

5/14/13

First Reading: _____
Second Reading: _____

2013-031
TDK Construction Company, Inc./
Tim Keach, CEO
District No. 4
Planning Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2216, 2228, 2242, AND 2252 MURRAY LANE AND 7608 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That Chattanooga City Code, Part II, Chapter 38, Zoning Ordinance, be and the same hereby is amended so as to rezone properties located at 2216, 2228, 2242, and 2252 Murray Lane and 7608 Shallowford Road, more particularly described herein:

Lots 1 thru 4, Final Plan Murray Lane Estates, Plat Book 37, Page 211, ROHC, and an unplatted tract of land located at 7608 Shallowford Road, being the properties described in Deed Book 2930, Page 483, Deed Book 6547, Page 340, Deed Book 6897, Page 117, and Deed Book 6946, Page 193, ROHC. Tax Map Nos. 149J-A-004, and 006 thru 008.01.

and as shown on the maps attached hereto and made a part hereof by reference, from R-1 Residential Zone to R-3 Residential Zone.

SECTION 2. BE IT FURTHER ORDAINED, That this rezoning shall be subject to the

following:

- 1) Additional installation of a landscaping element along the eastern property line with Drake Forest as shown on the attached submitted Landscape Buffer Plan (including the continuation of the landscape element approximately 75' along the southeastern corner to mirror the northeastern corner);
- 2) No building taller than two stories within 100' of the eastern property line;
- 3) Stormwater Management Requirements beyond current City standards: The applicant will conduct a downstream hydraulic analysis of the subject site regarding onsite storage for storm water runoff control, attenuation and that the timing of peak flows are appropriate and will not exacerbate flooding problems when combined with upstream and downstream flows. The analysis will extend from the point of site discharge stream to the point where the site acreage represents 10% of the total drainage acreage. The purpose is to ensure that onsite and offsite flood peak flows do not cause increases in the preconstruction peak flow elevations;
- 4) Maximum density of 254 units;
- 5) Retention pond with fountain and security fence to be constructed as generally shown on the attached site plan in the northeast corner of the site. Pond will be similar in appearance to Village of Ashwood's retention pond;
- 6) No buildings to be located closer than 80 feet from the eastern property line where in common with the Morning Pointe Assisted Living Facility;
- 7) Landscape section "E" to begin 90 feet from the right of way of Shallowford Road and continue along the eastern property line approximately 485 feet to where the property turns eastward;

- 8) Lighting to be directed away from all residential areas, including the Morning Pointe Assisted Living Facility;
- 9) Clubhouse to be closed from 12:00 a.m. to 5:00 a.m.;
- 10) A deceleration lane to be constructed along Shallowford Road to the western entrance to the development;
- 11) Maximum building heights as depicted on site plan;
- 12) Landscape Section "F" to begin 20 feet from the right of way of Shallowford Road and continue along the western property line a minimum of 200 feet; and
- 13) The downstream analysis, and other conditions – please note to change the condition to the 100 setback to be only for the eastern property adjacent to Drake Forest.

SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: _____

CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

MAYOR

/mms

First Reading: _____
Second Reading: _____

2013-031
TDK Construction Company, Inc./
Tim Keach, CEO
District No. 4
Staff Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2216, 2228, 2242, AND 2252 MURRAY LANE AND 7608 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE, SUBJECT TO CERTAIN CONDITIONS.

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Passed on second and final reading: _____

CHAIRPERSON

APPROVED: ____ DISAPPROVED: ____

MAYOR

/mms

First Reading: _____
Second Reading: _____

2013-031
TDK Construction Company, Inc./
Tim Keach, CEO
District No. 4
Applicant Version

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHATTANOOGA CITY CODE, PART II, CHAPTER 38, ZONING ORDINANCE, SO AS TO REZONE PROPERTIES LOCATED AT 2216, 2228, 2242, AND 2252 MURRAY LANE AND 7608 SHALLOWFORD ROAD, MORE PARTICULARLY DESCRIBED HEREIN, FROM R-1 RESIDENTIAL ZONE TO R-3 RESIDENTIAL ZONE.

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Passed on second and final reading: _____

CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

MAYOR

/mms

2013-031 City of Chattanooga
March 11, 2013 (Deferred)
April 8, 2013 (Action taken)

RESOLUTION

WHEREAS, TDK Construction Company, Inc./Tim Keach, CEO 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 to R-3 Residential Zone, properties located at 2216, 2228, 2242 and 2252 Murray Lane and 7608 Shallowford Road.

Lots 1 thru 4, Final Plan Murray Lane Estates, Plat Book 37, Page 211, ROHC, and an unplatted tract of land located at 7608 Shallowford Road, being the properties described in Deed Book 2930, Page 483, Deed Book 6547, Page 340, Deed Book 6897, Page 117, and Deed Book 6946, Page 193, ROHC. Tax Map 149J-A-004, and 006 thru 008.01 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on March 11, 2013, at which time action was deferred until April 8, 2013,

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

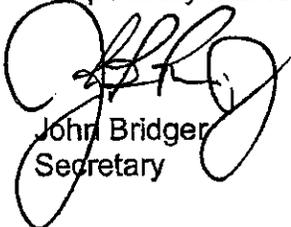
AND WHEREAS, there was opposition present to the petition,

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 April 8, 2013, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to: 1) Additional installation of a landscaping element along the eastern property line with Drake Forest as shown on the attached submitted Landscape Buffer Plan (including the continuation of the landscape element approximately 75' along the southeastern corner to mirror the northeastern corner); 2) No building taller than two stories within 100' of the eastern property line; and 3) Stormwater Management Requirements beyond current City standards: The applicant

will conduct a downstream hydraulic analysis of the subject site regarding onsite storage for storm water runoff control, attenuation and that the timing of peak flows are appropriate and will not exacerbate flooding problems when combined with upstream and downstream flows. The analysis will extend from the point of site discharge stream to the point where the site acreage represents 10% of the total drainage acreage. The purpose is to ensure that onsite and offsite flood peak flows do not cause increases in the preconstruction peak flow elevations; 4) Maximum density of 254 units; 5) Retention pond with fountain and security fence to be constructed as generally shown on the attached site plan in the northeast corner of the site. Pond will be similar in appearance to Village of Ashwood's retention pond; 6) No buildings to be located closer than 80 feet from the eastern property line where in common with the Morning Pointe Assisted Living Facility; 7) Landscape section "E" to begin 90 feet from the right of way of Shallowford Road and continue along the eastern property line approximately 485 feet to where the property turns eastward; 8) Lighting to be directed away from all residential areas, including the Morning Pointe Assisted Living Facility; 9) Clubhouse to be closed from 12:00 a.m. to 5:00 a.m. 10) A deceleration lane to be constructed along Shallowford Road to the western entrance to the development; 11) Maximum building heights as depicted on site plan; 12) Landscape Section "F" to begin 20 feet from the right of way of Shallowford Road and continue along the western property line a minimum of 200 feet; and 13) The downstream analysis, and other conditions – please note to change the condition to the 100 setback to be only for the eastern property adjacent to Drake Forest.

