

2004-115  
Chris Amos

RESOLUTION NO. 24151

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT KNOWN AS CHRIS AMOS PLANNED UNIT DEVELOPMENT, ON A TRACT OF LAND LOCATED AT 1134 MOUNTAIN CREEK ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

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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 at 1134 Mountain Creek Road, known as Chris Amos Planned Unit Development, more particularly described as follows:

Part of an unplatted tract of land located at 1134 Mountain Creek Road being part of the property described in Deed Book 2586, Page 91, ROHC. Tax Map 117C-A-009(part).

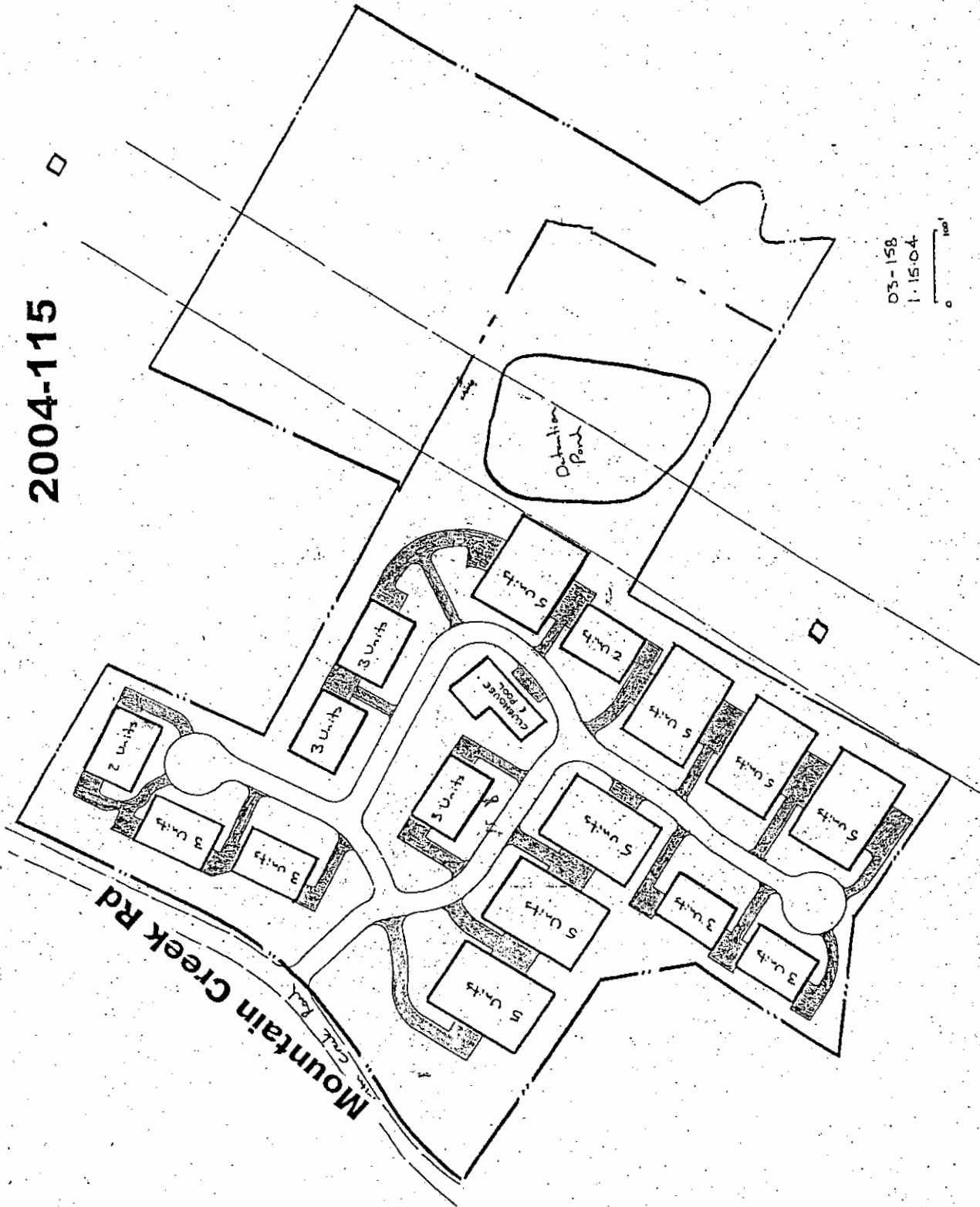
BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for the Planned Unit Development, known as Chris Amos Planned Unit Development, is subject to the provisions of Article V, §1213 and the requirements as listed in the subdivision review attached hereto and made a part hereof by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

