

2011-105
MAP Engineers/Michael A. Price
District No. 3

RESOLUTION NO. 26865

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT, KNOWN AS CREEK PLANTATION CONDOMINIUMS, ON TRACTS OF LAND LOCATED AT 110 THROUGH 286 TEMPLETON LANE, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP AND DRAWINGS 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 Planned Unit Development, known as Creek Plantation Condominiums, on tracts of land located at 110 through 286 Templeton Lane, more particularly described as follows:

Former Lot 1, Final Plat of the Creeks Plantation Subdivision, Plat Book 83, Page 93, being the property described in Deed Book 8460, Page 82, Deed Book 8589, Page 745 and Deed Book 9414, Page 687, ROHC. Tax Map 100-034 (part).

BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for said Planned Unit Development is approved subject to the attached PUD review.

ADOPTED: October 11, 2011

/add

2011-105 City of Chattanooga
September 12, 2011

RESOLUTION

WHEREAS, MAP Engineers/Michael A. Price petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga granting a Special Exceptions Permit for a Residential and Institutional Planned Unit Development on properties located at 110 thru 286 Templeton Lane.

Former Lot 1, Final Plat of the Creeks Plantation Subdivision, Plat Book 83, Page 93, being the property described in Deed Book 8460, Page 82, Deed Book 8589, Page 745 and Deed Book 9414, Page 687, ROHC. Tax Map 100-034 (part) as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on September 12, 2011,

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 September 12, 2011, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved, subject to the attached requirements.

Respectfully submitted,



John Bridger
Secretary

Case Number: 2011-105 Creek Plantation P.U.D.

Applicant Request: Special Permit-P.U.D. Special Exceptions Permit-Residential Planned Unit Development, Lots 1-43

STAFF RECOMMENDATION: APPROVE, subject to attached requirements.

Owner: FSG Bank, N.A.

Applicant: MAP Engineers

Date of Submittal: August 10, 2011

Property Address: 110-286 Templeton Lane

Jurisdiction: Chattanooga District 3 / Hamilton County District 3

Density: 8.1 units per acre

Neighborhood: Hixson Community / Valleybrook

Development Sector: Outer Suburban Growth

Planning Commission Recommendation:
 Approve Staff Recommendation

Proposed Development

Site Plan Submitted: Yes

Proposed Use: Attached Residential Dwellings

Purpose: Covert condominium development to attached "fee simple" townhouses

Site Characteristics

Current Zoning: R-3 Residential Zone

Current Use: Attached condominiums, vacant property

Adjacent Uses: Golf course and residential

Size of Tract: 5.1 acres

Access: Good, direct access on Hixson Pike

Analysis

Extension of Existing Zoning? Not Applicable

Community Land Use Plan: Hixson-North River Community Plan (2005)