Respectfully submitted,



John Bridger
Secretary

Zoning Request Form

Print Form

Chattanooga-Hamilton County



Regional Planning Agency

1250 Market Street
Suite 2000

Development Resource Center
Chattanooga, Tennessee
37402

Phone: 423-668-2287

Fax: 423-668-2289

www.chrcpa.org

Office Use Only

Case Number: 2013-031

Date Submitted: 02-01-2013

Planning District: 10

County District: 8

City District: 4

Jurisdiction: Chattanooga

Neighborhood: Friends of E. Brainerd, Brainerd E. Brainerd Chamber

Staff Action:

PC Action/Date:

Legis. Action/Date:

Zoning Request:	
From: R-1 Residential Zone	To: R-3 Residential Zone
Proposed Development or Use: Proposed Apartment Development	

Property Location / Information	
Address: (Street Number & Street Name) 2216, 2228, 2242, & 2252 Murray Ln, 7608 Shallowford Rd	Tax Map No: 149J-A-004, 006, 007, 008 and 008.01 Plat Book/Page No. 37/211; V11/315
Current Use: Residential	Adjacent Uses: Residential, Apartments, Institutional

Applicant Information

All communication by phone, fax, email, or mail will be with the Applicant. If you are not the property owner, you will need to submit a letter from the property owners(s) indicating that you are acting as their agent in filing this application (e.g. engineer, architect, consultant, broker, etc.).

- Property Owner
 Architect
 Engineer
 Optionee
 Purchaser of Property
 Trustee
 Other:

Name	TDK Construction Company, Inc. Attn: Tim Keach, CEO	
Address:	1610 South Church Street, Suite C	
City	Murfreesboro	State: TN
Zip Code:	37130	
Daytime Phone:	615-895-8743	
Cell Phone:		
Other Phone:	423-855-5554 (MAP Engineers)	
Email:	mapengr@epbfi.com	
Fax:	615-895-2631	

Property Owner Information (if not applicant)	
Name:	See attached list
Address:	
Phone:	

CHECKLIST (OFFICE USE ONLY)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Application Complete | <input checked="" type="checkbox"/> Deeds for property to be rezoned |
| <input checked="" type="checkbox"/> Ownership Verification (Tax Map Printout, Letter) | Deed Book: 6547/340+ |
| <input checked="" type="checkbox"/> Map showing property to be rezoned. | <input checked="" type="checkbox"/> Copy of Plats, if applicable |
| <input checked="" type="checkbox"/> Site Plan, if applicable | Plat Book/Page: 37/211+ |
| <input checked="" type="checkbox"/> Total acres to be considered: 18.228 | <input checked="" type="checkbox"/> Notice Signs: How Many? 1 |
| <input checked="" type="checkbox"/> Filing Fee: 635.00 | <input type="checkbox"/> Cash Check No. 2297 |
| Accepted by: Marcia Parker | Date: 02/01/2013 |

RPA STAFF RECOMMENDATION

**Planning Commission Recommendation:
Approve, subject to certain conditions
as stated in the resolution.**

Case Number: 2013-031 PC Meeting Date: 4-8-2013

STAFF RECOMMENDATION: **APPROVE, subject to the following conditions:**

- 1) Additional installation of a landscaping element along the eastern property line with Drake Forest as shown on the attached submitted Landscape Buffer Plan (including the continuation of the landscape element approximately 75' feet along the southeastern corner to mirror the northeastern corner).
- 2) No building taller than two stories within 100' of the eastern property line.
- 3) Stormwater Management Requirements beyond current City standards (*under development by City Public Works; will bring language to Planning Commission meeting on April 8*)

Land Use & Transportation Comments

Planning Staff:

Applicant Request Overview
The applicant is pursuing rezoning from R-1 Residential to an R-3 Residential Zone for an apartment complex on Shallowford Road in the Hamilton Place/East Brainerd Area. The proposed development is for 262 residential units on 18.57 acres for a density of 18.6 dwelling units an acre.

Site Description
The site is currently developed with a church and four homes. It is located between the Villages at Shallowford Trace and Shallowford Trace Apartments to the west, Drake Forest subdivision to the east and Haven at Commons Park Apartments to the south. A senior living facility, fronting on Shallowford Road, lies to the east of the site.

Plans/Policies
The adopted plan for the area, the Hamilton Place Community Plan, conveys a recommendation of Medium-density Residential on the land use plan map at this location. For the purposes of the plan, medium-density residential "shall be limited to a maximum of eight dwelling units per acre gross density and shall be "fee simple" to encourage owner occupancy."

Shallowford Road is identified as a key study area in the plan. The plan states:

The amount of underutilized and undeveloped land on Shallowford Road east of Gunbarrel Road has created increasing pressure to expand commercial development eastward along Shallowford Road. The land use strategy here is to promote medium and high density residential development that acts as a transition between the commercial uses and the surrounding single-family residential neighborhoods. These areas provide

RPA STAFF RECOMMENDATION

opportunity to develop a more pedestrian-friendly links between existing single-family residences and commercial and office uses.

The Planning Principles of the plan as related to Land Use are as follows:

- Commercial and neighborhood boundaries should be maintained as defined by the land use plan.
- Configure new development so that it is compatible with existing adjoining uses. Examples include placing smaller scale, less intense buildings next to existing neighborhoods. Placement of large-scale buildings next to neighborhoods should be avoided.

