

RESOLUTION NO. 24069

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT KNOWN AS IRISH KNOLL PLANNED UNIT DEVELOPMENT, ON A TRACT OF LAND LOCATED IN THE 6600 BLOCK OF SANDSWITCH ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

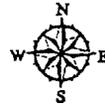
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is granted a Preliminary Planned Unit Development Special Exceptions Permit for a Proposed Planned Unit Development on a tract of land located in the 6600 block of Sandswitch Road, known as Irish Knoll Planned Unit Development, more particularly described as follows:

A tract of land located at 6600 block Sandswitch Road. Three unplatted tracts of land located in the 6600 block of Sandswitch Road as described in Deed Book 2464, Page 295, ROHC. Tax Map 091G-B-001 thru 003.

BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for the Planned Unit Development, known as Irish Knoll Planned Unit Development, is subject to the provisions of Article V, §1213 and the requirements as listed in the subdivision review attached hereto and made a part hereof by reference.

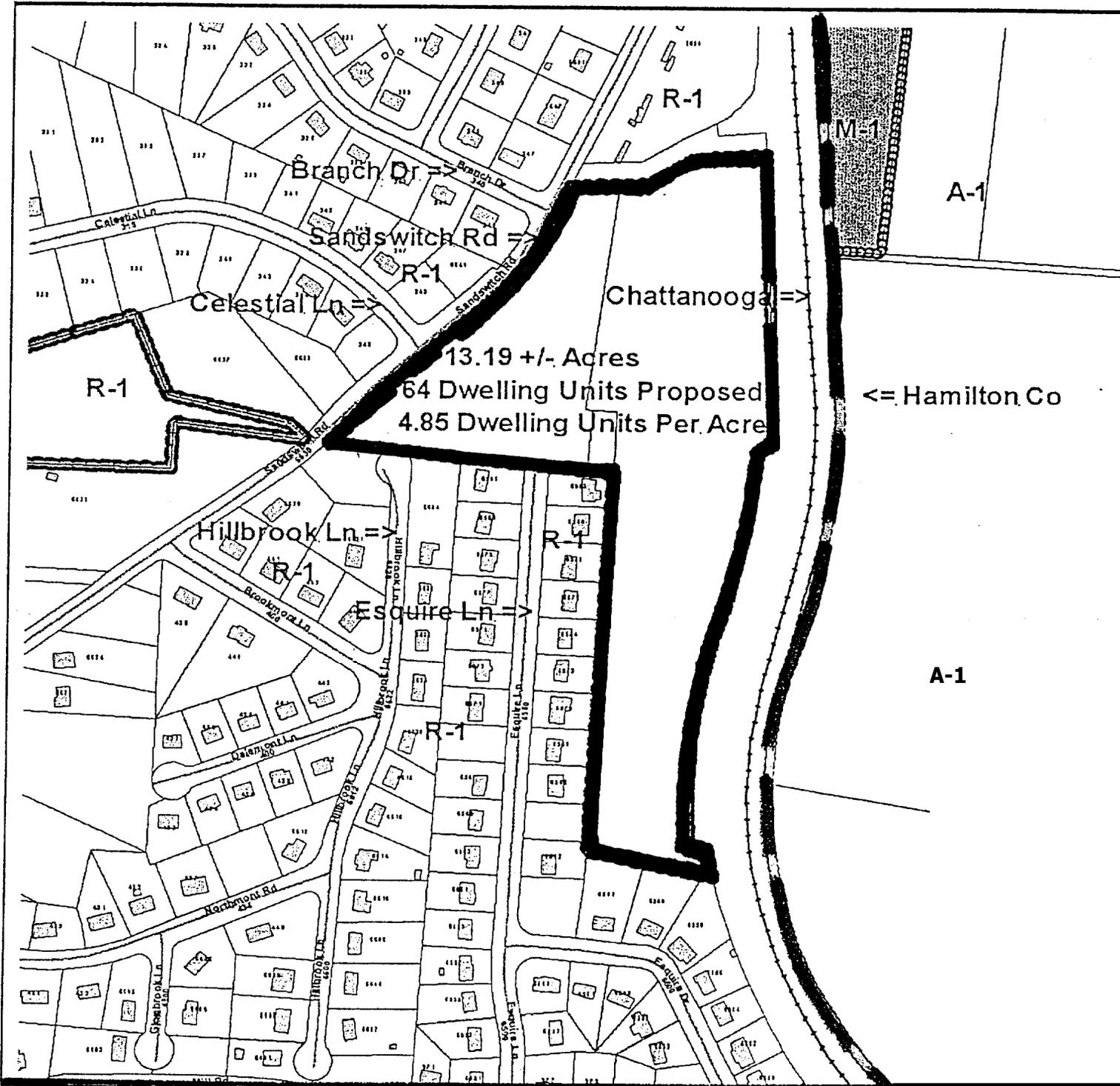
ADOPTED: April 13, 2004

AKS/pm



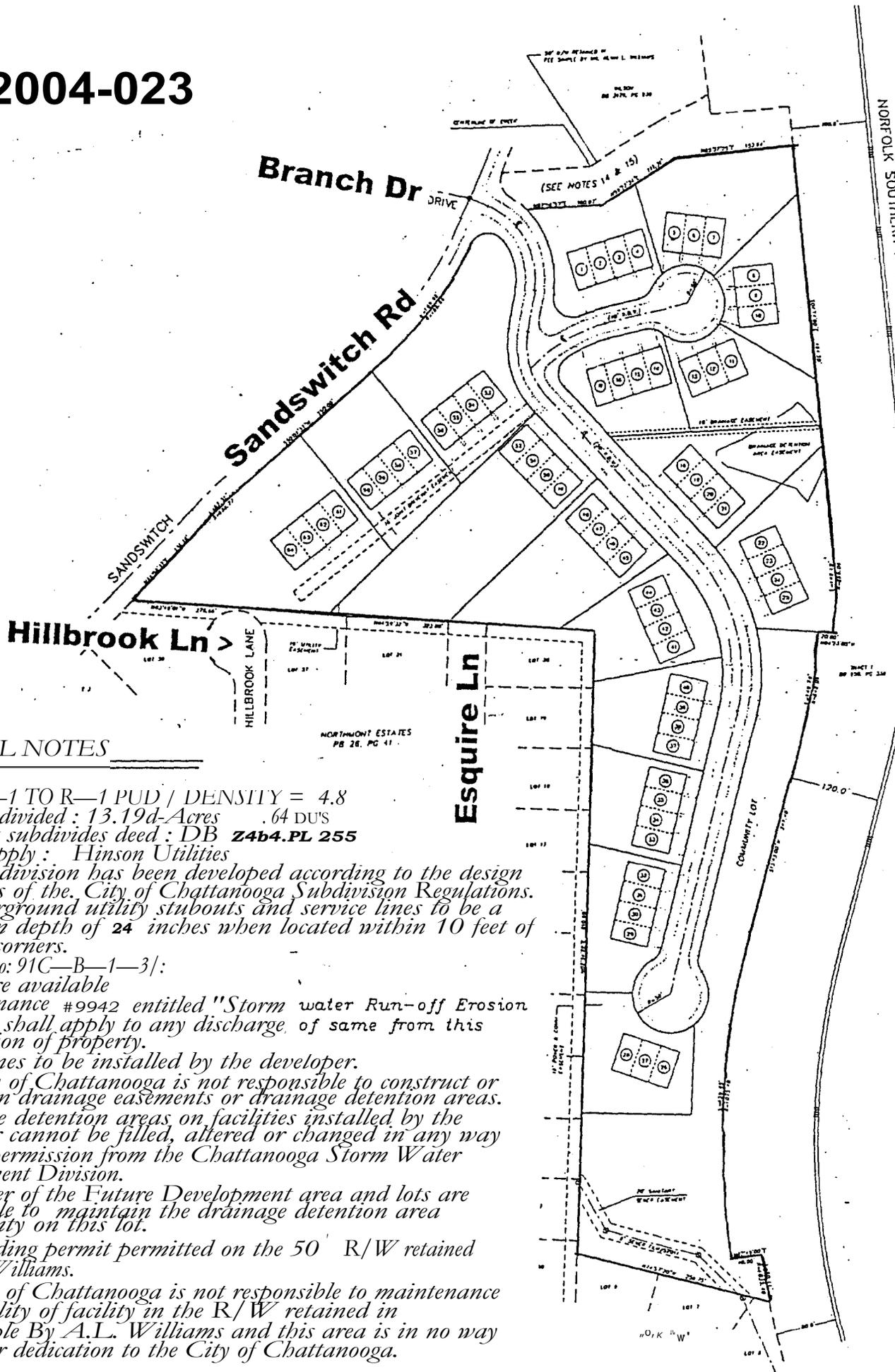
CHATTANOOGA
CASE NO: 2004-0023
PC MEETING DATE: 2/9/2004 **03/08/04**
RESIDENTIAL PUD