ADOPTED: July 13, 2004

/pm



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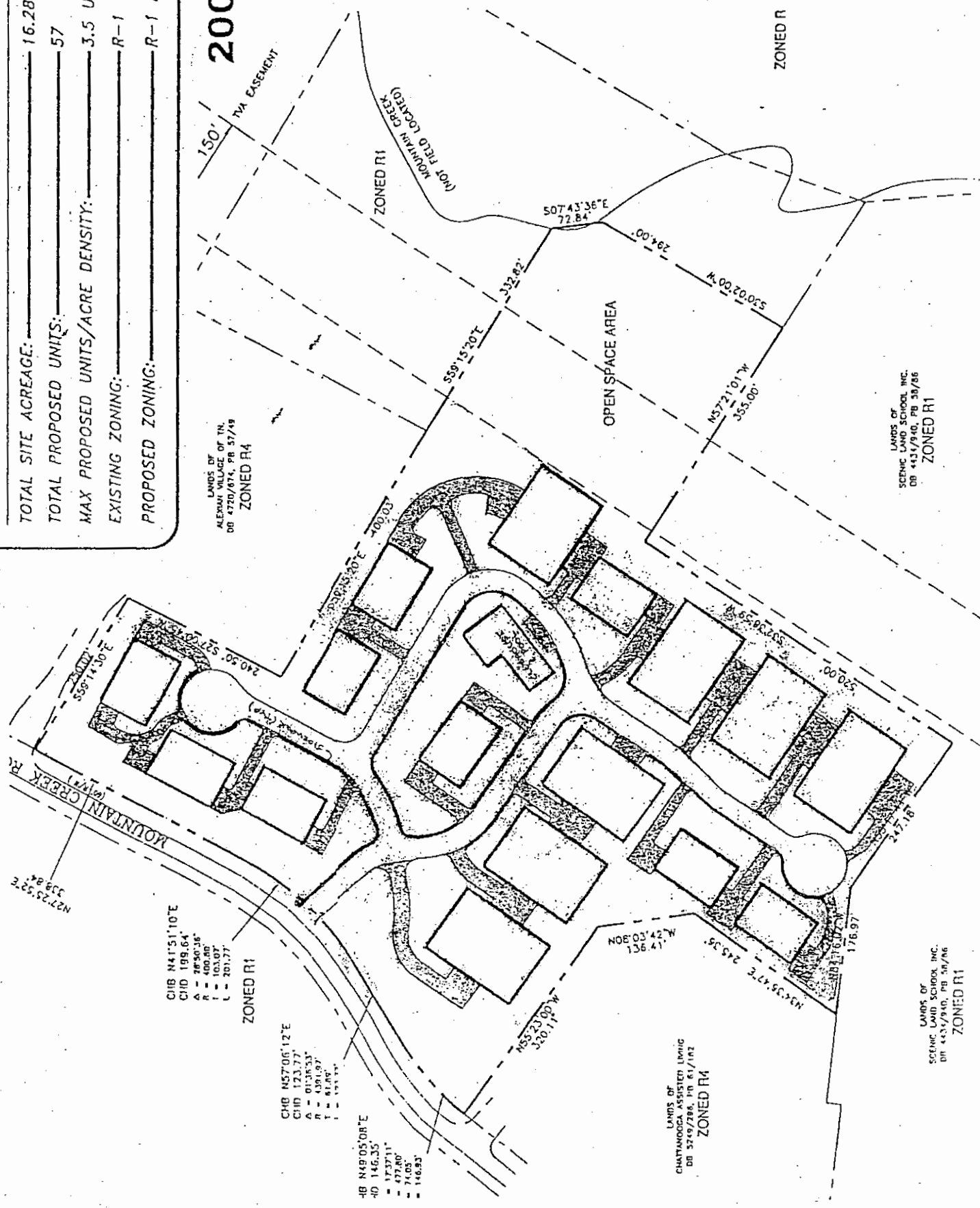
Preliminary Site Plan

**SITE ANALYSIS**

**MOUNTAIN CREEK ROAD DEVELOPMENT**

TOTAL SITE ACREAGE: 16.28± ACRES  
 TOTAL PROPOSED UNITS: 57  
 MAX PROPOSED UNITS/ACRE DENSITY: 3.5 UNITS/ACRE  
 EXISTING ZONING: R-1  
 PROPOSED ZONING: R-1 PUD

**2004-115**



LANDS OF  
ALEXIAN VILLAGE OF TN.  
DB 4720/874, PB 57/49  
ZONED R4

LANDS OF  
SCENIC LAND SCHOOL INC.  
DB 4431/940, PB 39/86  
ZONED R1

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DB 4431/940, PB 39/86  
ZONED R1

LANDS OF  
CHATTAHOOGA ASSISTED LIVING  
DB 5245/286, PB 61/182  
ZONED R4

CHB N57°06'12"E  
CHD 123.77'  
A - 01°36'33"  
R - 439.97'  
T - 81.06'  
L - 193.11'

4B N49°05'08"E  
4D 146.35'  
- 173.71'  
- 472.80'  
- 71.05'  
- 146.93'

CHB N41°51'10"E  
CHD 199.04'  
A - 78°50'36"  
R - 100.00'  
T - 103.97'  
L - 201.77'

M27°50'30"W  
117.93'

M55°23'00"W  
320.11'

N42°35'47"E 245.35'  
N30°38'56"W 274.54'

176.97'

S07°43'36"E  
72.84'

