

TOWN OF WALDEN
PLANNING COMMISSION AGENDA

Walden Town Hall
1836 Taft Highway

Thursday, February 22, 2024
5:30 PM

- I. Call to Order
- II. Roll Call
 - Tom Bartoo
 - Angela Cassidy
 - Tim Hancock
 - Tim Hilvers
 - Joe Robbins
 - Werner Slabber
 - Bill Trohanis
- III. Adoption of Agenda
- IV. Consideration of the Minutes
January 25, 2024
- V. Town Administrator Report
- VI. Communication from Chair and Commissioners
- VII. Hearing of persons having business with the Commission
- VIII. Unfinished Business
 - a. Short-Term Vacation Rental Ordinance Discussion
 - b. Zoning Ordinance Text Amendments – Review of Amendments
 - i. Update references to Regional Planning Agency and Regional Planning Commission throughout document
 - ii. Section 1.01 – General Purpose – Update to reflect correct planning document
 - iii. Section 10.05 – Fees and Administrative Costs
 - iv. Section 4.05 – Clarification of Square Footage Definition
 - v. 8.01(n) Special Permit for Buildings or Structures with a footprint greater than 5,000 square feet in the C-1 General Commercial and TC-MU zone
- IX. New Business
 - a. Special Permit Application - 734 High Pasture Road
 - b. 2024 Meeting Schedule
- X. Adjournment

Article 1. General Provisions, Rules and Definitions

1.01 General Purpose. For the public health, safety, morals, convenience, order, prosperity, and general welfare of the citizens of the Town of Walden, and in order to secure the public interest in the orderly development of the Town of Walden by promoting sustainable, long-term economic development, adequate light and air, improved traffic safety, reduced traffic congestion, environmental protection; as well as adequate water drainage, water supply, sanitation and recreational facilities through the regulation by districts and zones of the location, height, bulk, number of stories and size of buildings and other structures, the uses of buildings, structures and land for trade, industry, residences, recreation, public activities and other purposes, and in connection therewith, there is hereby adopted and established an official Development and Zoning Plan for the Town of Walden consisting of the maps and regulations described herein. In adopting this Ordinance, the Town of Walden recognizes that its natural landscapes and development patterns play an important role in defining the attractiveness, identity, livability, and therefore, the economic health of the community. Currently, the Town enjoys a rural mountain character supported by scenic overlooks, creek gorges, woodlands, and pasturelands. The character of development is predominantly residential and small in scale.

This ordinance is also designed to enhance and implement the vision established in the ~~Walden's Ridge Plateau Area Plan (April, 1997)~~ Town of Walden Plan (March 2022), as amended.∴

~~To be a community that attracts families, who can live here through the phases of life, provides for an orderly and cohesive development pattern that maintains a small town atmosphere with rural character and green spaces, and preserves pristine natural areas for the enjoyment of its residents.~~

This ordinance is not intended to deny property owners the reasonable, practical, or economical use of their land, but to promote development that contributes to Walden's scenic assets. Therefore, in order to provide for continued prosperity, health, and identity of the community in the future, the Town of Walden sets forth the following purposes for the ordinance:

- To maintain rural character and small scale of development;
- To protect important natural resources (creek gorges, overlooks, woodlands, steep slopes, wetlands);
- To protect and enhance property values;
- To provide a variety of living arrangements;
- To encourage harmonious and integrated development patterns that are economically feasible and are in harmony with the community with the following development priorities:
 - Outdoor gathering places;
 - Pedestrian facilities;
 - Mixed uses;
 - Landscaping;
- To discourage commercial strip development; and
- To promote high quality development that is needed and that takes into account the effect on adjacent property as well as the public health, safety, morals and general welfare of the citizens of Walden and promotes materials and design consistent with the maintenance of Walden's character as a rural and residential community.

2.02 The Zoning Map. The boundaries of said zones are hereby fixed and established as shown upon the map accompanying this ordinance and made a part thereof, and entitled “Zoning Map of the Town of Walden, Tennessee”. The Zoning Map and all the notations, references, and other information shown thereon are a part of this Ordinance, and as much a part as if such information set forth on the map were all fully described and set out herein. This Zoning Map, properly attested, is on file in the office of the Town Manager or their designee.

~~zoning map, consisting of a series of maps drawn to a scale of 1” = 400’ which are identified by sheet numbers in the lower right hand margin and approved by the Board of Mayor and Aldermen and authenticated by the signature of the Walden Mayor and the Secretary of the Chattanooga-Hamilton County Regional Planning Commission. Each of these maps, supplemental sheets, and index map are hereby adopted and made a part of this Ordinance, and said maps and all notations, references, and other information shown thereon shall be as much a part of this Ordinance as if the matters and information set forth by said maps were fully described therein.~~

4.07 Open Space Overlay Zone (OS-1)

c) **Step Three.** A meeting with the Regional Planning Agency Town of Walden staff or designated planning agency to review the Draft Concept Plan. Review shall include an onsite tour. ~~The Regional Planning Agency Town staff and/or planning agency staff~~ shall schedule a mutually convenient date to walk the property with the applicant, ~~his/her~~their site designer, and the appropriate staff of ~~the~~ Hamilton County Public Health Department (for unsewered developments). The purpose of this visit is to familiarize ~~the Regional Planning Agency Town staff and/or the designated planning agency staff~~ with the property features, and to provide the Agency staff an opportunity to offer guidance to the applicant regarding the location of conservation areas and potential structure locations and street alignments before review by the Walden Planning Commission. The Draft Concept Plan should then be revised to reflect any agreed changes for presentation as a Concept Plan to the Walden Planning Commission.