Staff Recommendation

For this site, the community plan recommends a density of no more than eight dwelling units an acre of fee-simple housing, and the proposal is for 18.6 dwelling units an acre of apartments. Although the density is greater than recommended by the plan, the development does address planning principles found in the plan.

The site plan shows the placement of the smaller-scale, two-story homes next to the Drake Forest subdivision. The larger footprint and taller buildings are placed towards the existing R-3 Residentially zoned property (or centrally located) and away from the subdivision. Three-story units appear near the Drake Forest frontage but are 150' from the property line. The clubhouse and pool are located close to Shallowford Road and are 250' from the nearest Drake Forest property line.

Staff is recommending approval of the rezoning to R-3 Residential for the proposed development. This is an extension of an existing zone and uses and is of comparable density to the Shallowford Trace Apartments (18 dwelling units an acre) and Haven at Commons Park Apartments (17.7 dwelling units an acre). Additionally, this request consolidates the remaining R-1 Residential property between the apartments to the west and Drake Forest to the east. This prevents multiple rezoning requests for the area and allow for more room on the site to address the shared property line with Drake Forest.

In order to manage the transition from the proposed apartments and the Drake Forest subdivision, staff is recommending additional landscaping elements. Those elements are graphically represented on the applicant's Landscape Buffer Plan. Additionally, staff is recommending a condition that ensures that buildings taller than two stories are located away from the Drake Forest property line.

In summary, staff is recommending approval of an R-3 Residential zone at this site as 1) it consolidates the remaining property between the

RPA STAFF RECOMMENDATION

existing apartments and the Drake Forest subdivision, 2) it locates buildings of a lesser intensity along the Drake Forest property line and 3) is an extension of an existing zone and use.

April Update

At the March meeting, the owner of the adjacent senior living facility (the property fronts on Shallowford Road and would share its western property line with the proposed apartments) mentioned the need for additional buffering to minimize the impact of the long row of parking proposed for the apartment development adjacent to the senior housing facility. The applicant volunteered to meet with the owner to discuss appropriate landscaping transitions but, at the time of the staff recommendation, additional information regarding this item has not been provided.

Infrastructure & Operational Comments

Public Works Staff:

All land development projects are reviewed by City Engineering & Water Quality staff, Traffic Engineering & Operations staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

Additional requirements, if needed, are indicated by department below either as comments or as conditions recommended to be attached to the final ordinance.

Water Quality

Underground storm water management as proposed will be reviewed in order to meet storm water requirements. Call 643-5877 for more information.

Traffic Engineering & Operations

Driveways require minimum of 50' length of vehicle storage. Revised site plan required before approval from Traffic Engineering may be obtained. Call 643-5950 for more information.

Land Development Office

The current plans meets or exceeds landscaping requirements.

2013-031



Spring Creek

P.O. Box 2370 Cleveland, TN 37320-2370

Corporate Offices

3895 North Ocoee St./Fifth Floor

(423) 476-2140

FAX (423) 476-2252

www.springcreekinfo.com

April 5, 2013

To: Members of the Hamilton/Chattanooga Regional Planning Commission

As owners and developers of Spring Creek Development, in Cleveland, we have worked with numerous builders and developers through the years.

In 2007, TDK Construction of Murfreesboro approached us to build a gated apartment community across the street from our near 100 acre retail/lifestyle development on 25th Street/APD 40.

TDK is one of the nation's top multi family developers and we were pleased to have them join in our efforts as they built The Retreat at Spring Creek, a 199 unit neighborhood. Due to the success of the project, they are now in Phase II adding an additional 100+ units to be open in coming weeks.

Throughout our building process, TDK has been professional and conscious in every way, working with neighbors to help defer any issues or concerns that may arise. They went the extra mile to address every detail.

The overall gated neighborhood has complimented our project and also encouraged other businesses to locate or to improve their appearance. It boosted the value and esthetics of our project and we would not hesitate to allow them to build other projects on or our near any of our developments.

It is our understanding TDK is now working on a similar project in Chattanooga and there may be concern about such a project in a neighborhood.

Our experience with TDK has proven they will go the extra mile to make sure they apply to all regulations and maintain the integrity of the area. They have developed an appealing and safe neighborhood for their residents and maintain a landscape that compliments 25th Street/APD 40.

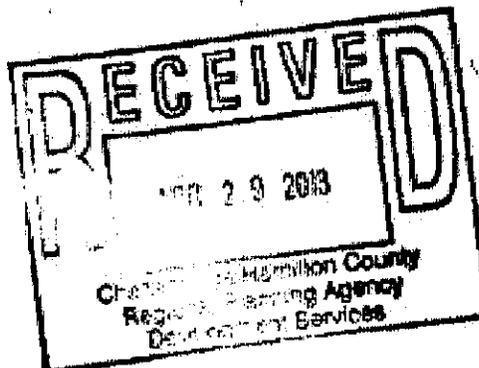
We would be happy to talk with anyone who may have concerns regarding a TDK project in your community.

