

2007-212
Habitat for Humanity
c/o Dennis Neal

RESOLUTION NO. 25381

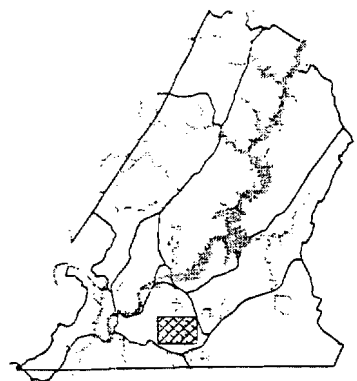
A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED SINGLE-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT, KNOWN AS THE NEW COVENANT PROPERTIES PLANNED UNIT DEVELOPMENT, LOTS 1-35, ON TRACTS OF LAND LOCATED IN THE 1600 BLOCK OF EUCALYPTUS DRIVE, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP AND DRAWING 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 Single-Family Residential Planned Unit Development, known as the New Covenant Properties Planned Unit Development, Lots 1-35, on tracts of land located in the 1600 block of Eucalyptus Drive, more particularly described as follows:

Lot 14, Revised Plat of Willow Bend Subdivision, Plat Book 71, Page 94, ROHC, Deed Book 8489, Page 336, and Lot 15 of an unrecorded plat of the Willow Bend Subdivision being the property described in Deed Book 8489, Page 321, ROHC. Tax Map 147K-J-001.13 and 001.25.

BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for said Planned Unit Development is approved subject to the provisions of Article V, §1213 and the revised site plan and PUD review. attached hereto and made a part hereof by reference.