1 in. = 300.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-023: Approve, subject to subdivision review.

2004-023



GENERAL NOTES

1. Zoned : R-1 TO R-1 PUD / DENSITY = 4.8
2. Acres subdivided : 13.19d-Acres .64 DU'S
3. This plat subdivides deed : DB Z4b4.PL 255
4. Water supply : Hinson Utilities
5. This subdivision has been developed according to the design standards of the City of Chattanooga Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 91C-B-1-3/;
8. Sewers are available
9. City ordinance #9942 entitled "Storm water Run-off Erosion Control" shall apply to any discharge of same from this Subdivision of property.
10. Sewer lines to be installed by the developer.
11. The City of Chattanooga is not responsible to construct or maintain drainage easements or drainage detention areas.
12. Drainage detention areas on facilities installed by the developer cannot be filled, altered or changed in any way without permission from the Chattanooga Storm Water Management Division.
13. The owner of the Future Development area and lots are responsible to maintain the drainage detention area and facility on this lot.
14. No Building permit permitted on the 50' R/W retained by A.L. Williams.
15. The City of Chattanooga is not responsible to maintenance road, utility of facility in the R/W retained in Fee Simple By A.L. Williams and this area is in no way offered for dedication to the City of Chattanooga.

SUBDIVISION: Irish Knoll Planned Unit Development
Lots 1-64

Irish Knoll
Page 2

CASE NO.: 2004-023

DEVELOPER: Regency Development, Inc.

SURVEYOR: David Mathews Surveying Company

DATE OF SUBMITTAL: January 6, 2004

STATUS: Preliminary Planned Unit Development Plan

STAFF COMMENT:

- 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 **Chattanooga** Zoning Ordinance to promote public health, safety, morals and general welfare.
- 3) The buildings shall be used only for single-family, 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 a reasonable assurance that development will proceed according to the spirit and letter of the approved plans.

A. Planning Commission Requirements

1. Indicate the surrounding type of development and land use.
2. Per requirements of the Chattanooga Zoning Ordinance, submit sewer plans and profiles and road profiles.
3. The Chattanooga Zoning Ordinance requires at least two off-street parking spaces per unit for townhouses and three off-street parking spaces per unit for townhouse units with four or more bedrooms. Indicate by note the number of bedrooms in units. If all units will have three or less bedrooms, indicate such by note. Indicate the number of units to have four or more bedrooms.

