

RESOLUTION NO. 24714

A RESOLUTION APPROVING A PROPOSED FINAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT KNOWN AS THE OAKS AT CAMDEN PLANNED UNIT DEVELOPMENT (FORMERLY STONE GATE PLANNED UNIT DEVELOPMENT) ON A TRACT OF LAND LOCATED AT 1615 DODSON AVENUE, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE FINAL PLANNED UNIT DEVELOPMENT PLAN ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, The Chattanooga City Council approved, with conditions, the special exceptions permit for the Preliminary Residential Planned Unit Development known as the Stone Gate Planned Unit Development on January 10, 2006; and

WHEREAS, the proposed name "Stone Gate" was not acceptable and has been changed to The Oaks at Camden Planned Unit Development; and

WHEREAS, A final planned unit development plan has been submitted for The Oaks at Camden Planned Unit Development which substantially conforms to said preliminary planned unit development plan previously approved for the Stone Gate Planned Unit Development; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Commission, as well as other affected agencies, have now reviewed the Final Residential Planned Unit Development Plan for recording; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Agency now has recommended that the Chattanooga City Council issue a special exceptions permit by Resolution

to the applicant for the Final Residential Planned Unit Development, as shown on the attached Final Planned Unit Development Plan;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is granted a Final Planned Unit Development Special Exceptions Permit for a Residential Planned Unit Development on a tract of land located at 1615 Dodson Avenue, known as The Oaks at Camden Planned Unit Development, more particularly described as follows:

Lots 13 thru 19, 143 thru 146, and 149 thru 154, Burgess Subdivision, Plat Book 7, Page 31, ROHC, and Lots 7 thru 9. Ziegler's Addition of the west half of Block 18 of Burgess Subdivision, Plat Book 8, Page 22, ROHC, Deed Book 5322, Page 666, Deed Book 5316, Page 373, and Deed Book 2340, Page 246, ROHC. Tax Map 136L-L-004 thru 009.01.

BE IT FURTHER RESOLVED, That the Final Planned Unit Development Plan for The Oaks at Camden Planned Unit Development, including the completion of all notes and conditions referenced on the attached Final Planned Unit Development Plan, are to be accomplished in accordance with the Planned Unit Development Plan.

ADOPTED: March 21, 2006

/add

P.U.D.: The Oaks at Camden Planned Unit Development
57 Dwelling Units

CASE NO.: 2005-221

APPLICANT: Chattanooga Housing Authority

ENGINEER: Barge, Waggoner, Sumer and Cannon

DATE OF SUBMITTAL: February 10, 2006

LOCATION: 1615 Dodson Avenue

JURISDICTION: City of Chattanooga

STATUS: Final Planned Unit Development Plan

STAFF RECOMMENDATION: Approve, subject to the following requirements:

A. Planning Commission requirements

1. Show the area of the development in acres.
2. Show the density of the development in dwelling units per acre.
3. Add the following note: "City Ordinance No. 9942 entitled Storm Water Runoff and Erosion Control shall apply to any discharge of same from this development".
4. Add the following note: "Public sanitary sewers are available by gravity flow in public road right-of-ways as shown".
5. Show the location and file numbers for existing sewer lines in Camden Street, Dodson Avenue and Ocoee Street.
6. Location of power lines is not required and can be deleted to make the plan easier to read.
7. Delete note 3. This plan is not a subdivision.
8. Delete note 5.
9. Add the following note: "The area of this P.U.D. outside road right-of-ways is Lot 1, The Oaks at Camden Subdivision, Plat Book 81, Page 129".

10. Add the following note: "The City of Chattanooga is not responsible to construct or maintain any ground, building, drive or facility outside public road right-of-ways in this Planned Unit Development".
11. Label interior drive center lines as such.
12. Show street addresses per the GIS Department.
13. Label the internal drives in this P.U.D. as "Private".
14. Add a verbal scale.

B. GIS Requirements

1. Label the entrance drive from Dodson Avenue to the west intersection of Camden Oaks Circle as Mossy Oak Place.
2. Label the south part of Camden Oaks Circle not part of the circle as Leaning Oak Court.
3. Questions about GIS requirements should be directed to the GIS Department at 209-7760.

C. Chattanooga Fire Department Requirements

1. Show on the plan and install a fire hydrant on Mossy Oak Place near Dodson Avenue but outside the curve radius.
2. Show on the plan and install a fire hydrant on Camden Oaks Circle near Ocoee Street but outside the curve radius.
3. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

