

2004-121
Barry A. Payne

RESOLUTION NO. 24157

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT KNOWN AS PAYNE ON KIRKMAN PLANNED UNIT DEVELOPMENT, ON A TRACT OF LAND LOCATED AT 2817 AND 2827 KIRKMAN 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 at 2817 and 2827 Kirkman Road, known as Payne on Kirkman Planned Unit Development, more particularly described as follows:

Part of an unplatted tract of land located at 2817 and 2827 Kirkman Road as described in Deed Book 5170, Page 795, ROHC. Tax Map 139H-A-002(part).

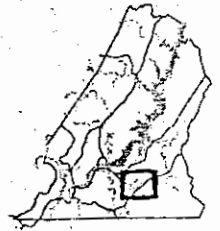
BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development will be subject to no use of access points during construction from Tyner Road.

BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for the Planned Unit Development, known as Payne on Kirkman Planned Unit Development, is

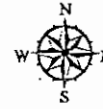
subject to the provisions of Article V, §13 and the requirements as listed in the subdivision review attached hereto and made a part hereof by reference.

ADOPTED: July 20, 2004

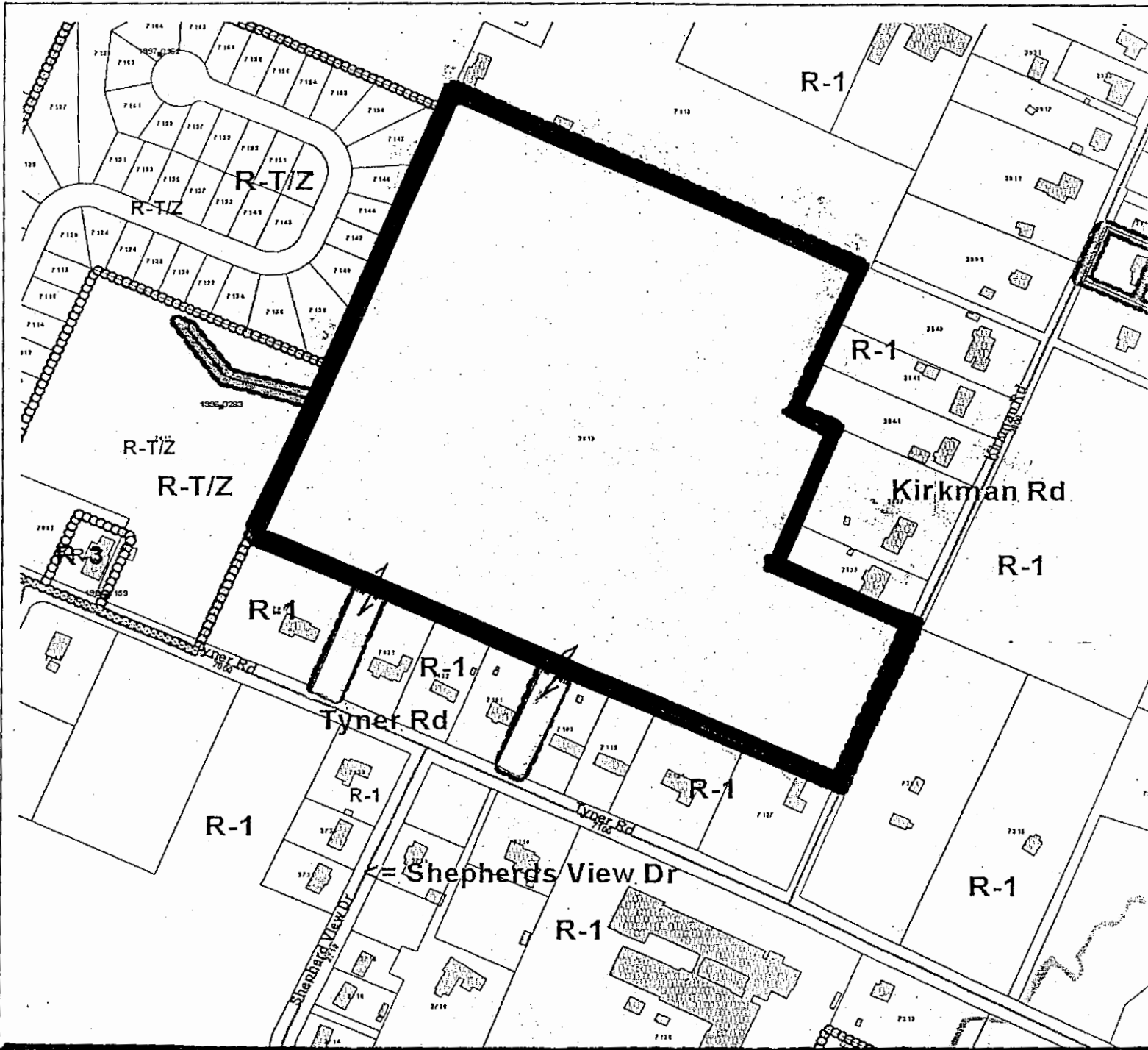
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CHATTANOOGA
CASE NO: 2004-0121
PC MEETING DATE: 6/14/2004
RESIDENTIAL PUD



