

2013-149
Joseph Ingram/Leslie C. Fox
District No. 2

RESOLUTION NO. 27748

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT ON PROPERTIES LOCATED IN THE 1000 BLOCK OF DALLAS ROAD, SUBJECT TO CERTAIN CONDITIONS.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and is hereby granted a Special Exceptions Permit for a Residential Planned Unit Development on properties located in the 1000 block of Dallas Road, more particularly described in the attached maps:

Lots 38 thru 42 of Crow's Addition to Hill City, Plat Book 2, Page 7, ROHC, and Lots 41 thru 45 and Lots 61 thru 63 of Map of Highland Pines being a Subdivision of Frazier & Sawyer's Addition, Plat Book 11, Page 63, ROHC, and an unplatted tract of land located in the 1000 Block of Dallas Road, being the property described as Tract One (1) in Deed Book 10044, Page 108, ROHC. Tax Map Nos. 126L-C-005, 126M-G-003 thru 008, and 126M-G-014 thru 018.

BE IT FURTHER RESOLVED, pursuant to the Council Meeting audio recording of December 10, 2013, Chairman Henderson restated the motion to approve this resolution “with the condition of sidewalks along the stretch of Dallas Road for the length of Mr. Ingram’s property”, Councilman Mitchell approved the motion and Councilman Anderson seconded. The motion carried, with Councilwoman Carol Berz abstaining.

ADOPTED: December 10, 2013

/mms

REVISED PLAN FOR
**THE COLONY AT
 NORMAL PARK**
 A RESIDENTIAL PLANNED UNIT DEVELOPMENT

THE COLONY AT NORMAL PARK
 C/O JOSEPH INGRAM
 115 S. LOVELL AVE
 CHATTANOOGA, TN 37411
 423-774-7177
 JOSEPH@WQSINC.NET

SCALE - 1" = 60'

* As submitted
 to City Council
 on 12/10/13

STABILIZED SLOPES W/
 SUSTAINABLE GRASSES

8' DIA TREE WELL W/
 SPECIMEN TREE (TYP.)

PROPOSED 15'
 FRONT SETBACK

4' SIDEWALK

PROPOSED NEW
 LEFT TURN LANE

EXIST. LEFT
 TURN LANE

DALLAS ROAD

25' PERIMETER
 SETBACK

EXIST. EDGE OF
 PAVEMENT
 DALLAS ROAD

PROPOSED
 REAR LOT LINE

RAIN GARDEN/
 INFILTRATION ZONE
 TIED TO TREE WELLS

SITE DATA

5.75 ACRES SITE IS CURRENTLY ZONED R-1 W/ EXIST PUD EXCEPTION ON LARGER OVERALL SITE
 PROPERTY INCLUDES TAX MAP 126 L GROUP C PARCEL 5, TAX MAP 126 M GROUP G PARCELS 3-8 AND
 PARCELS 14 -18

19 DWELLING UNITS PROPOSED = 3.3 D.U. PER ACRE ((LOT 14 = COMMON)

ALL HOMES FRONT PROPOSED 50' ROW PUBLIC ROADWAY W/ 60' Dia LANDSCAPED CUL DE SAC
 DETACHED SINGLE FAMILY HOMES W/ 15' INTERNAL FRONT SETBACK AND 5' INTERNAL SIDE SETBACK. ALL
 LOTS BUFFERED FROM PERIMETER BY OPEN SPACE

25' SETBACK FROM EXTERNAL BOUNDARIES W/ DEDICATED PLANTING ZONES

ALL LOTS SERVED BY PUBLIC UTILITIES W/ NEW WATER AND SEWER LINES PROPOSED.

GREEN INITIATIVES INCLUDE; RAIN GARDENS, INFILTRATION ZONES, TREE WELLS AND PERVIOUS PAVEMENT
 TO REDUCE RUNOFF AND IMPROVE WATER QUALITY

OPEN SPACE INCLUDES CONNECTED SIDEWALK & TRAIL W/ PASSIVE AND STRUCTURE PLAY AREA

2013-149