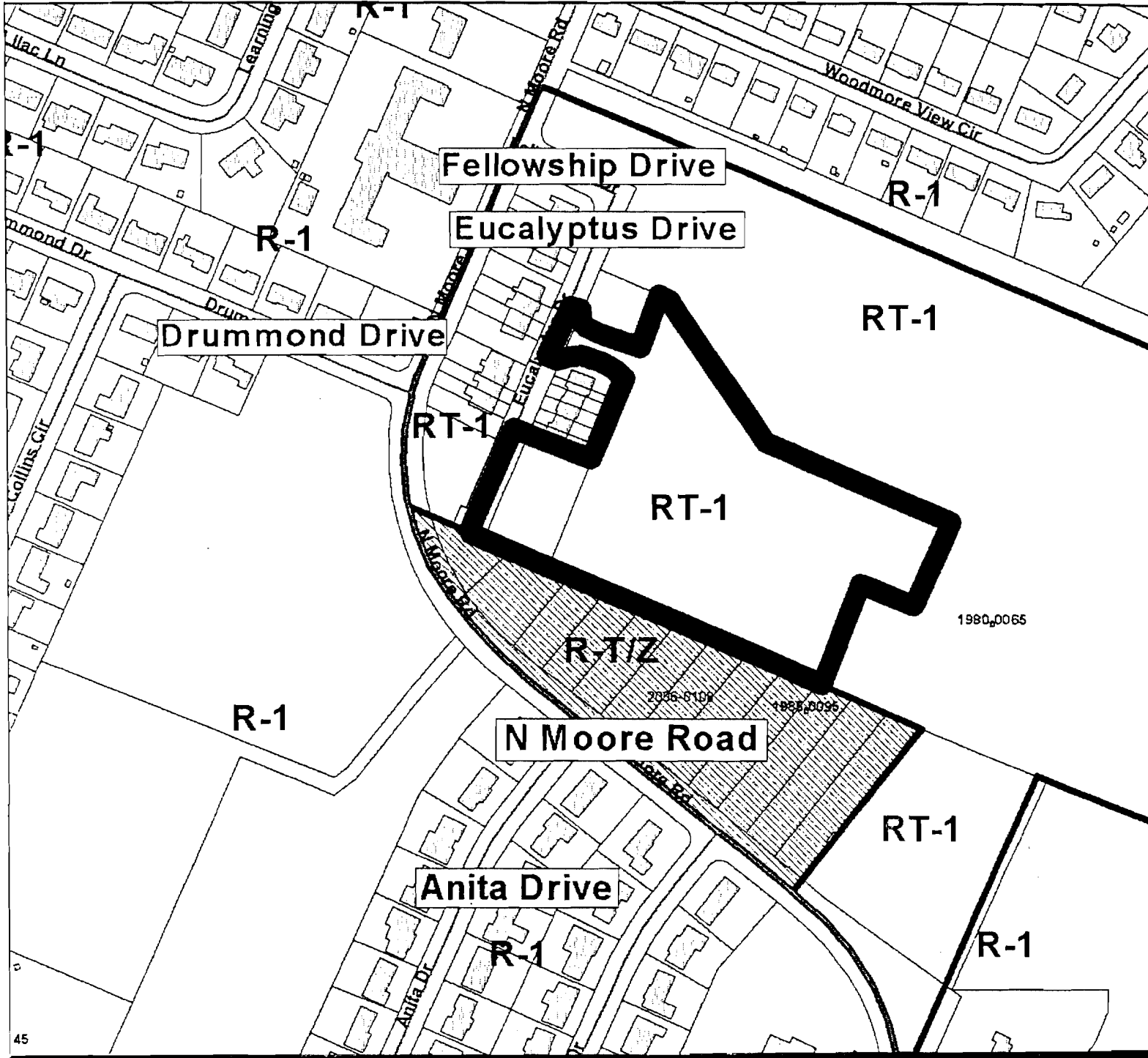
ADOPTED: January 8, 2008



CHATTANOOGA
CASE NO: 2007-0212
PC MEETING DATE: 12/10/2007
RESIDENTIAL PUD

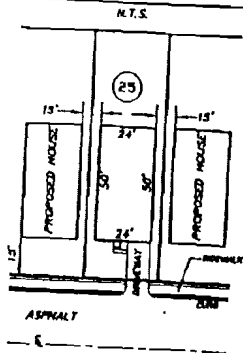


1 in. = 250.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-212: Approve, subject to:
1). Revised site plan indicating the location and the amount of open space to be provided by the development;
and
2) The PUD review.

TYPICAL SINGLE FAMILY HOME

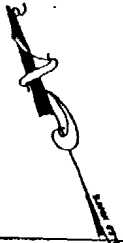
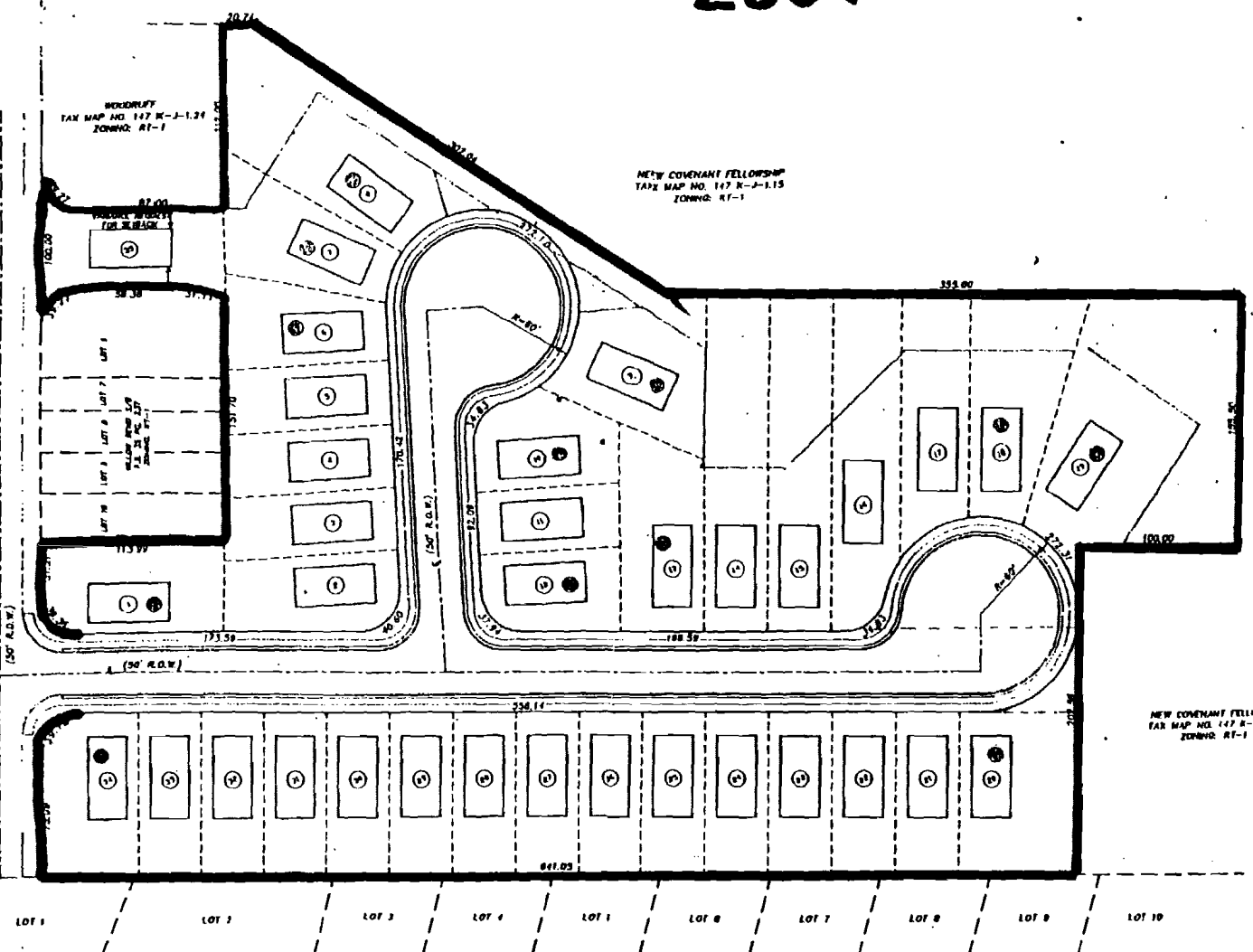


50' R.O.W.