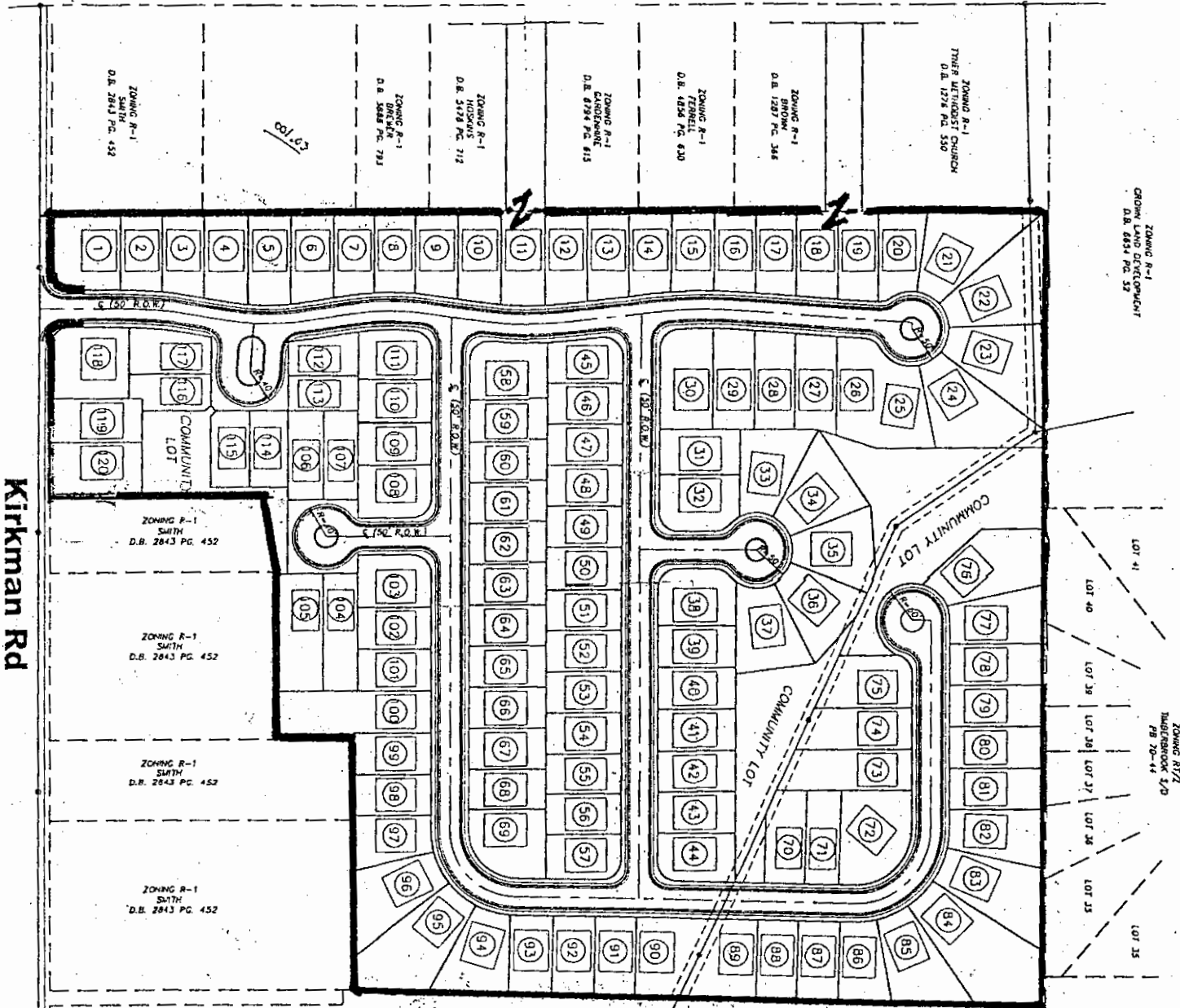
1 in. = 300.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-121: Approve, subject to:
1) No use of access points during construction from Tyner Road; and
2) The PUD review.