4. Change the typical building design to indicate the number of off-area parking spaces at each unit.
5. When lots are to be sold, roads in a P.U.D. must be built to the standards of the **Chattanooga** Subdivision Regulations. The Chattanooga Subdivision Regulations only permit a 40' road right-of-way for short cul-de-sacs serving ten or less lots. Since 17 lots are served by the cul-de-sac at lots 1-17, increase the 40' right-of-way to 50'.
6. Article V, Section 1208 (3) of the Chattanooga Zoning Ordinance concerning site improvements in a planned unit development reads as follows:

"There shall be constructed sidewalks or an equivalent paved internal pedestrian circulation system. The minimum width of such sidewalks shall be five (5) feet."

7. Show the location of sidewalks or equivalent paved internal pedestrian circulation required above.
8. Change the adjoining street from Long Branch Drive to Branch Drive.
9. Give the Community Lot a lot number.
10. Per the Chattanooga Fire Department, show on the plat and install a fire hydrant in lot 17 at the intersection or in lot 53 just north of the 16' front driveway easement on the same side of the road as the water line.
11. Per the Chattanooga Fire Department, show on the plat and install a fire hydrant at the lot line between lots 36 and 37 or across the road from Church on the same side of the road as the water line.
12. Show the location and file number of any existing sewer line in Sandwitch Road.
13. Submit sea level contour lines with the final P.U.D. plans.
14. Show the size, location and number of acres drained for drainage pipes in roads. All drainage pipes under pavement or sidewalk areas must be reinforced concrete (RCP).
15. Since there are more than 25 lots, two boundary control monuments must be located to an accuracy of 1:20,000 in state plane coordinates. Show the location and state plane coordinates of these two boundary monuments on the final P.U.D. plan.

2004-023

B. Chattanooga City Engineer's Office Requirements

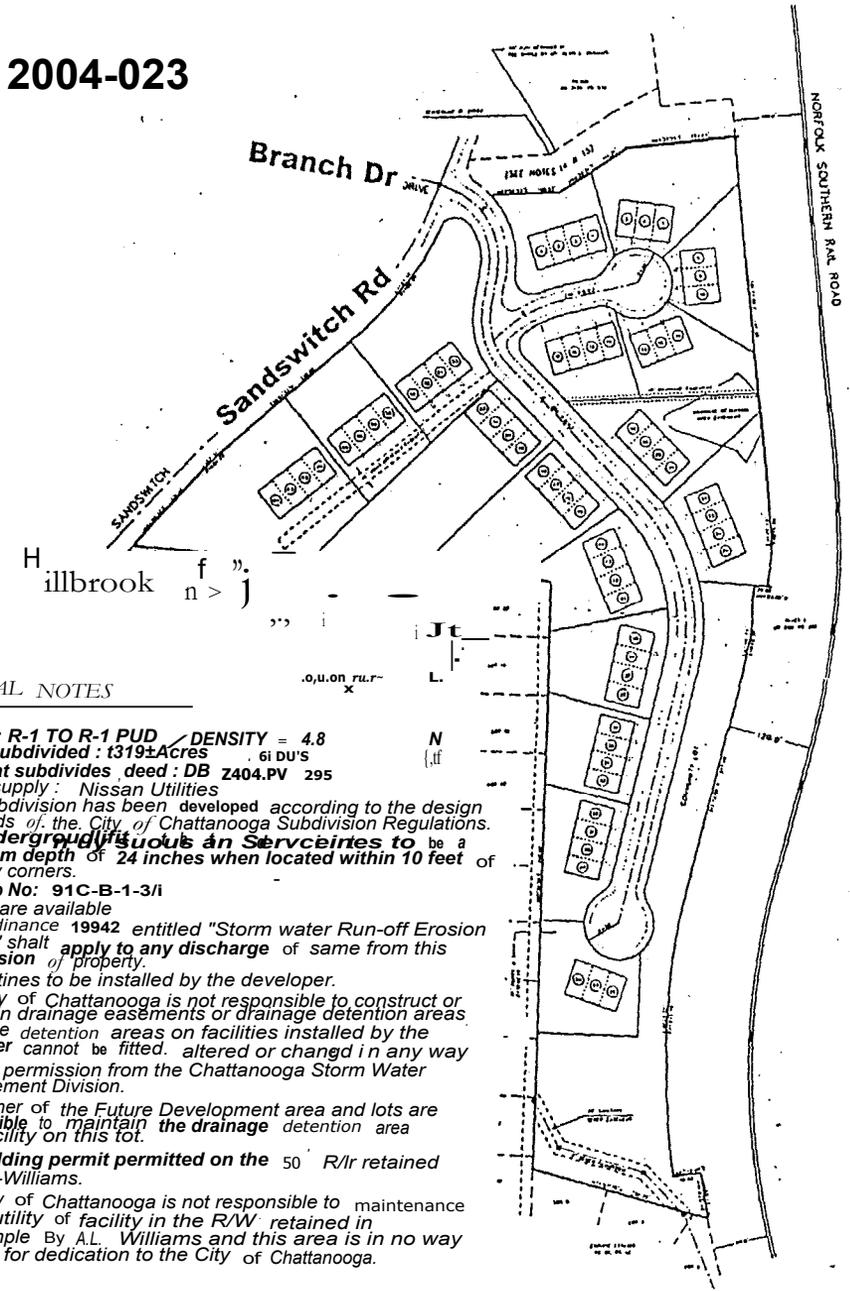
1. The Chattanooga City, Engineer has recently determined drainage detention must be on community lots jointly owned by lot owners in the subdivision from which the drainage comes and that these lot owners must be responsible for maintenance costs of drainage detention areas. Ownership by the property owners association is not acceptable because property owners associations can go bankrupt or otherwise become non-functional. The deed restrictions must reflect that each lot owner is part owner of the community lot used for drainage detention and agrees to pay their fair share of the maintenance costs.

