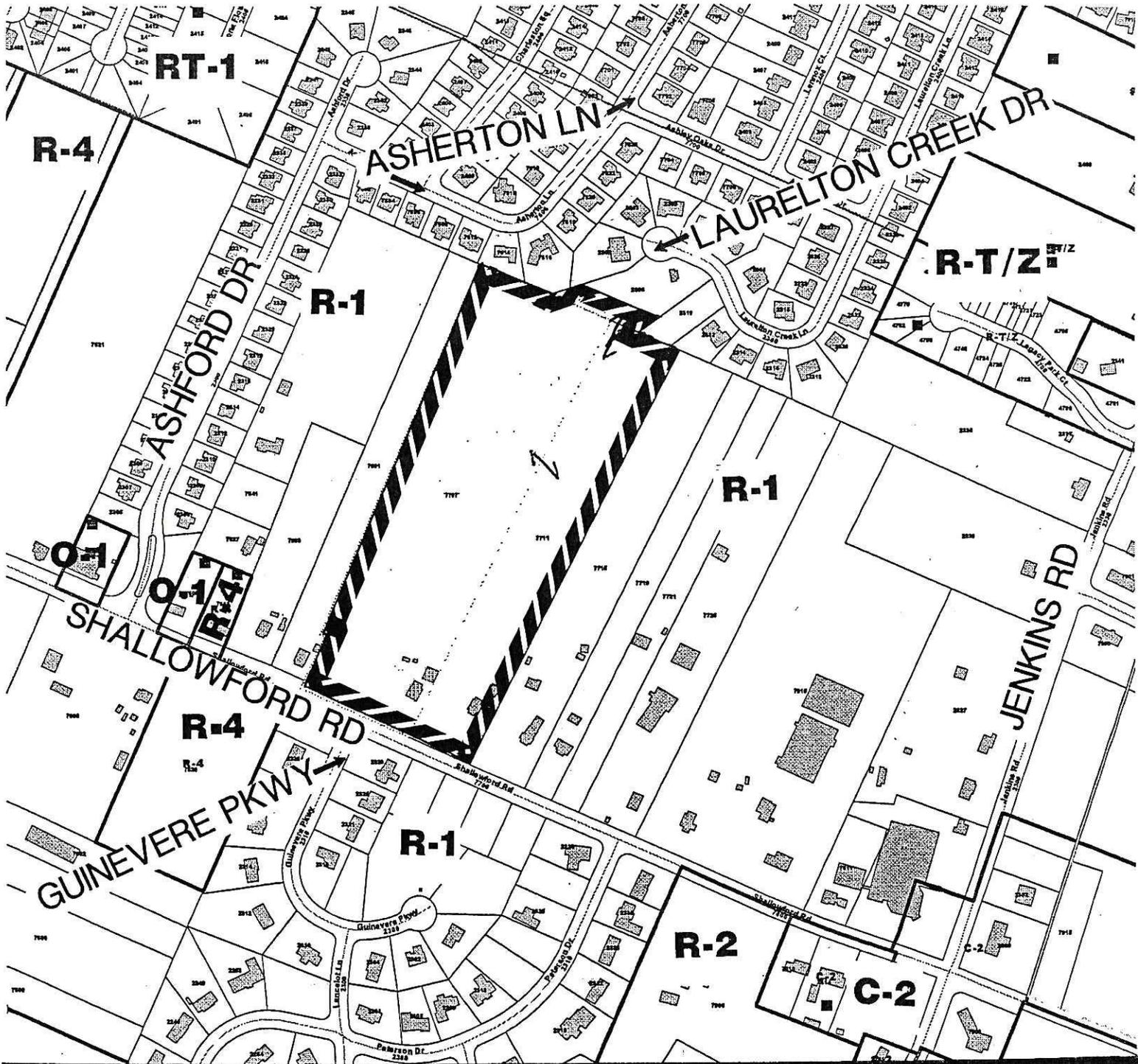
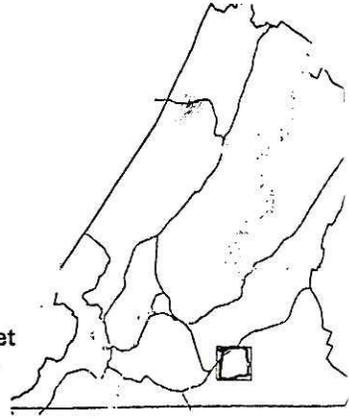
PC MEETING DATE: 01/13/03