Tyner Rd



Kirkman Rd

ZONING R-1
SMITH
D.B. 2843 PG. 452

ZONING R-1
DREWER
D.B. 3848 PG. 793

ZONING R-1
HOSKINS
D.B. 3498 PG. 712

ZONING R-1
GARDNER
D.B. 6794 PG. 815

ZONING R-1
FERRELL
D.B. 4836 PG. 820

ZONING R-1
BROWN
D.B. 1287 PG. 346

ZONING R-1
THUR M. WEST CHURCH
D.B. 1879 PG. 580

ZONING R-1
DUNN
D.B. 643 PG. 55

ZONING R-1
SMITH
D.B. 2843 PG. 452

ZONING R-1
SMITH
D.B. 2843 PG. 452

ZONING R-1
SMITH
D.B. 2843 PG. 452

ZONING R-1
SMITH
D.B. 2843 PG. 452

ZONING R-1
FITZSIMMONS
D.B. 4804 PG. 255

LOT 41

LOT 40

LOT 39

LOT 38

LOT 37

LOT 36

LOT 35

ZONING R-1
LANZ
D.B. 7017 PG.

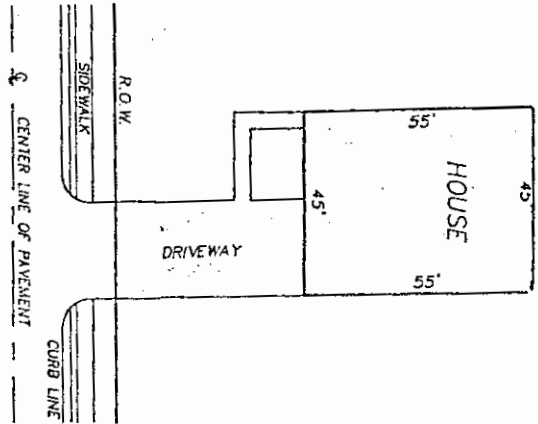
ZONING R-1
BROOKBROOK 1/2
PB 20-44

ZONING & DENSITY REQUIREM.

R-1 PUD - 5 UNITS PER ACRE
ACREAGE - 26.58± ACRES
ACTUAL DENSITY - 4.51 PER ACRE
TOTAL LOT - 120 LOTS

TYPICAL UNIT SIZE

N.T.S.



2004-121

plan is recorded. The developer should be aware that these strips are not included in the P.U.D. boundary and including them in the P.U.D. area would be a major change to the P.U.D. which would require a new preliminary P.U.D. submittal.

18. Since there are more than 25 lots, the Chattanooga Subdivision Regulations require at least two boundary monuments located to a minimum 1:20,000 accuracy in State Plane Coordinates. Show the location and State Plane Coordinates of the two boundary control monuments.

B. Chattanooga Development Director Requirements

1. Due to garbage and fire truck requirements, increase the radius of all cul-de-sacs to a minimum 60' with 50' radius paved.
2. The developer may wish to consider eliminating some cul-de-sacs by creating additional looped streets.
3. Per Section 208.3 of the Chattanooga Subdivision Regulations, a permanent maintenance bond is required to maintain drainage facilities.
4. Subdivision covenants are required which mandate that all lot owners are responsible to maintain drainage detention facilities and are jointly responsible for costs to maintain drainage detention facilities.
5. Due to absence of road profiles, drainage plans, drainage detention plans and hydraulic calculations, this proposal cannot be adequately reviewed.
6. Questions about Chattanooga Development Director requirements should be directed to Mr. Joel Booth at 757-4886.

C. Chattanooga Sewer and Storm Water Management Requirements

1. Submit sewer plans and profiles, road profiles, contour lines, drainage plans, a drainage detention plan and hydrology calculations with the final P.U.D. plans.
2. Drainage detention must be on separate community lots which will not be occupied by dwellings.
3. Due to lack of information, this proposal cannot be adequately reviewed.
4. Per Chattanooga Ordinances, a tree removal plan is required.

5. Questions about Chattanooga Sewer and Storm Water requirements should be directed to Mr. David Wilson at 757-5026.

D. Utility Requirements

1. Show a 10' power and communication easement along both sides of new roads.
2. Show a 15' power and communication easement along Kirkman Road in lots 1, 118, 119 and 120.

E. Chattanooga Fire Department Requirements and Suggestions

1. Per Article 5, Section 1208-6 of the Chattanooga Zoning Ordinance, fire hydrants in locations approved by the Chattanooga Fire Department are required.
2. The Chattanooga Fire Department suggests that an additional entrance be provided to Tyrner Road. If the street at lots 1-9 is blocked by fire or other emergency vehicles, the entire development is blocked. If there were another entrance, traffic could flow in and out despite an emergency situation at the entrance.
3. The Chattanooga City Code requires that any cul-de-sac over 150' in length must have a 50' paved radius. Consequently, all cul-de-sacs, except the one at lots 112-117, must have a 60' radius right-of-way with 50' radius paved to meet this requirement.
4. The Chattanooga Fire Department suggests that the developer consider replacing some cul-de-sacs with looped streets. Fire and other emergency service are easier to provide on looped streets. With looped streets, fire and other emergency vehicles can approach a situation from two directions and not block access to lots not involved in the emergency.
5. Questions about requirements and suggestions of the Chattanooga Fire Department should be directed to Mr. Randall Heron at 421-4258.

