

RESOLUTION

WHEREAS, Hampton Creek Development, LLC petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the County Mayor and Members of the County Commission to grant a Special Exceptions Permit for a R-1 PUD on a tract of land located at 7712 Snow Hill Road.

An unplatted tract of land located at 7712 Snow Hill Road as described in Deed Book 5265, Page 573, ROHC. Tax Map 104-009 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on July 14, 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 July 14, 2003, recommended to the County Mayor and Members of the County Commission that this petition be approved, subject to:

- 1) No surface cart paths crossing Snow Hill Road;
- 2) No continuation of fairways crossing roads; and
- 3) The attached PUD conditions.

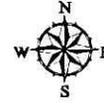
Respectfully submitted,



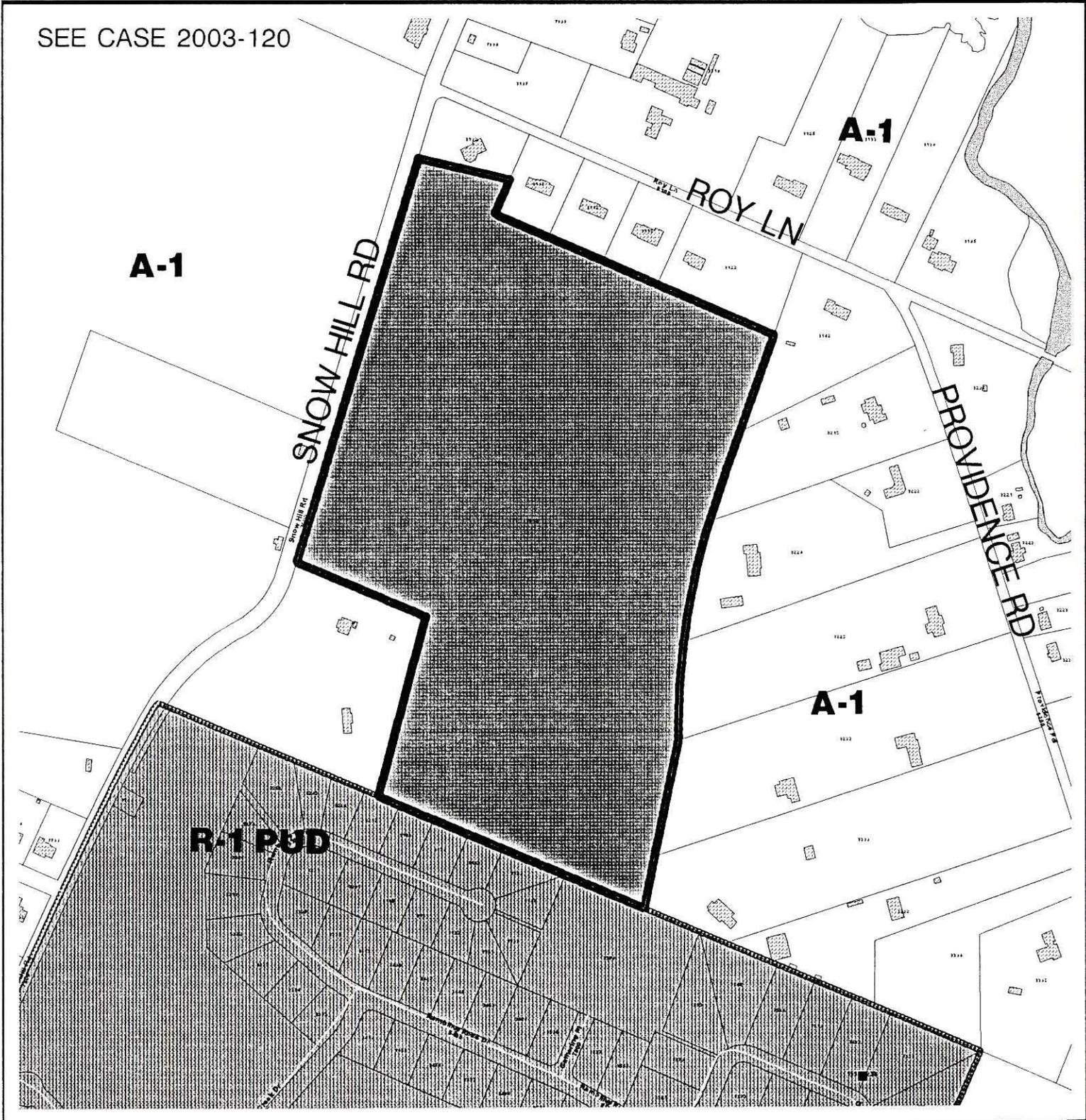
Barry M. Bennett  
Secretary



HAMILTON COUNTY  
CASE NO: 2003-0118  
PC MEETING DATE: 7/14/2003  
RESIDENTIAL PUD



1 in. = 400.0 feet



P.U.D.: Hampton Creek Townhomes  
75 Dwelling Units

DEVELOPER: Hampton Creek Development, LLC

SURVEYOR: David Mathews Surveying

STATUS: Preliminary Planned Unit Development

DATE OF SUBMITTAL: June 11, 2003

DATE OF MEETING: July 14, 2003

FINDINGS:

- (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 the Zoning Regulations to promote public health, safety, morals, and general welfare.
- (3) That the buildings 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 the approved plans.