Proposed Use Supported by Community Land Use Plan? Yes

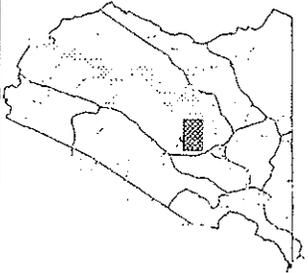
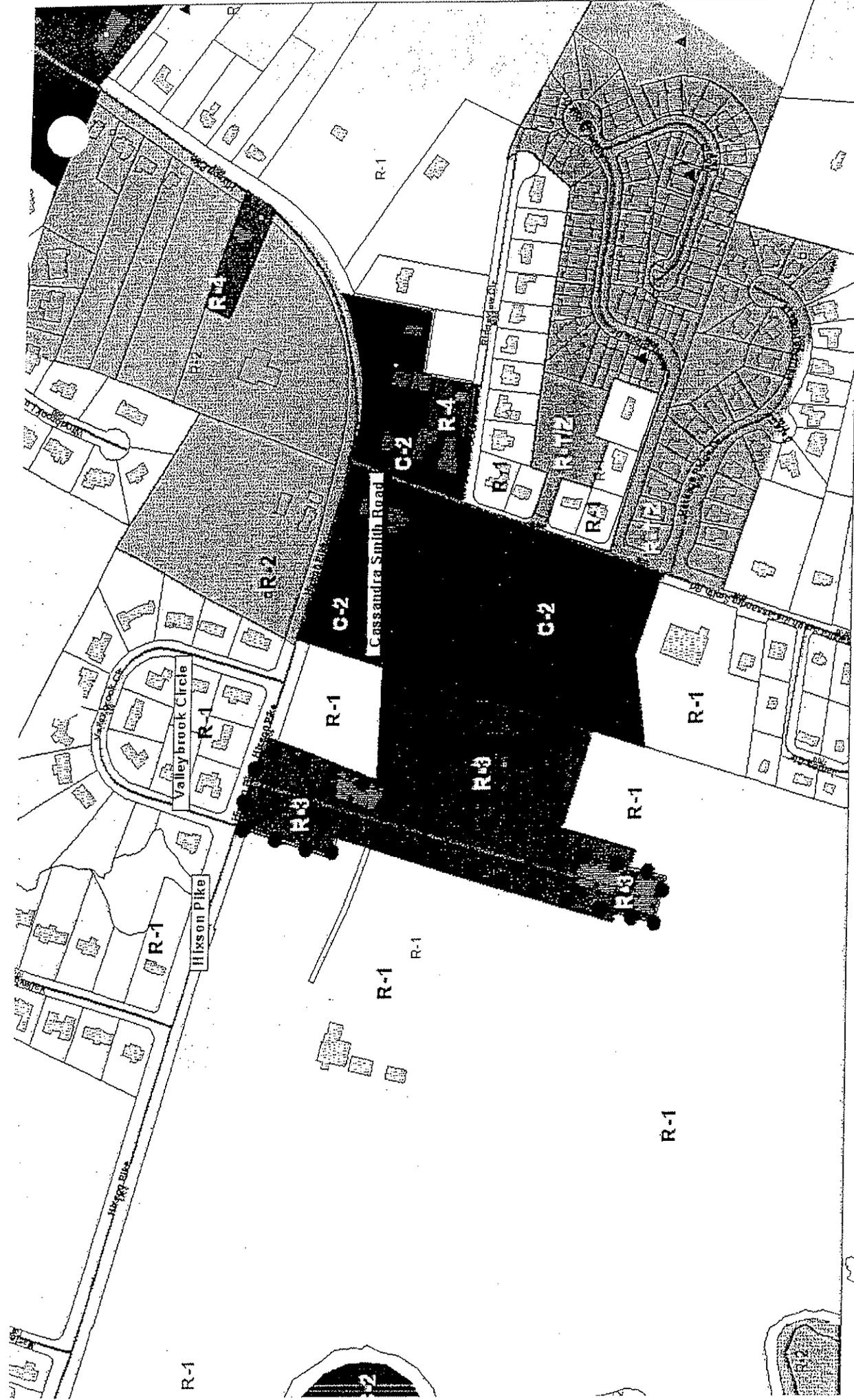
Proposed Use Supported by Comprehensive Plan? Yes

Comments

Planning Staff: This property is presently zoned R-3 Residential Zone and originally developed as condominiums. Currently, several condominium units have been constructed on the property. The development is served by an existing private street and sewers. RPA staff understands that the existing private street was not constructed to city standards. The private street was not required to be constructed to city street standards since individual lots weren't proposed.

In today's market, obtaining financing for condominium developments is very difficult. Developers are desiring to convert existing condominium developments, as well as those proposed condominium developments that have been vacant for several years into "fee simple" attached townhouse developments. Converting condominium developments into "fee simple" attached townhouse units includes many obstacles such as private streets not built to city standards, existing private sewer lines not inspected or constructed to city standards, and the need for multiple variances.

- amendment (LOMA) note the date of this latter and its F.E.M.A. Case Number. The post-fill 665' contour can replace the pre-fill 665' contour if this has been approved by F.E.M.A.
3. Submit a road profile for Templeton Lane. Section 302.6.4 of the Chattanooga Subdivision Regulations requires a minimum grade of 1.0%. Section 302.6 of the Chattanooga Subdivision Regulations requires a maximum grade of 4% at intersections. Section 311.3 requires that all streets must be built to the 100 year flood elevation. Parts of Templeton Lane are in the pre-fill 100 year flood area and Hixson Pike at this location is below the 100 year flood elevation. Without a road profile it is impossible to determine if these requirements have been met. Depending upon what the road profile shows the Planning Commission may have to grant variances for grades and elevations on Templeton Lane.
 4. Add the following note: "The only minimum building setbacks required are minimum 25' from Hixson Pike and other outer P.U.D. boundaries and minimum 10' between free-standing buildings."
 5. Section 38-397(3) of the Chattanooga Zoning Ordinance requires minimum 5' sidewalks in a P.U.D. Sidewalks have not been installed on Templeton Lane. Consequently, either install sidewalks on Templeton Lane or obtain a variance for this requirement from the Chattanooga Board of Zoning Appeals. The Planning Commission can only grant variances from the requirements of the subdivision regulations in a P.U.D. Because the subdivision regulations do not require sidewalks and the zoning ordinance does require them in a P.U.D. this variance can only come from the Chattanooga Board of Zoning Appeals.
 6. Show the location of the existing sewer line and manholes in Templeton Lane.
 7. Change 30' Ingress/Egress Easement to 30' Utility and Private Ingress/Egress Easement.
 8. Add a typical building drawing.
 9. Show the locations of the four existing fire hydrants along Templeton Lane.
 10. Give the community lot along Hixson Pike lot number 44.
 11. Add the following note: "No residential, commercial, or industrial building is permitted on Community Lot 44. Community Lot 44 is to be used for open space, plantings, community uses or access."
 12. Per Plat Book 83-Page 93 (attached) Creeks Plantation Subdivision, a 20' strip along the sewer line from the area of lot 11 to the west is included in lot 1 of this subdivision.
 13. Show the locations of existing drainage pipes along the following lot lines and in Templeton Lane:
 - a. lots 5 and 6
 - b. lots 14 and 15
 - c. lots 22 and 23
 - d. lots 30 and 31