S89°15'20"E  
332.82'

M57°21'01"W  
355.00'

294.00'

S30°02'00"W  
530.00'

S20°45'20"E  
707.00'

S89°14'30"E  
589.14'

N22°25'52"E  
339.84'

MOUNTAIN CREEK R.  
(201771)

150' TVA EASEMENT

MOUNTAIN CREEK  
(NOT FIELD LOCATED)

ZONED R1

ZONED R

OPEN SPACE AREA

ZONED R1

ZONED R4

ZONED R1

P.U.D.:

Chris Amos Planned Unit Development  
60 Dwelling Units

Chris Amos PUD  
Page 2

CASE NO.:

2004-115

DEVELOPER:

Chris Amos  
Harvest Communities, LLC

DATE OF SUBMITTAL:

May 10, 2004

STATUS:

Preliminary Planned Unit Development Plan

STAFF COMMENT:

- (1) The property adjacent to the area included in this 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) That the buildings shall be used only for single-family dwellings, 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. Show the approximate location of Mountain Creek.
  2. Show the floodway and 100-year flood boundary.
  3. Label the 150' TVA Easement as such.
  4. Show the location and file number of existing sewer lines on the site and in Mountain Creek Road.
  5. Show public sanitary sewer easements for the existing sewer lines on the site.
- B. Chattanooga Sewer and Storm Water Requirements
1. Submit a sewer plan and sewer profile to serve all buildings.
  6. Show exact distance from the north line of Valley Bridge Road.
  7. Show the center line and right-of-way width for Mountain Creek Road.
  8. Show adjoining plat information for recorded lots and owner name and deed reference for adjoining unsubdivided property.
  9. Add a general location map and a north arrow.
  10. Note the total number of off-street parking spaces excluding parking for the clubhouse and pool.
  11. Per Article 5, Section 1700-U-3 of the Chattanooga Zoning Ordinance, there shall be at least 1.25 off-street parking spaces per unit for one bedroom units and at least 1.75 off-street parking spaces per unit for two or more bedroom units. Consequently, indicate that there will be at least 105 off-street parking spaces excluding parking for the clubhouse and pool or indicate the number of one and two or more bedroom units.
  12. Per Article 5, Section 1213-1-a of the Chattanooga Zoning Ordinance, show the size and existing zoning of the site.
  13. Per Article 5, Section 1213-1 of the Chattanooga Zoning Ordinance, the minimum scale for a P.U.D. is 1" = 100'. Since the submitted plan is at a scale smaller than 1" = 100', redraw the plan to a minimum 1" = 100' scale.
  14. Per Article 5, Section 1213-1-b of the Chattanooga Zoning Ordinance, indicate the surrounding type of development and land use.
  15. Per Article 5, Section 1213-1-c of the Chattanooga Zoning Ordinance, set forth the type of development proposed and the density of the proposed development.
  16. Per Article 5, Section 1213-1-c of the Chattanooga Zoning Ordinance, show the location of open space.
  17. Per Article 5, Section 1213-1-d of the Chattanooga Zoning Ordinance, show a plan for public utilities.

2. All private sewers must have at least a 1% grade or any sewers with less than a 1% grade must be public.
  3. Submit storm water and hydrology reports.
  4. A letter from TVA is necessary to approve the proposed detention pond in a TVA easement. If the TVA does not give a letter approving the detention pond in their easement, the detention pond must be moved outside the TVA easement.
  5. Per requirements of Chattanooga Ordinances, a tree removal plan is necessary.
  6. Submit contour lines and a drainage detention design.
  7. Due to lack of information, this proposal cannot be adequately reviewed.
  8. Questions about Chattanooga Sewer and Storm Water requirements should be directed to Mr. David Wilson at 757-5026.
- C. Chattanooga Fire Department Requirements
1. Per requirements of the Chattanooga City Code, increase the radius of the two cul-de-sacs to a minimum 50' paved. The proposed cul-de-sacs are unacceptable because they have a paved radius less than 50'.
  2. Show on the plan and install a fire hydrant in each of the three following locations:
    - a. at the end of the north cul-de-sac
    - b. between the clubhouse and the 5 unit building to the southwest
    - c. at the entrance to the south cul-de-sac
  3. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Heron at 421-4258.
- D. Utility Requirements
1. Show a 25' power and communication easement along Mountain Creek Road.
  2. Show a 10' power and communication easement along the roads, except the island with the clubhouse and 3 unit building.

3. Show a 25' EPB Easement along the north line segment at the TVA Easement and Mountain Creek.
- E. N.P.D.E.S. Permit
1. Since there is to be more than one acre of disturbed ground, including building sites, in this subdivision, 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
- F. A.R.A.P. Permit
1. Since a stream may be involved in this subdivision, an A.R.A.P. (Aquatic Resource Alteration Permit) may be required by the State of Tennessee.
  2. Although there is no local requirement or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.
  3. The developer is urged to contact the Tennessee Department of Environment, Division of Water Pollution Control at the above address and phone number to determine if an A.R.A.P. permit is required.