Sincerely,

Stan Lawson
Owner/Developer
Spring Creek, Cleveland, TN

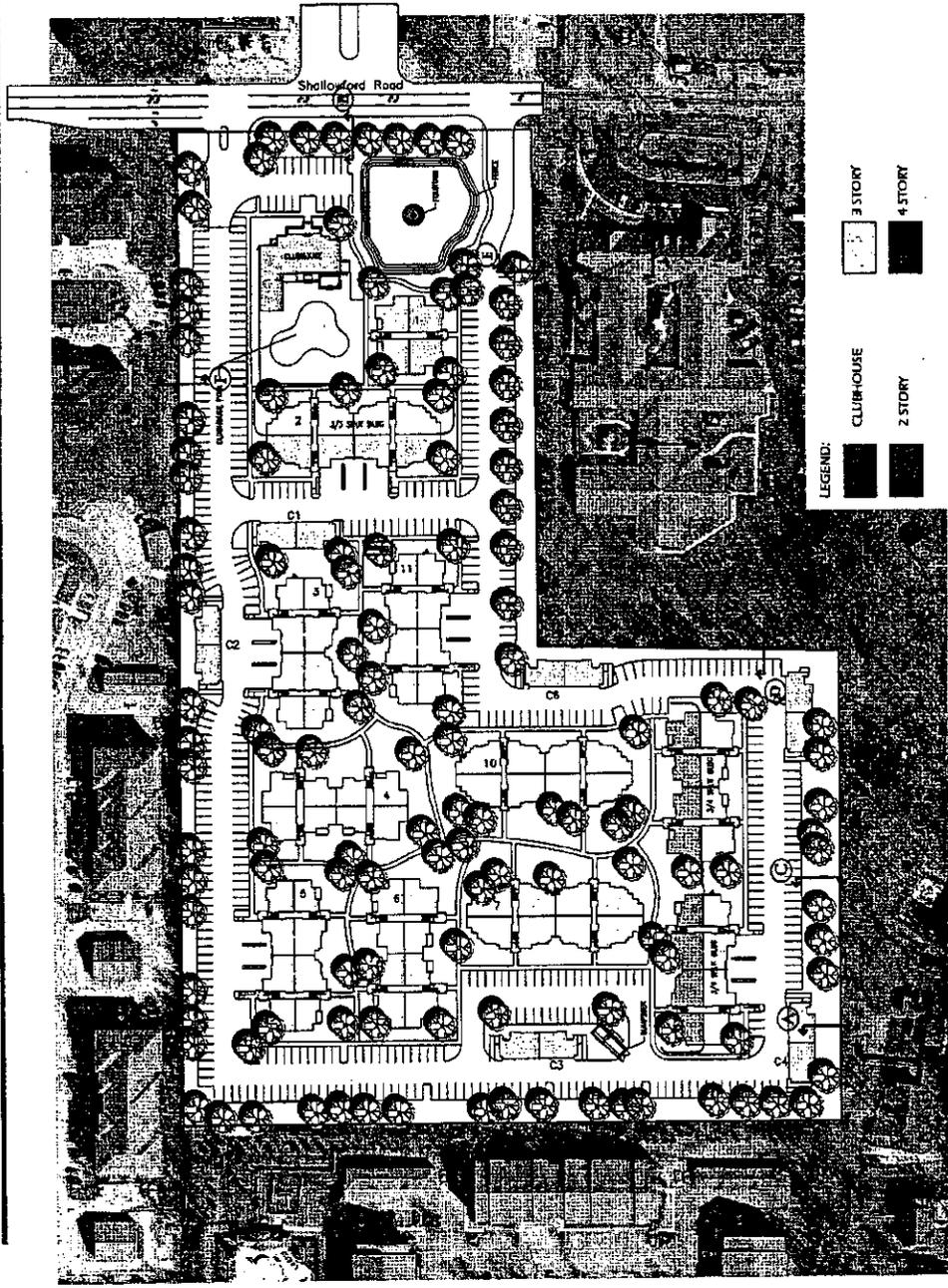
Sincerely,

Brenda Lawson
Owner/Developer
Spring Creek, Cleveland, TN



Mc Landing AT ASHWOOD

SITE MASTER PLAN



Ownership Name: The Landing at Ashwood, LLC
 Ownership Address: 1610 S Church Street, Suite C
 Murfreesboro, TN 37130
 Project Contact Person: Ross Bradley
 Address: 1610 S Church Street, Suite C
 Murfreesboro, TN 37130
 Phone Number: (615) 895-8743
 Email Address: rbradley@tkconstruction.com

Property Reference: R-1 Residential/Vacant
 Existing Zoning: 14.11
 Existing Usage: R-3
 Total Acreage: MUB-Family
 Proposed Zoning: 254
 Proposed Usage: 88 (34.65%)
 Proposed Units: 132 (51.97%)
 One Bedroom Units: 34 (13.39%)
 Two Bedroom Units: 44 (17.19%)
 Three Bedroom Units: 54 (21.49%)
 All Garage units are included in the two bedroom unit count.

Density Allowed R-3: 304 Units at 2,153 UPA
 Proposed Density: 250 Units at 1772 UPA
 Front Yard Setback: 25'
 Rear Yard Setback: 25'
 Side Yard Setback: 6'
 Building Height Maximum: 35' (plus 1' for every 1' the building is set back from the property line)
 Building Height Proposed: Maximum Height: 48.5' (3/4 split)
 Total Parking Required: 431
 Total Parking Provided: 529

*Site, site requirements, above are based on R-3 zoning
 **Unshaded existing area is the 10' set back landscape yard.
 - Type 1 - Evergreen trees spaced 18' O.C.
 - Type 2 - Evergreen shrubs spaced 8' O.C. staggered row
 ***Street Yard Landscape Requirement
 - 1 Tree per 25' Linear Foot (8' from Total)

Site Amenities:
 1) Clubhouse with Gymnasium
 2) 24 Hour Security/Venture Center
 3) Swimming Pool
 4) Outdoor BBQ Station
 5) Conference Center
 6) Walking Trail

Site Amenities:
 1) Aluminum Post-and-Rail Fence
 2) Acoustic Fencing

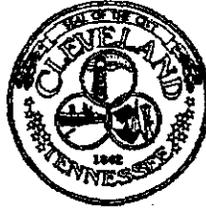
SCALE: 1" = 60'
 30'
 120'
 180'

A TDK Development
 K&H
 K&H Associates, Inc.

City of Cleveland
CLEVELAND, TENNESSEE
Office of the Mayor

2013-031
*Letter of
support.*

Tom Rowland
Mayor



Cleveland Municipal Building
190 Church Street, N.E.
P.O. Box 1519
(423) 476-8931
(423) 559-3364 Fax

April 4, 2013

Chattanooga/Hamilton Regional Planning Commission
Dale Mabee, Chairman
1014 Dallas Road-Suite 103
Chattanooga, TN 37405

Re: TDK Multi-Family Project in Chattanooga

Dear Chairman Mabee:

It has been brought to my attention that TDK Construction in Murfreesboro is proposing to build a multi-family development in Chattanooga and is receiving some opposition. I have been asked to provide any feedback we may have as a result of Cleveland's experience with this firm.

TDK came into Cleveland in 2007 and began a 199 unit gated apartment neighborhood on 25th Street. It is now expanding to over 300 units and has added greatly to this area. They are nothing less than a "first class" operation. Since day one, they became a corporate citizen, joining our Chamber of Commerce and assisting the City in our Greenways projects.