A. Planning Commission Requirements

1. Show on the plan and install a fire hydrant at the end of the cul-de-sac.
2. Show on the plan and install a fire hydrant at the entrance on Snow Hill Road on the same side of the road as the water line.
3. Show on the plan and install a fire hydrant between the fourth and fifth buildings on the west side of the road or between the fifth and sixth buildings on the east side of the road on the same side of the road as the water line.
4. The developer should be aware that Article 6, Section 202, Subsection B (5) of the Hamilton County Zoning Regulations relative to required site improvements in a P.U.D. reads as follows: "If there are to be two-family or multi-family dwellings, sidewalks or an equivalent paved internal pedestrian circulation system shall be installed".
5. The only setbacks required are 10' between freestanding buildings and 25' to the outer boundary of the P.U.D.

6. Submit road profiles, drainage plan, sewer profiles and sewer design with the final P.U.D. plans.
7. Since lots are to be sold, the road must be built to the right-of-way width and design standards of public roads even though the roads are to be private.
8. Show a 25' radius rounded right-of-way at the intersection of the road with Snow Hill Road.

B. Hamilton County Engineer's Office Requirements

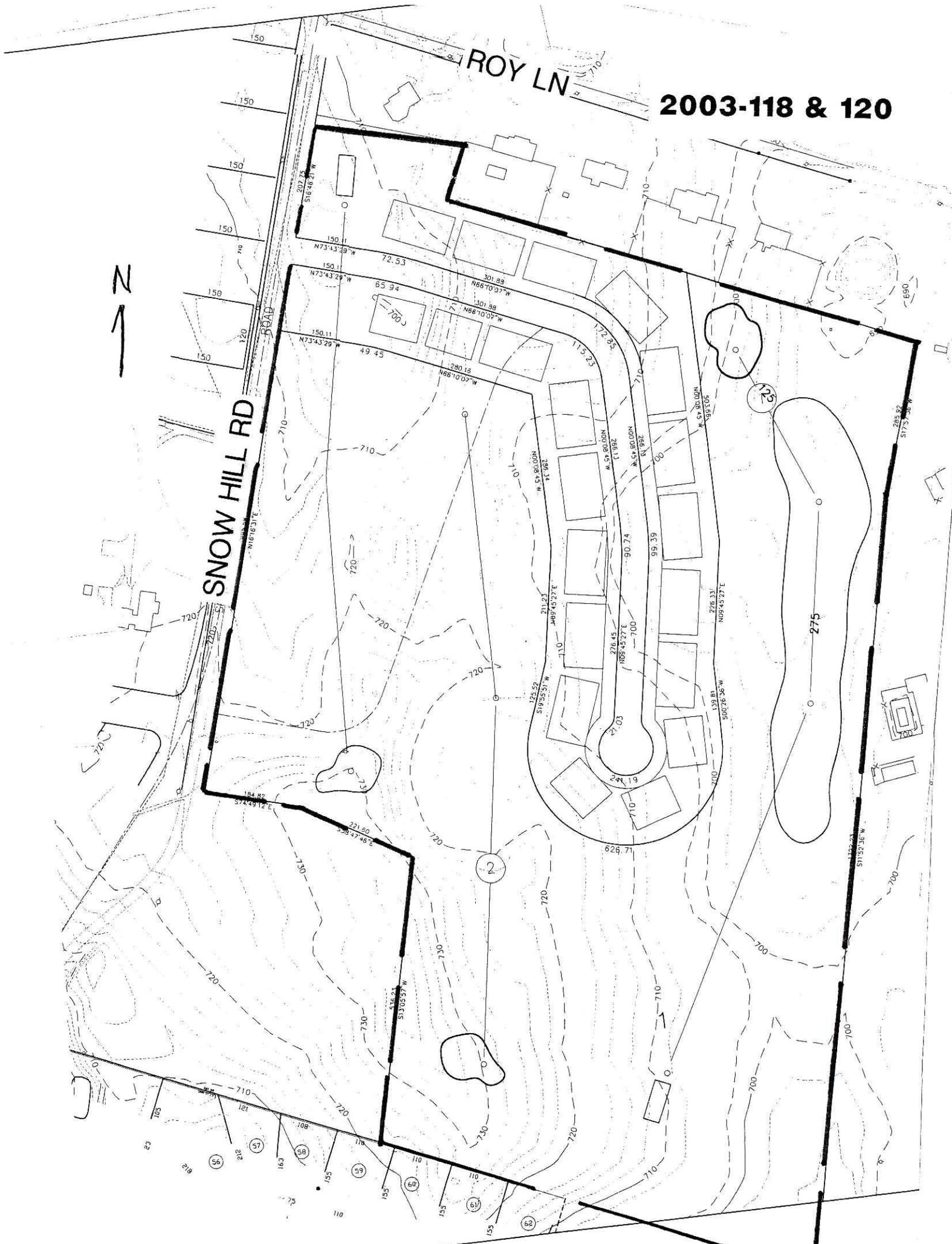
1. A minimum 8" of crushed stone base is required in the road.
2. Rough grade the proposed road prior to final P.U.D. submittal.
3. The golf tree must be south of the proposed road. Driving golf balls across the proposed road is a public safety hazard and will not be permitted.
4. No golf cart crossing across Snow Hill Road is allowed. The County has installed a tunnel for golf carts south of this development. Due to the speed and volume of traffic on Snow Hill Road, golf carts would be a public safety hazard.
5. Questions about Hamilton County Engineer's office requirements should be directed to Mr. Mike Hendrix at 209-7810.

ROY LN

2003-118 & 120



SNOW HILL RD



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Hampton Creek Townhomes  
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