

ZONING REQUEST FORM

ZON



Date Submitted: 6/22/20 P.C. Meeting Date: 7/13/20
Zoning Request Form Accepted by: Britney Hutto
Zoning Request Case Number: ZON2020-01

PROPERTY INFORMATION

PLEASE PRINT

Project/Development Name: _____

Sandy Trail - Apison Pike Residential Development

Unit/Phase Number: _____ Lot Number: _____

Address: 0 Apison Pike, 10986 Apison Pike,

5203 Sandy Trail

Present Zoning: AG

Zoning Applied for: R-1-L PUD

Tax Map and Parcel Number(s): 151-026,

Portion of 151-025.01, Portion of 151-033

Proposed Use: Single Family Residential PUD

PROPERTY OWNER/APPLICANT INFORMATION

PLEASE PRINT

Name: Todd & Tracy Smith

Company: Blue Mountain Company, GP

Address: 1756 Vandergriff Road

City: Signal Mountain State: TN Zip: 37377

Telephone: 423-886-3707

Email: todd@bluehammer.net / tracy@bluehammer.net

Fax: _____

I am the property owner (151-026) ☒

I am not the property owner (151-033 & 151-025.01) ☒

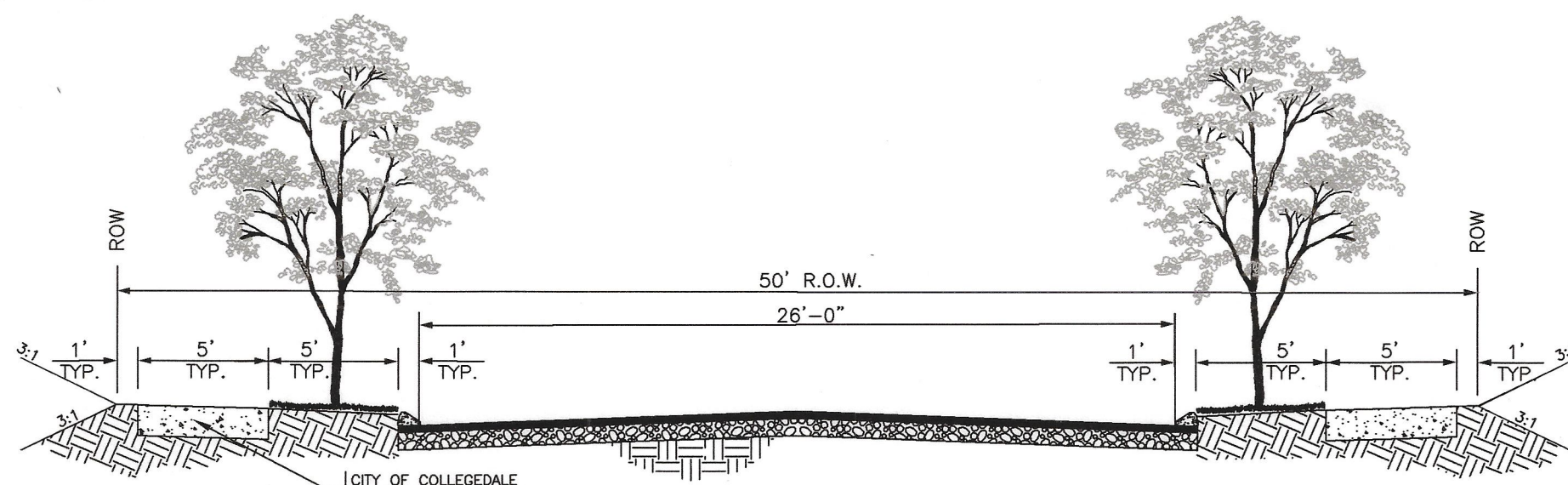
JUSTIFICATION STATEMENT (Reason for Rezoning)

PLEASE PRINT OR ATTACH STATEMENT

Propose to construct a single family residential PUD with community space area to include existing wetlands and streams with buffers, walking trails, clubhouse and pool.

SUBMITTAL CHECKLIST

- | | |
|--|--|
| <input type="checkbox"/> Site Plan and Vicinity Map | <input type="checkbox"/> Fee Payment (see Fee Schedule for Amount) |
| <input type="checkbox"/> Information on Surrounding Uses and Zones | |
| <input type="checkbox"/> Justification Statement (Reason for Rezoning) | |
| <input type="checkbox"/> Owner Authorization Letter (If Applicant is not the Property Owner) | |



TYPICAL ROAD CROSS-SECTION

SCALE: NOT TO SCALE

NOTE: CONTRACTOR TO COORDINATE WITH CITY OF COLLEGE DALE AND ALL RELEVANT UTILITY COMPANIES FOR PLACEMENT OF STREET LIGHTS AND STREET TREES (SEE PLANS BY OTHERS)

SITE ANALYSIS

ADDRESS: 0 APISON PIKE
PARCEL ID: 151 026 AND PORTIONS OF 151 033 & 151 025.01
SITE CURRENTLY ZONED: AG
PROPOSED ZONE: R-1-L PUD
TOTAL SITE ACREAGE: 90.5± ACRES
TOTAL COMMUNITY LOT ACREAGE: 35.7± ACRES
COMMUNITY LOT AREA: 39.4% (OF TOTAL SITE)
TOTAL # OF SINGLE FAMILY LOTS: 198 LOTS
TOTAL # OF COMMUNITY LOTS: 2 LOTS
PROPOSED DENSITY: 2.19± UNITS/ACRE



VICINITY MAP

N.T.S.

ORCHARD DRIVE TO BE UPGRADED TO MIN. 26' FULL WIDTH PAVEMENT FROM DEVELOPMENT ENTRANCE TO McALLIE AVE.

SOUTHERN RAILROAD

Master Site Plan

SCALE: N.T.S.

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APISON PIKE DEVELOPMENT
FOR:
BLUE HAMMER, L.L.C.
1756 BANDERGRIF ROAD
SIGNAL MOUNTAIN, TN 37377

MASTER SITE PLAN

REVISIONS

1	
2	
3	
4	

FILE:
19202xref.DWG

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DATE: 06/19/20
DRAWN BY: CBA
CHECKED BY: MAP
PROJ. NUMBER: 19-202
SHEET NUMBER: C-1