The Retreat at Spring Creek complex is a compliment to the entire area and is located across the street from Cleveland's first lifestyle neighborhood. We noted as the new gated neighborhood began to take shape, properties surrounding it also began to build and/or improve their existing businesses. They set high standards for their landscaping and site preparation. The Retreat is at one of our city's gateways and compliments the area surrounding its property.

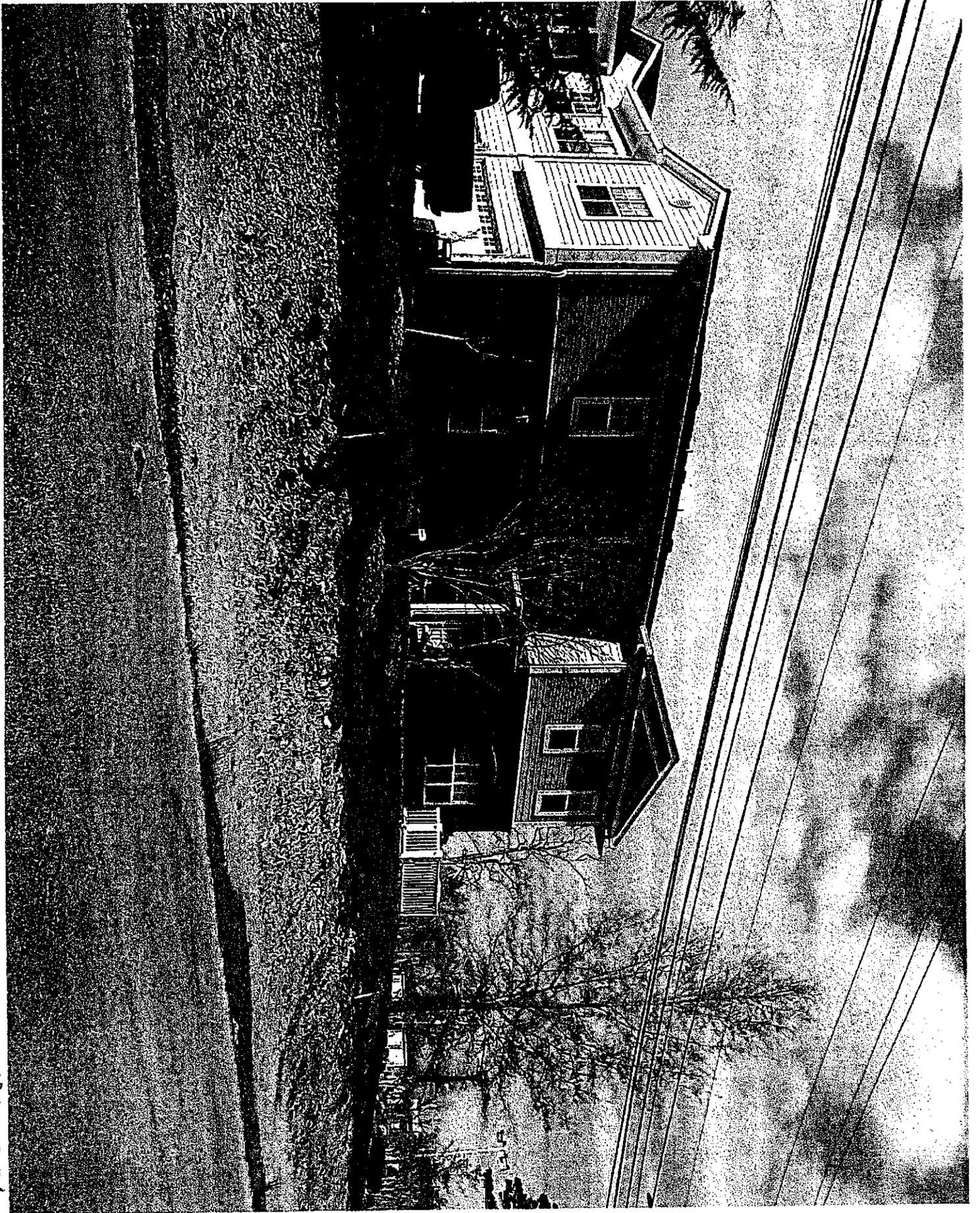
TDK has consulted with our Urban Forestry staff and landscaped the area, as well as contributed to our City/County Greenways by providing work and adding benches for walkers.

They were so successful in their endeavors here, they are now in Phase II of their complex, adding units to bring the total to over 300. They also helped fill a void in our housing marketing as an influx of newcomers began moving in with our new industries.