Show a separate lot for the drainage detention area and give it a lot number. This lot must front at least 25' on a road.

3. Due to the absence of contour lines, a drainage plan and drainage calculations, there is not sufficient information for a drainage review.
4. Due to the absence of a sewer plan and sewer profile, there is not sufficient information for a sewer review.
5. Due to the absence of a road profile, there is not sufficient information for a review of the proposed roads.
6. Questions about Chattanooga City Engineer's Office requirements should be directed to Mr. Joel Booth at 757-4886.

C. Utility Requirements

1. Show a 10' power and communication easement along both sides of new roads.
2. Show a 5' power and communication easement along Sandwich Road.
3. Show a 20' power and communication easement along the lot line between lots 28 and 29.



GENERAL NOTES

1. Zoned : R-1 TO R-1 PUD / DENSITY = 4.8
2. Acres subdivided : 1319± Acres / 61 DU'S
3. This plat subdivides deed : DB Z404.PV 295
4. Wafer supply : Nissan Utilities
5. This subdivision has been developed according to the design standards of the City of Chattanooga Subdivision Regulations.
6. All **underground utilities and services to be a minimum depth of 24 inches when located within 10 feet of property corners.**
7. **Tas Map No: 91C-B-1-3/i**
8. Sewers are available
9. City ordinance 19942 entitled "Storm water Run-off Erosion Control" shall **apply to any discharge** of same from this **Subdivision of property.**
10. Sewer lines to be installed by the developer.
11. The City of Chattanooga is not responsible to construct or maintain drainage easements or drainage detention areas
12. Drainage detention areas on facilities installed by the developer cannot be fitted, altered or changed in any way without permission from the Chattanooga Storm Water Management Division.
13. The owner of the Future Development area and lots are responsible to maintain the drainage detention area and facility on this lot.
14. **No Building permit permitted on the 50' R/W retained by A.L. Williams.**
15. The City of Chattanooga is not responsible to maintenance road, utility of facility in the R/W retained in Fee Simple By A.L. Williams and this area is in no way offered for dedication to the City of Chattanooga.