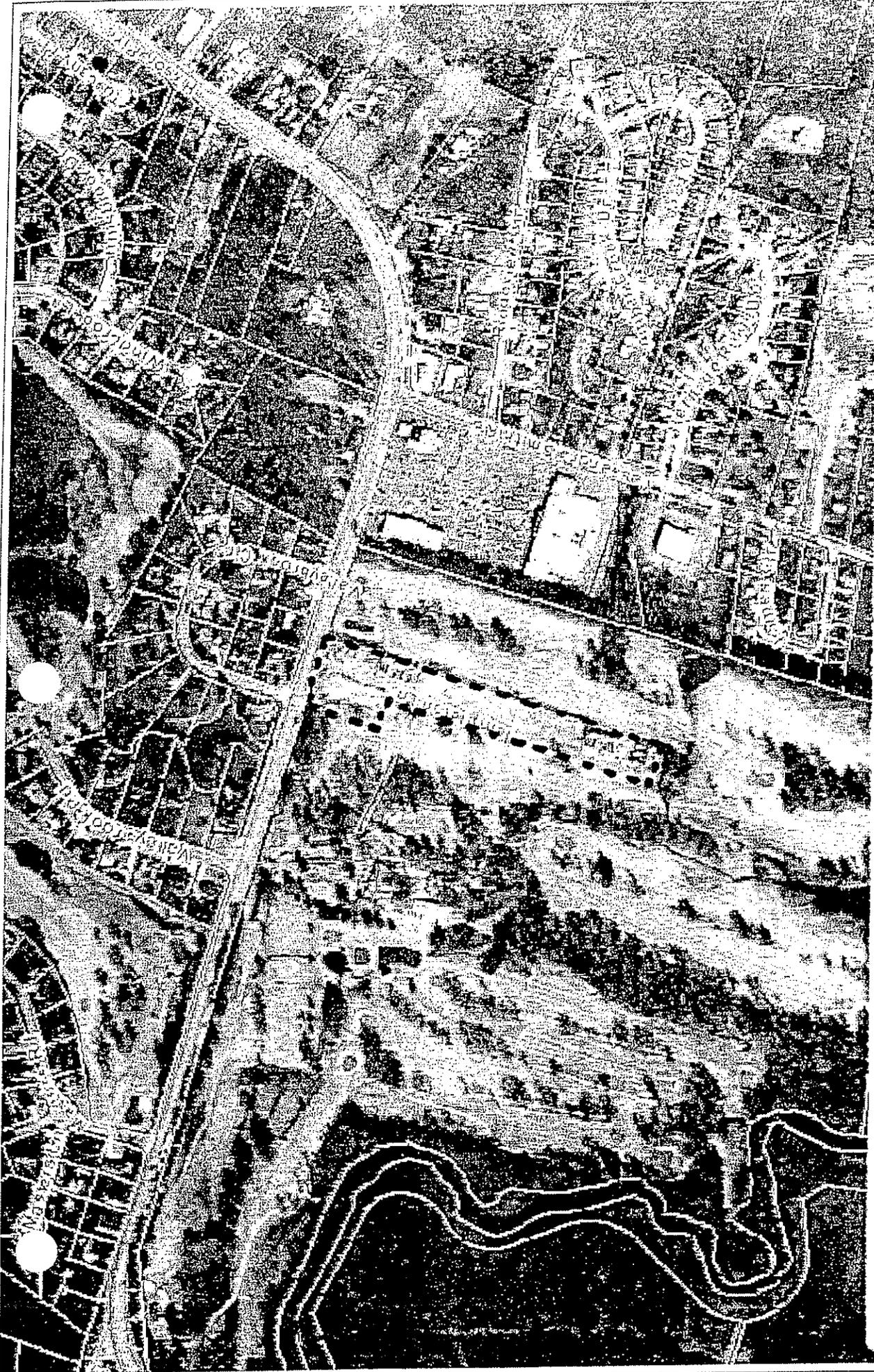


1 in. = 400.0 feet



2011-0105 SEP: RESIDENTIAL PUD

Chattanooga - Hamilton County Regional
Planning Agency



2011-105 RESIDENTIAL PUD

Printed: Aug 15, 2011

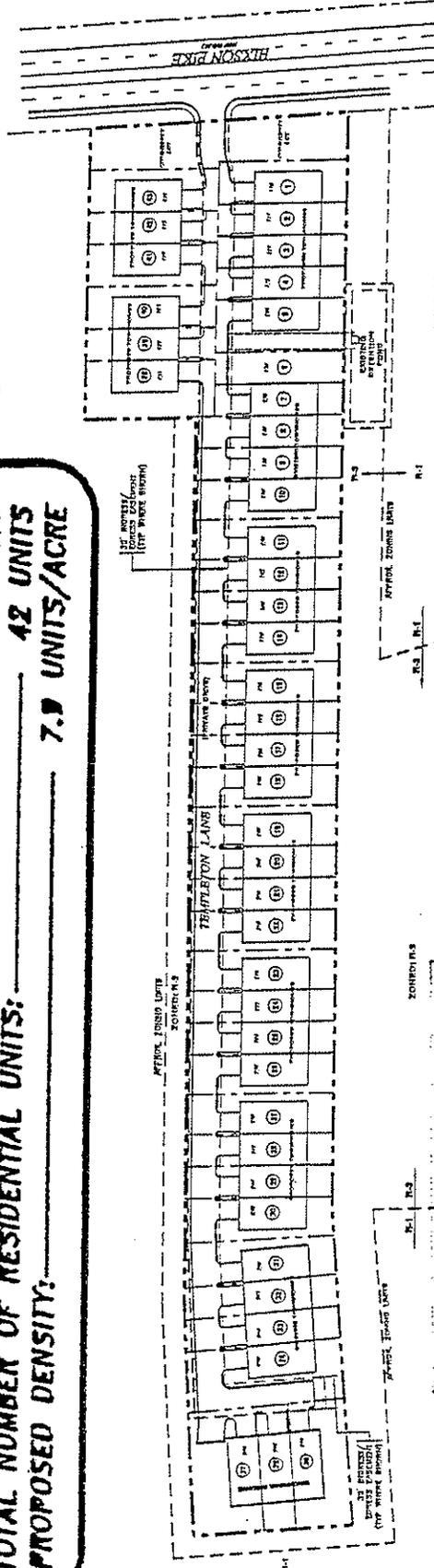
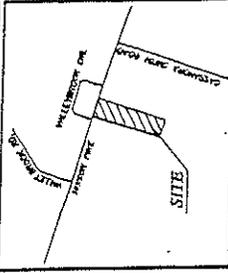
Scale 1:7200

SITE ANALYSIS

PROPERTY ADDRESS: 5910 HIXSON PIKE
 TAX MAP ID: (100 032 Part of) 100 034
 PRESENT SITE ZONING: R-3
 PROPOSED SITE ZONING: R-3 PUD
 TOTAL SITE ACREAGE: 5.3± ACRES
 RESIDENTIAL LAND USE

NUMBER OF EXISTING UNITS: _____
 NUMBER OF PROPOSED UNITS: 11 UNITS
 TOTAL NUMBER OF RESIDENTIAL UNITS: 31 UNITS
 PROPOSED DENSITY: 42 UNITS/ACRE
7.9 UNITS/ACRE

2011-105



RECEIVED

AUG 25 2011

City of... Planning Department

Zoning Plan
Scale 1"=40'

MAP ENGINEERS LLC
1309 APPLING STREET
CHATTANOOGA, TN 37406

CREEK PLANTATION CONDOMINIUMS

FOR THE MOSS COMPANIES, LLC

ZONING PLAN

REVISIONS

DATE: 08/25/11
 DRAWN BY: JWP
 CHECKED BY: JWP
 SCALE: AS SHOWN
 SHEET NUMBER: 2-1

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