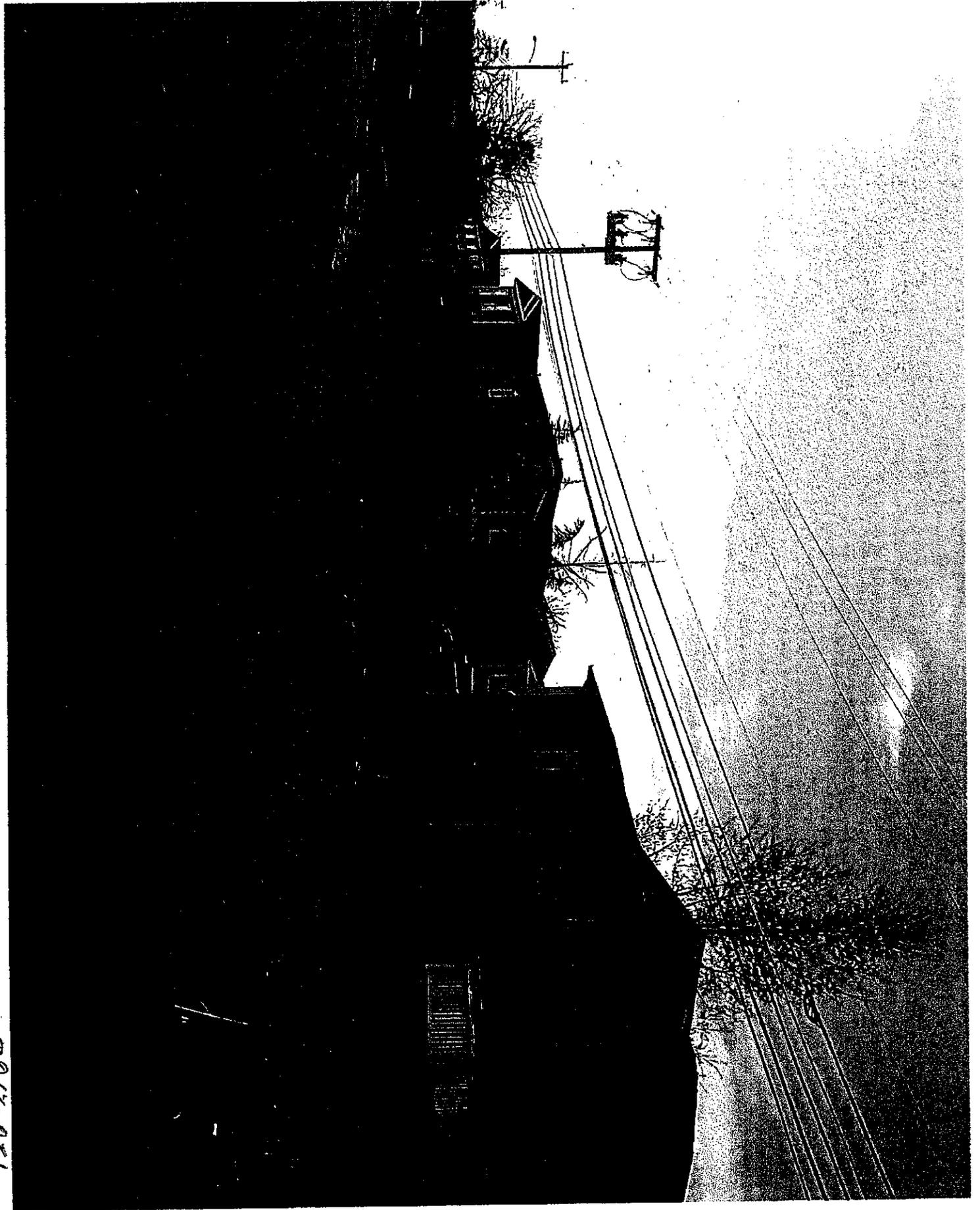
The City of Cleveland has had nothing but positive experience with TDK. I would be happy to talk with anyone who may have concerns. They hire professional staff and take part in community events, making the neighborhood a much desired place to live. We would not hesitate to have them build another project in our community.

Sincerely,

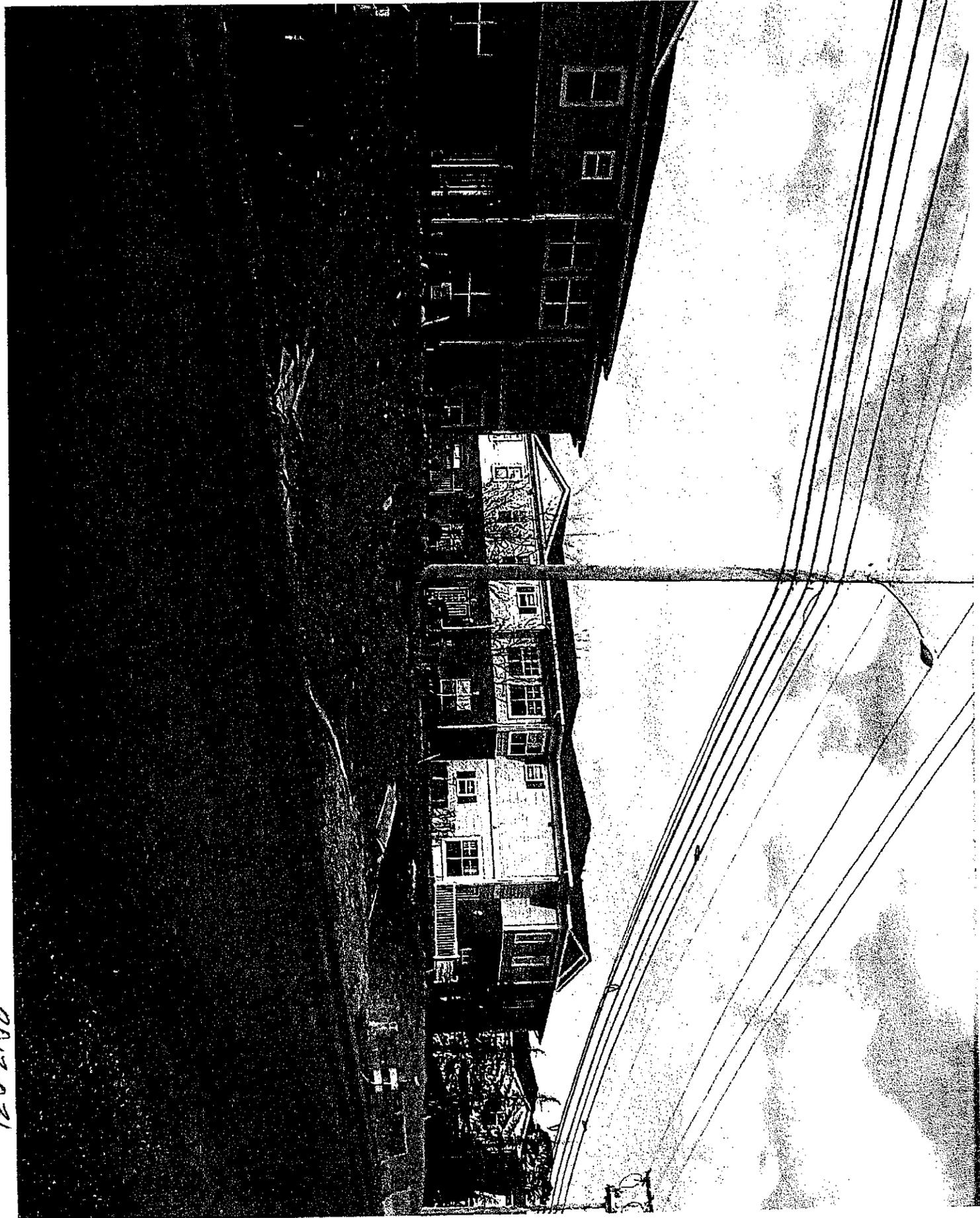

Tom Rowland, Mayor
City of Cleveland



0112-021



2015-251



01/20/21

Harrison Sandra

From: Haynes Greg
Sent: Thursday, April 11, 2013 8:18 AM
To: Harrison Sandra
Subject: FW: Shallowford Road Apts Email 1 of 2
Attachments: 2013APR10 SITE PLAN EXHIBIT.pdf

See if these conditions match your notes or come close.