F. Tennessee Department of Health and Environment Requirements

1. Under current policies, the Mylar copy of the final plat cannot be recorded until the Tennessee Department of Health and Environment, Division of Water Supply has approved the water line extensions.

G. NPDES Permit

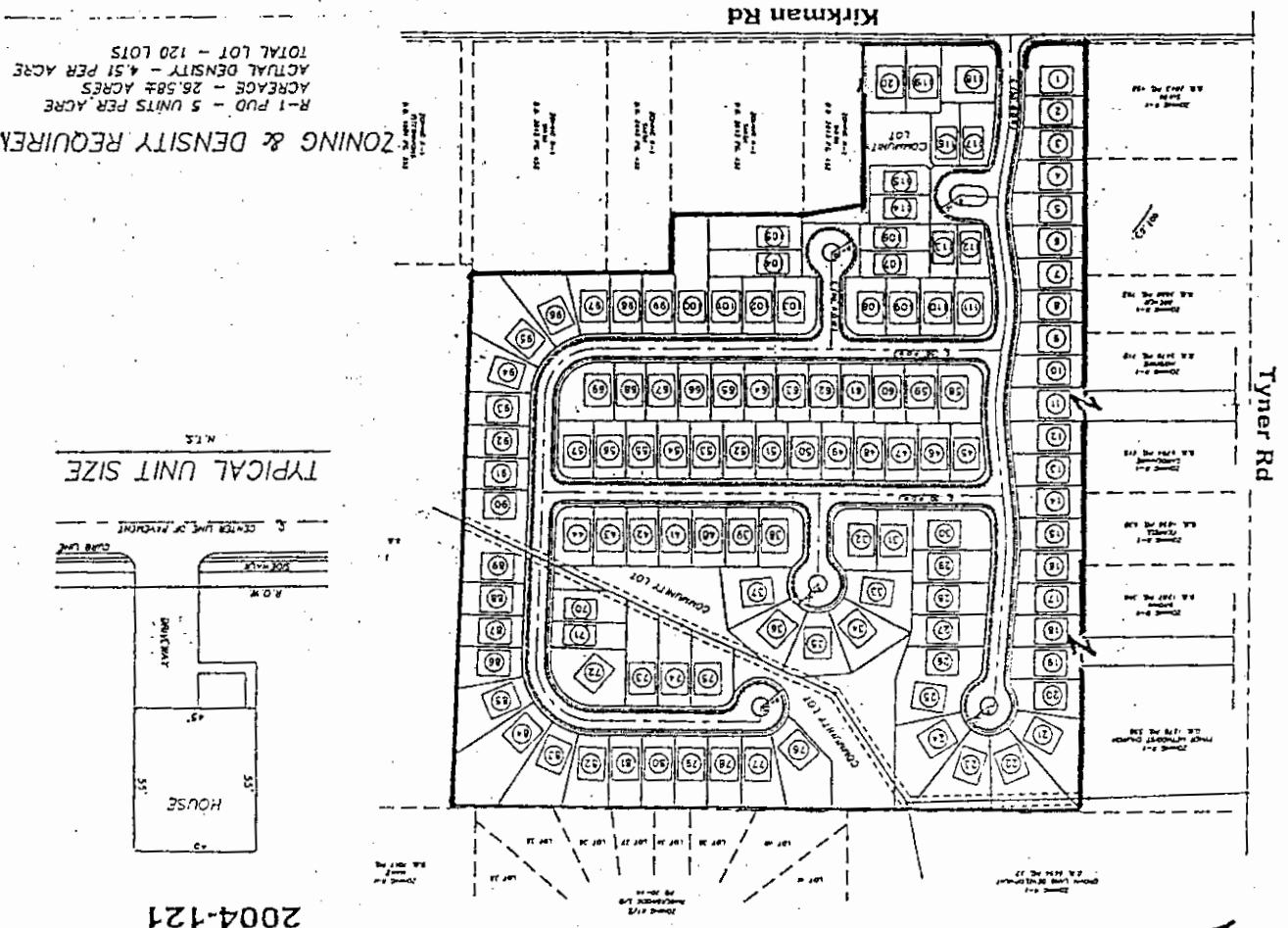
1. Since there is to be more than one acre of disturbed ground, including building sites, in this subdivision, an N.P.D.E.S. (National Pollutant Discharge Elimination System) Permit to discharge storm water associated with construction activity is necessary.
2. Although there is not local enforcement 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

H. 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.

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2004-121