NEW COVENANT PROPERTIES
 FOR: KEN MILLCAN
 5.93±ACRES (TOTAL)
 TAX MAP NO. 147 K-J-1.13 & 1.25
 35 BUILDABLE LOTS (SINGLE FAMILY)
 DENSITY: 5.90 UNITS PER ACRE
 PRESENT ZONING: R-T-1
 REQUEST ZONING: R-T-1 P.U.D.

2007-212

EUCALIPTUS DRIVE



RECEIVED
 NOV 5 2007
 Chattanooga Hamilton County
 Regional Planning Agency
 Development Services

TOMMY L. WOODS S/D
 P.E. 80 PG. 80
 W/DATE: RT-2

PUD.: New Covenant Properties
Planned Unit Development
Lots 1-35

DENSITY: 5.9 units per acre

CASE NO.: 2007-212

APPLICANT: Habitat for Humanity

SURVEYOR: David Mathews Surveying Company

DATE OF SUBMITTAL: November 5, 2007

JURISDICTION: City of Chattanooga

STATUS: Preliminary Planned Unit Development Plan

STAFF COMMENT:

- 1) The property adjacent to the area included in the 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) The buildings will be used only for single-family dwellings and accessory uses and for community activities.
- 4) There is a need for this development in the proposed location.
- 5) There is a reasonable assurance that the development will proceed according to the spirit and letter of the approved plans.

A. Planning Commission Requirements

1. Correct the spelling of Eucalyptus on the plan.
2. Submit 4 road profiles, contour lines, a drainage plan, a drainage detention plan, a hydrology report, 4 sewer plans and 4 sewer profiles with the final P.U.D. plans.

3. Article 5, Section 1210 of the Chattanooga zoning Ordinance requires usable on-site recreation and open space in a P.U.D. Show open space and recreation areas as separate lots and give them lot numbers.
4. Article 5, Section 1204(3) of the Chattanooga Zoning Ordinance requires that no building can be closer than 25' to the outer boundary of a P.U.D. The proposed buildings on lots 19 and 35 are closer than 25' to the outer P.U.D. boundary. Consequently, either move these buildings to be a minimum 25' from the outer boundary of the P.U.D. or obtain a setback variance for these buildings from the Chattanooga Board of Zoning Appeals.
5. Show the location of existing sewer lines and file numbers for them.
6. Give both new roads names approved by the GIS Department on the final P.U.D. plan.
7. Since there are 25 lots in this subdivision, Section 305.4 of the Chattanooga Subdivision Regulations requires two boundary control monuments located to an accuracy of 1:20,000 in State Plane Coordinates. Show the location and coordinates of these monuments.

B. Utility Requirements

1. Show a 10' power and communication easement along both sides of the two new roads.

C. Chattanooga Development Director Requirements

1. Add right-of-way at both cul-de-sacs so that there is a 50' right-of-way to New Covenant Fellowship Property at both cul-de-sacs.
2. Covenants are required that specify that all lot owners are responsible to maintain drainage detention facilities.
3. Questions about Chattanooga Development Director requirements should be directed to Mr. Joel Booth at 757-4886.

D. Chattanooga Fire Department Requirements

1. Show on the plat and install a fire hydrant in lots 2 or 12 at the intersection on the same side of the road as the water line but outside of the curve radius of the lots.
2. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

E. Storm Water Management and Chattanooga Sewer Comments

1. Because there is no road profile, no contour lines, no drainage plan, no hydrology report, no drainage detention plan, no sewer plans and no sewer profiles, there is not sufficient information for Chattanooga Storm Water Management and Chattanooga Sewers to review this plan.
2. Questions about Chattanooga Storm Water Management comments should be directed to Mr. Lee Starnes at 643-5836 and questions about Chattanooga Sewer comments should be directed to Mr. Eric Douglas.

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. 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

H. S.W.P.P.P. Permit

1. As a part of Storm Water Pollution Prevention Plan (S.W.P.P.P.), the State of Tennessee may require 60' riparian buffer zones during construction along or in drainage areas of streams designated by the State as high quality or impaired. The developer should contact the Tennessee Department of Environment and Conservation to determine if buffer zones are required.

I. 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.