Greg Haynes

Director of Development Services
Chattanooga-Hamilton County Regional Planning Agency
1250 Market Street
Suite 2000, Development Resource Center
Chattanooga, TN 37402
643-5947

From: Mike Price [mailto:mikeprice@epbfi.com]
Sent: Wednesday, April 10, 2013 6:48 PM
To: Rennich Karen; Haynes Greg
Cc: M.A.P. Engineers (Brett Tabor)
Subject: Shallowford Road Apts Email 1 of 2

Greg & Karen,

Please find attached the updated site plan and the corresponding landscape sections. In addition, I have the following conditions that were agreed to.

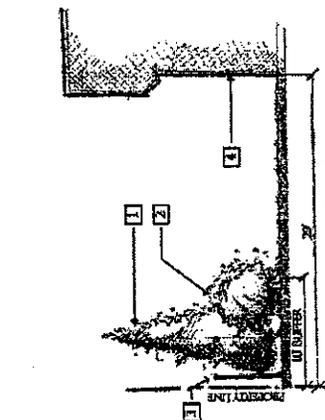
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- 9) Landscape Section "F" to begin 20 feet from the right of way of Shallowford Road and continue along the western property line a minimum of 200 feet.
- 10) The downstream analysis, and other conditions - please note to change the condition of the 100 setback to be only for the eastern property adjacent to Drake Forest.

I believe this covers the items. I have forwarded these via separate email to Greg Vital and Joe Shultz and if I hear of any changes, I will let you know.

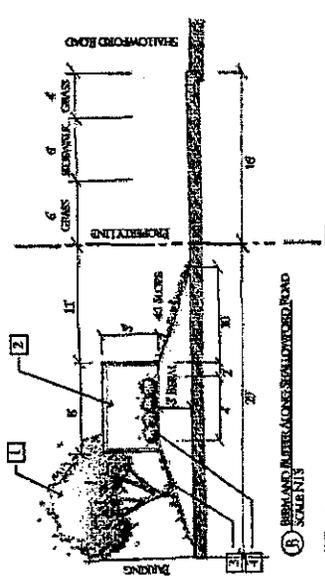
Mike

the Landing AT ASHWOOD

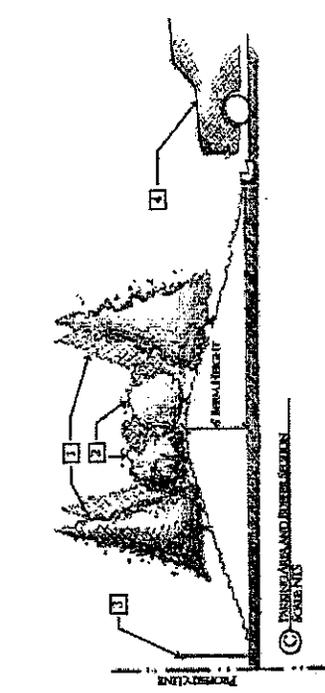
VILLAGE OF ASHWOOD PLANNING EXHIBITS



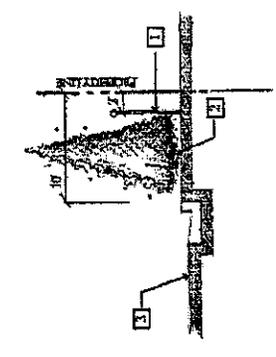
- ① BUFFER AREA AND BUFFER SECTION
SCALE: 1/8" = 1'-0"
- 1 BUFFER SECTION
 - 2 TREE BUFFER (SPACED 10' O.C.)
 - 3 PERIMETER FENCING
 - 4 BUFFER COUNTERLINE



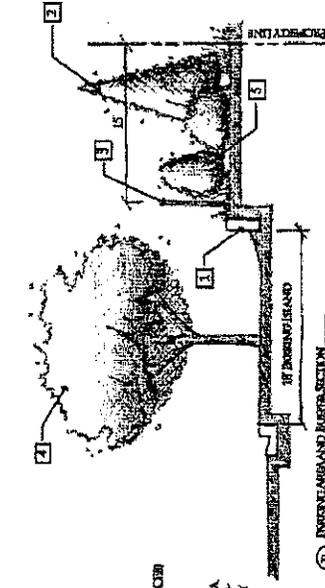
- ② BUILDING AND DRIVEWAY
SCALE: 1/8" = 1'-0"
- 1 CHERRY TREES
 - 2 BUFFER SECTION
 - 3 PERIMETER FENCING
 - 4 BUFFER SECTION ON TOP OF ROAD



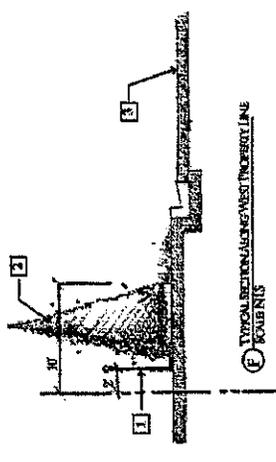
- ③ BUFFER AREA AND BUFFER SECTION
SCALE: 1/8" = 1'-0"
- 1 BUFFER SECTION (SPACED 10' O.C., STAGGERED ON BOTH SIDES OF ROAD)
 - 2 BUFFER SECTION (SPACED 10' O.C., STAGGERED ROW ON TOP OF ROAD)
 - 3 PERIMETER FENCING
 - 4 BUFFER SECTION