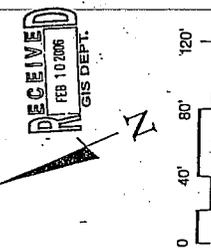
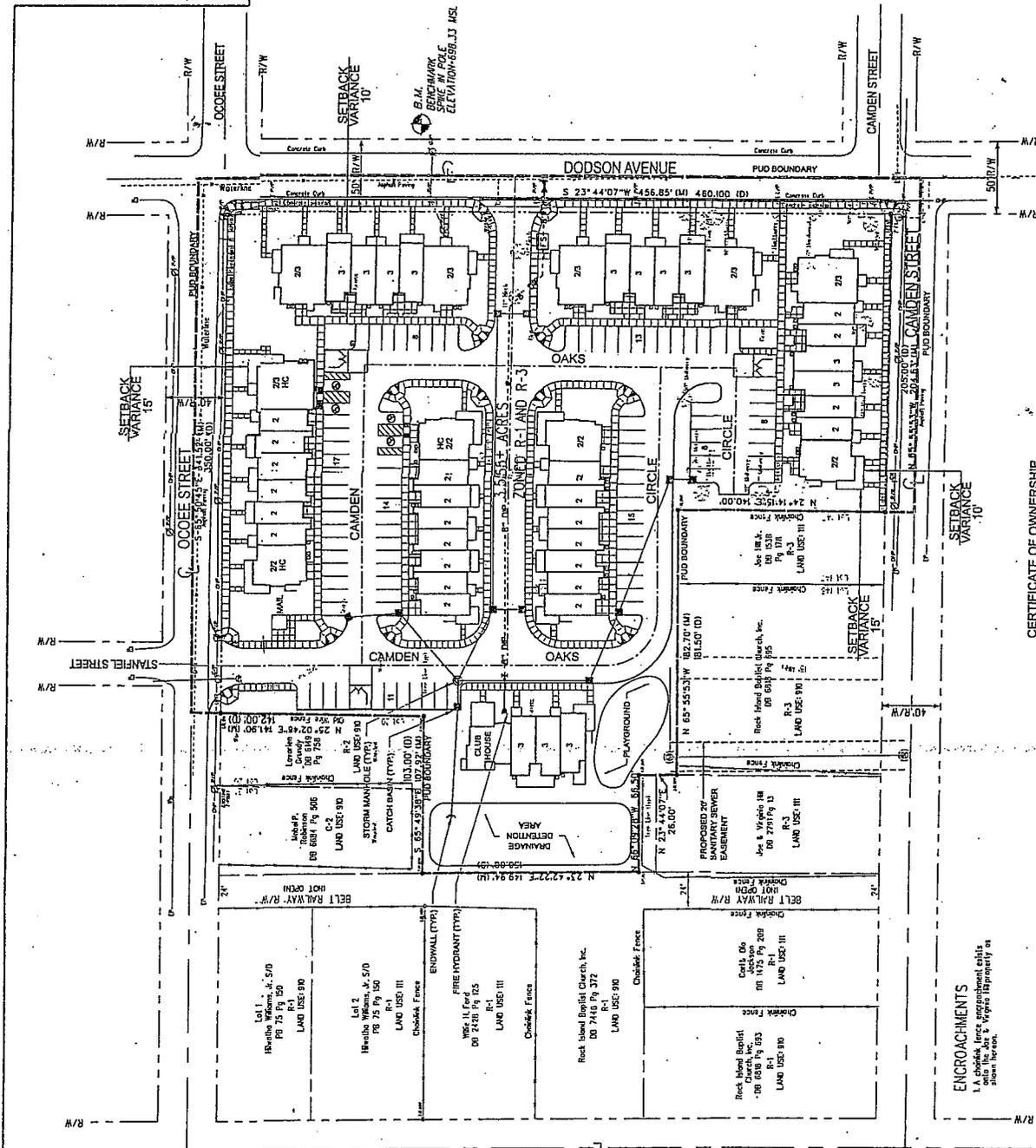
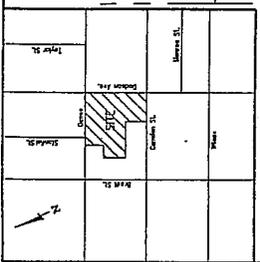
D. N.P.D.E.S. Permit

1. Since there is to be more than one acre of disturbed ground, including building sites, in this P.U.D., an N.P.D.E.S. (National Pollutant Discharge

Elimination System) Permit to discharge storm water associated with construction activity is necessary.

2. Although there is not local enforcement of this permit, the state can impose civil and criminal penalties on the developer for failure to obtain a permit when one is necessary. The developer should contact the following office to answer questions about filing such a permit:

Tennessee Department of Environment and Conservation
Division of Water Pollution Control
540 McCallie Avenue
Suite 550
Chattanooga, TN 37402
(423) 634-5745



CERTIFICATE OF OWNERSHIP
 I CERTIFY THAT WE ARE THE OWNERS IN FEE SIMPLE OF THE PROPERTY SHOWN AND ADAPT THIS AS OUR PLAN OF PLANNED UNIT DEVELOPMENT.

ROBERT M. DULL, JR., CHIEF MANAGER
 CAMDEN TERRACE, LLC
 400 W. WALKER STREET
 CHATTANOOGA, TENNESSEE 37402
 PHONE: 423-752-4883

FINAL PUD PLAN

THE OAKS AT CAMDEN

CHATTANOOGA, TENNESSEE

BWSC
 BARGE WAGBONER SUMNER & CANNON, INC.
 ENGINEERS PLANNERS LANDSCAPE ARCHITECTS AND SURVEYORS
 1000 North 2nd St., Suite 200, Chattanooga, Tennessee 37402
 Phone: 423-752-3699 Fax: 423-752-4477

FEBRUARY 10, 2006