CASE NO: 2003-015

SPECIAL EXCEPTIONS PERMIT RES. PUD

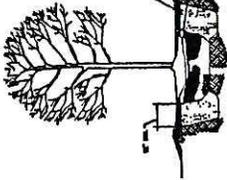


1 in. = 400.0 feet



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

LC	CU	WF	AM									
51	5	5	5	51	5	5	51	5	5	51	5	5
CUPRESSOPARIS LEVLANDI	LEYLAND CYPRESS											
10-12' HEIGHT MIN.	10-12' HEIGHT MIN.	10-12' HEIGHT MIN.	10-12' HEIGHT MIN.	10-12' HEIGHT MIN.	10-12' HEIGHT MIN.	10-12' HEIGHT MIN.	10-12' HEIGHT MIN.	10-12' HEIGHT MIN.	10-12' HEIGHT MIN.	10-12' HEIGHT MIN.	10-12' HEIGHT MIN.	10-12' HEIGHT MIN.
2" CAL. MIN.	2" CAL. MIN.	2" CAL. MIN.	2" CAL. MIN.	2" CAL. MIN.	2" CAL. MIN.	2" CAL. MIN.	2" CAL. MIN.	2" CAL. MIN.	2" CAL. MIN.	2" CAL. MIN.	2" CAL. MIN.	2" CAL. MIN.
1 1/2" CAL. MIN.	1 1/2" CAL. MIN.	1 1/2" CAL. MIN.	1 1/2" CAL. MIN.	1 1/2" CAL. MIN.	1 1/2" CAL. MIN.	1 1/2" CAL. MIN.	1 1/2" CAL. MIN.	1 1/2" CAL. MIN.	1 1/2" CAL. MIN.	1 1/2" CAL. MIN.	1 1/2" CAL. MIN.	1 1/2" CAL. MIN.
SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS	SEE PLANS



LANDSCAPE NOTES

- All sizes specified reflect minimum spacing, etc. For example, 2" caliper means 2-2.5 caliper, not 1.5 caliper.
- Minimum trunk diameter (DBH) minimum trunk diameter (DBH) minimum trunk diameter (DBH).
- All 2" caliper trees shall have two feet minimum clear trunk.
- All trees shall have radial sprouting characteristics.
- All trees shall have a minimum depth of 12 inches.
- All trees shall be installed with 2 cubic feet of "Nutrium's Hoop" per inch caliper.
- All plants shall have a 4" x 4" root ball and leaf shade.
- All plants shall be installed in accordance with the site plan and specifications of current local conditions.
- Substitutions and quantities without prior written approval.

SEE LANDSCAPE SCHEDULE SCHEDULE A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

CITY OF CHATTANOOGA TREE PLANTING DETAIL

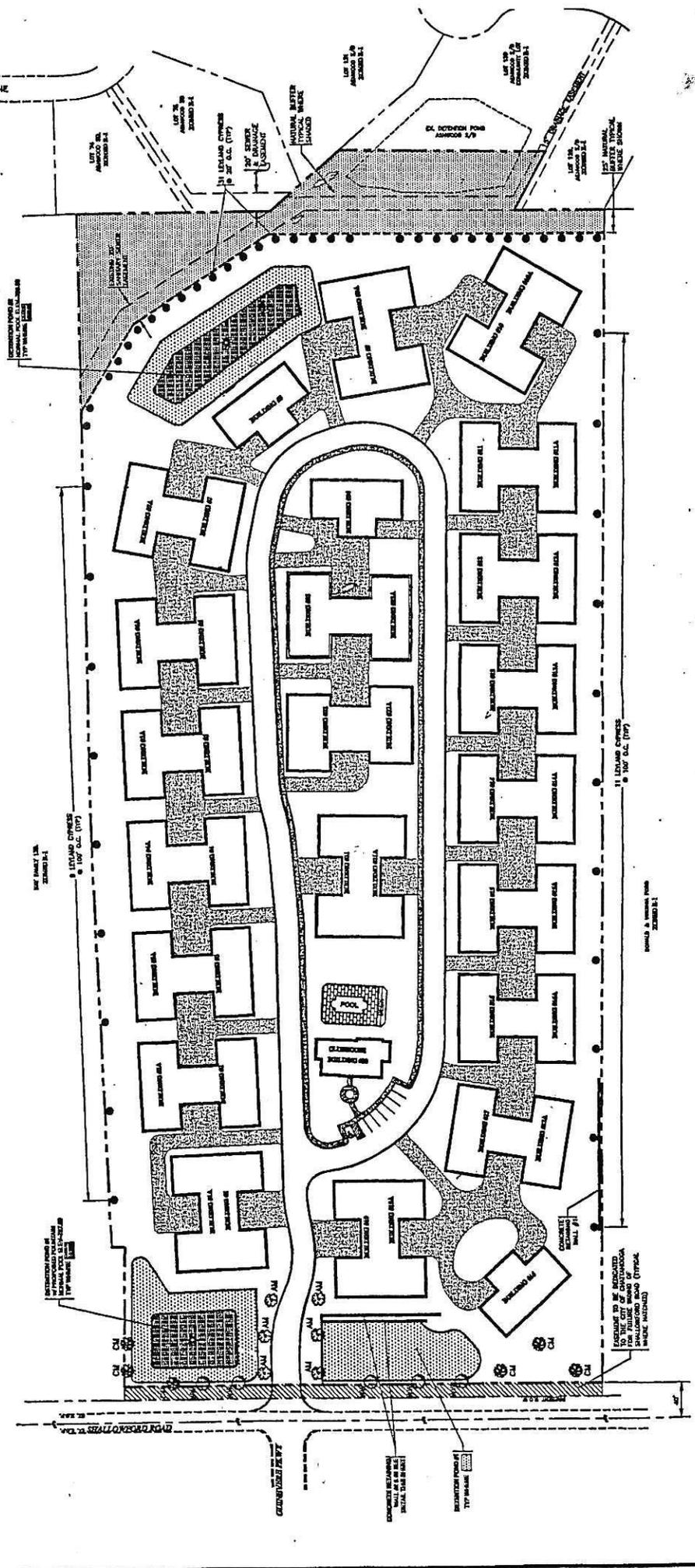
N.T.S.