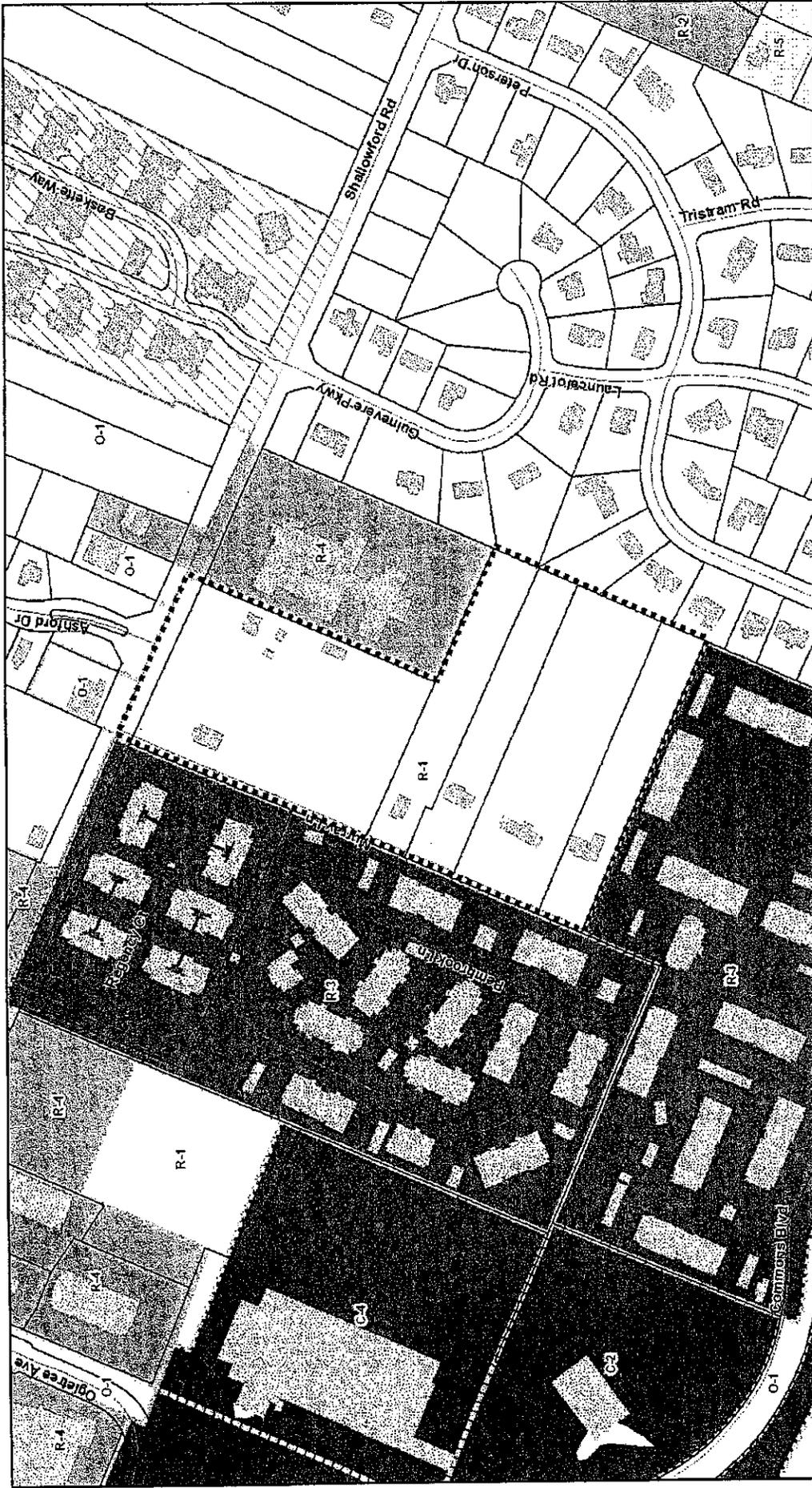
- ④ BUFFER AREA AND BUFFER SECTION
SCALE: 1/8" = 1'-0"
- 1 PERIMETER FENCING
 - 2 TYPE C BUFFER (SPACED 10' O.C.)
 - 3 BUFFER SECTION



- ⑤ BUFFER AREA AND BUFFER SECTION
SCALE: 1/8" = 1'-0"
- 1 BUFFER SECTION (SPACED 10' O.C., STAGGERED ON BOTH SIDES OF ROAD)
 - 2 BUFFER SECTION (SPACED 10' O.C., STAGGERED ROW ON TOP OF ROAD)
 - 3 PERIMETER FENCING
 - 4 BUFFER SECTION
 - 5 BUFFER SECTION
 - 6 BUFFER SECTION



- ⑥ BUFFER AREA AND BUFFER SECTION
SCALE: 1/8" = 1'-0"
- 1 PERIMETER FENCING
 - 2 TYPE C BUFFER (SPACED 10' O.C.)
 - 3 BUFFER SECTION



2013-031 Rezoning from R-1 to R-3

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2013-031: Approve, subject to the list of conditions in the Planning Commission Resolution.



320 ft



NOTICE

WHEREAS, petitions to amend Ordinance No. 6958, known as the Zoning Ordinance, have been proposed to the City Council of the City of Chattanooga:

1. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petitions to rezone be approved:

2013-031 TDK Construction Company, Inc./Tim Keach, CEO. 2216, 2228, 2242, and 2252 Murray Lane and 7608 Shallowford Road, from R-1 Residential Zone to R-3 Residential Zone, subject to certain conditions.

2013-044 Habitat for Humanity Greater Chattanooga Area/Linda Sneary. 1129 East 14th Street, from M-1 Manufacturing Zone to R-3 Residential Zone.

2013-049 Alan Haniszewski/PVS MAC II, LLC. 1944 Rossville Avenue, from R-3 Residential Zone and M-1 Manufacturing Zone to C-3 Central Business Zone.

2. The Chattanooga-Hamilton County Regional Planning Commission has recommended that the following petition to rezone be denied:

2013-045 John Wise/June Jones. 530 Cherokee Boulevard and 335 Stringer Street, from R-1 Residential Zone, O-1 Office Zone and C-2 Convenience Commercial Zone to C-7 Northshore Commercial Mixed Use Zone.

3. The Chattanooga-Hamilton County Regional Planning Commission has recommended the granting of an Industrial Conditional Permit for a Recycling Processing Center on the following property:

2013-048 Taqi Mirza/Robmer Partners. 2108 Chestnut Street.

The City Council of the City of Chattanooga, Tennessee will hold a public hearing in the Council Assembly Room, City Council Building, 1000 Lindsay Street, Room 101, Tuesday,

May 14, 2013

at 6:00 p.m. for the purpose of hearing any person whose property may be affected by, or who may otherwise be interested in, said amendments.

This the ____ day of _____, 2013.

Carol K. O'Neal, CMC
Clerk to the City Council