2003-015

PROPERTY ADDRESS: 7709 & 7711 SHALLOWFORD ROAD
 TAX MAP ID: 149C-B-013 & 014
 PLAT BOOK & PAGE NUMBER: DEED BOOK 1797, PG 357
 DEED BOOK 2993, PG 189
 SITE ZONED: R-1 PUD
 ACREAGE: 17.20± ACRES
 TOTAL NUMBER OF UNITS: 86 UNITS

SITE ANALYSIS

PROPERTY ADDRESS: 7709 & 7711 SHALLOWFORD ROAD
 TAX MAP ID: 149C-B-013 & 014
 PLAT BOOK & PAGE NUMBER: DEED BOOK 1797, PG 357
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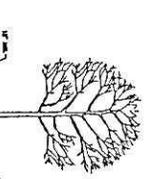


Zoning Plan
 SCALE: 1" = 80'

NOTICE
 COPYRIGHT

SYMBOL	QUANTITY	DESCRIPTION	SIZE	SEE PLANS
1	51	QUERCUS SPICATA	8" HEIGHT MIN.	SEE PLANS
2	51	LELAND CYPRESS	10-12" HEIGHT MIN.	SEE PLANS
3	51	GREYBARKLE	2" CAL. MIN.	SEE PLANS
4	51	WEEDING WILLOW	2" CAL. MIN.	SEE PLANS
5	51	SLAX BERTHOLOCA	1 1/2" CAL. MIN.	SEE PLANS
6	51	ACER GINNAEA		SEE PLANS

PLANT SPECIFICATIONS



1. All above ground plant minimum acceptable sizes for example:
 - a. 2" caliper measured 2'-3' caliper, and 1.3"-2" caliper.
 - b. 4" height and root, or actual minimum American Association of Nurserymen Standard tree for their minimum clear trunk.
2. All trees shall have root protective benches.
3. All trees shall be installed with 2" caliper "Shady-Top" type canopy.
4. All trees shall be installed with 2" caliper "Natural's Height" type canopy.
5. All trees shall be installed with 2" caliper "Natural's Height" type canopy.
6. All trees shall be installed with 2" caliper "Natural's Height" type canopy.
7. All trees shall be installed with 2" caliper "Natural's Height" type canopy.
8. All trees shall be installed with 2" caliper "Natural's Height" type canopy.
9. All trees shall be installed with 2" caliper "Natural's Height" type canopy.
10. All trees shall be installed with 2" caliper "Natural's Height" type canopy.

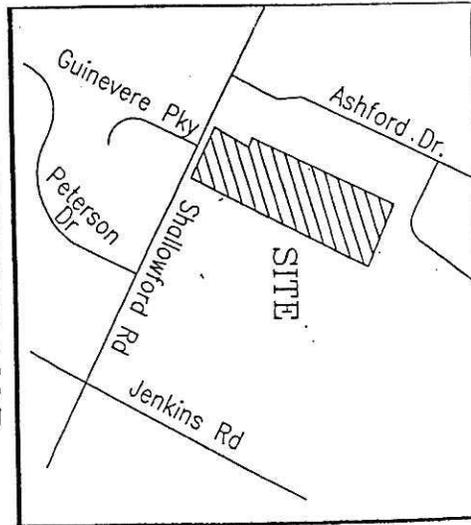
CITY OF CHATTANOOGA TREE PLANTING DETAIL

NO.	REVISIONS
1	
2	
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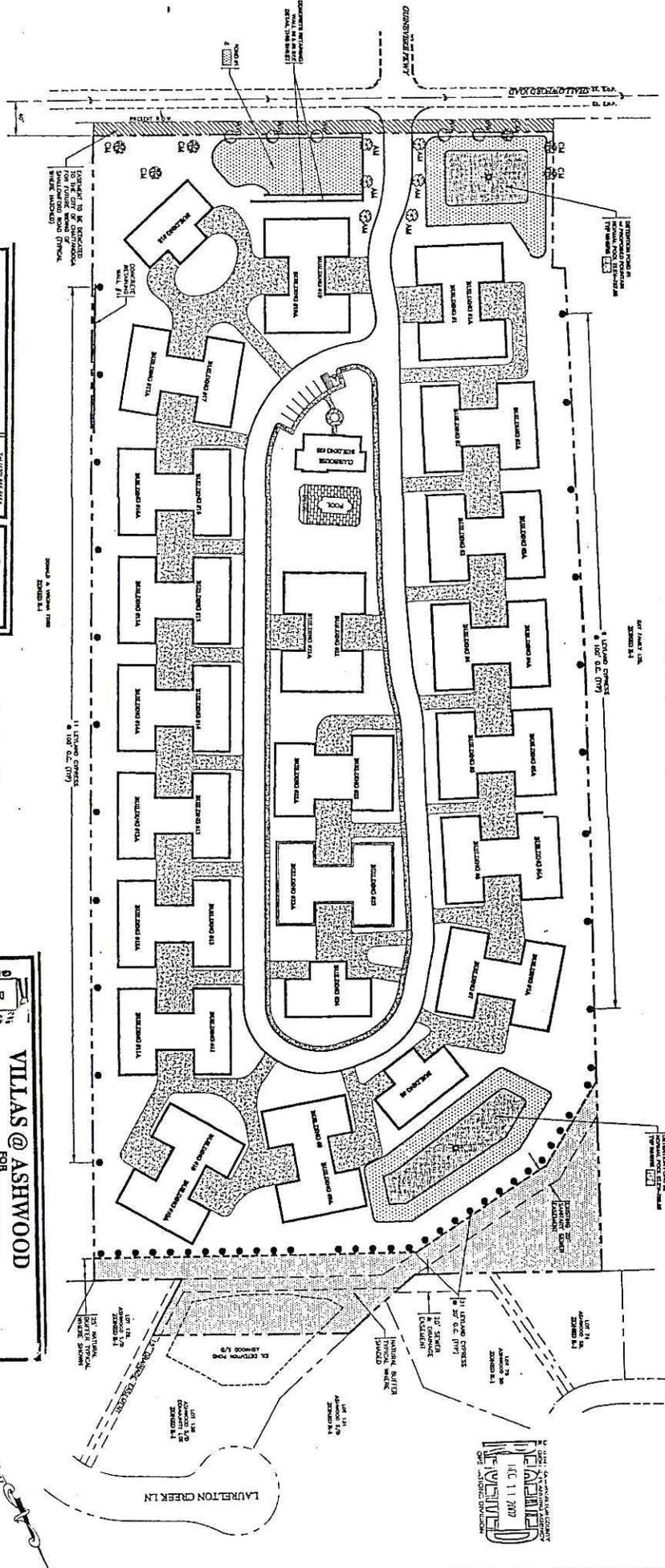
DATE: 12/09/02
 DRAWN BY: WAP
 CHECKED BY: WAP
 PROJ. NUMBER: 02180
 SHEET NUMBER: Z-1

SITE ANALYSIS

PROPERTY ADDRESS: 7709 & 2711 SHALLOWFORD ROAD
 MAP ID: 1496-B-013 & 014
 DEED BOOK 1793, PG 157
 DEED BOOK 1793, PG 159
 SITE ZONE: R-1 PUD
 ACREAGE: 17.208 ACRES
 TOTAL NUMBER OF DWNS: 86 DWNS



VICINITY MAP



MAP ENGINEERS L.L.C.
 7802 Highway 100
 Chattanooga, TN 37418
 PHONE: (615) 499-1111
 FAX: (615) 499-1112

CONSTRUCTION NOT FOR PRELIMINARY

Zoning Plan

VILLAS @ ASHWOOD
 FOR
HARVEST PARTNERS
 305 CHARLESGATE PLACE
 NASHVILLE, TN 37215
 PHONE (615) 279-8123 FAX (615) 279-8124

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P.U.D.

Villas at Ashwood P.U.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.
- 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.

STAFF RECOMMENDATION:

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 Tenn-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 from 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 to drainage detention area easements, drainage facilities, or any facility, building, ground, drive, pool or anything else in this P.U.D. beyond to 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