d) **Step Four.** Review of Concept Plan by the Walden Planning Commission. This Plan is a preliminary engineered plan drawn to illustrate the proposed layout for greenway lands, building sites, and street alignments. This is the stage in which drawings are tentatively illustrated, before heavy engineering costs are incurred in the design of any proposed subdivision layout. The Concept Plan shall contain all of the elements of the Draft Concept Plan and will be the basis for the Site Plan.

e) **Step Five.** Submission of a Site Plan for review by the Walden Planning Commission and the Board of Mayor and Aldermen. Once the Concept Plan has been completed, and preliminarily certified by an engineer, and referred by the Walden Planning Commission to the Board of Mayor and Aldermen the applicant shall complete a final engineered plat of the proposed subdivision and file this plat with Walden Town staff ~~the Regional Planning Agency~~ which shall review and forward the final plat to the Board of Mayor and Aldermen for final review within thirty (30) days of receiving the plat, assuming the applicant has provided the required information in a timely matter. All site plan approvals will be subject to the approval of the open space conservation plan and the dedication of required conservation easements.

8.01 Applications for a Special Permit:

Persons desiring consideration for a Special Permit shall apply to the ~~Regional Planning Commission~~Walden Planning Commission through the ~~Regional Planning Agency~~Town of Walden staff and shall supply information for such permit. Upon recommendation by the Walden Planning Commission, the Special Permit request shall be heard by the Board of Mayor and Aldermen. The Board shall determine that the proposed use will not be in conflict with the adopted plans of the Town of Walden and shall generally consider (i) the effect the proposed use will have on adjacent property; (ii) the public health, safety, morals and general welfare; and (iii) the need for such development. In addition to the criteria set forth above, the Board shall also consider the following with regard to the specific use. A notice of the public hearings held by the Board shall be sent by regular mail to each of the property owners within a minimum of 300 feet of each property in question before the Board. Said notice will be mailed at least seven (7) days prior the public hearing by the Board. The most updated tax rolls for Hamilton County will be the source of ownership information for Board purposes. A notice of the public hearings held by the Board shall be published in a daily paper at least fifteen (15) days before the hearing.

8.02 Granting Permits. In granting the Special Permit, the Board of Mayor and Aldermen may, in addition to granting uses detailed in this Ordinance, allow exceptions in minimum site area (lot) requirements, and off-street parking requirements.

No building permits shall be issued until the Board of Mayor and Aldermen ~~has~~have approved the Special Use Permit.

No Special Permit shall be approved by the Board of Mayor and Aldermen unless it is first submitted to and approved by the ~~Chattanooga-Hamilton County Regional~~Walden Planning Commission or, if disapproved, shall receive a favorable vote of a majority of the entire membership of the Board of Mayor and Aldermen.

A Special Permit may be issued on condition that the location and method of operation be approved by the Board of Mayor and Aldermen, however, in all instances, the proposed facility must conform with all applicable State and Federal requirements or regulations.

10.05 Fees for Administrative Costs. The ~~Regional Planning Agency~~Board of Mayor and Aldermen is authorized to charge the petitioner an amount that is commensurate with the cost of processing the application.

**Section 4.05 Town Center Mixed Use (TC-MU) Subsection (d) Land Use, Part (b)
Special Uses Permitted.**

b) Special Uses Permitted. Subject to the issuance of a Special Use Permit by the Board of Mayor and Alderman:

- (1) Hotel/Motel;
- (2) Indoor event venues;
- (3) Public utilities;
- (4) Short-term vacation rentals;
- (5) In general, all stores, shops, or services similar in character, type and effect to the uses permitted as listed in 4.05.(d)(1), but not listed as permitted by right, unless otherwise controlled or provided by law; and
- (6) Any building with uses permitted in the TC-MU zone or uses permitted by Special Use Permit that has a building footprint of greater than 5,000 sq. ft. but with a gross square footage of all floor combined of less than 15,000 square feet.

In Article 8. Special Permits, under 8.01 Applications for a Special Permit, revise as follows:

- (n) Buildings or Structures with a footprint greater than 5,000 square feet in the C-1 General Commercial Zone, ~~TC Town Center Zone, or the TCO Town Center Overlay Zone~~ or TC-MU Town Center Mixed Use Zone. Structures in the TC-MU Zone may not exceed 15,000 square feet of gross floor area of all floors combined.

The Board of Mayor and Aldermen may grant a Special Permit provided that the applicant furnishes satisfactory proof of convenience, necessity, ~~and~~ absence of harmful effect on surrounding property, and consistency with the adopted Town of Walden Plan. It is a requirement that the applicant for a Special Permit furnish the following with their application for a Special Permit:

- Survey of existing conditions on the property showing the following: 5-foot elevation contours; natural drainage areas, streams, and wetlands; existing structures; existing rights-of-way and easements of record; location of adjacent utilities; existing paved areas or roads; live specimen trees exceeding 12 inches in diameter at breast height; any features of the land that may impact development.
- Conceptual site plan showing the following:
 - Location, size, and dimensions of all existing and proposed building(s), including total square footage of each structure (all floors)
 - Property lines and building setback lines
 - Landscaped buffers when required by the Zoning Ordinance and/or Design Review

Standards

- Proposed streets, sidewalks, and right-of-ways
- Proposed open space areas
- Approximate location of any proposed public amenities such as parks, squares or greenways
- Approximate parking area and calculations
- Vehicular and pedestrian points of ingress and egress
- Proposed septic field line area or wastewater infrastructure
- Conceptual stormwater plan
- A narrative impact statement of the project providing details on the following:
 - Traffic impact
 - Environmental impact
 - Economic viability of proposed commercial uses
 - Geotechnical impact
- Supporting documentation for the narrative impact statement

~~-a site plan with the application that depicts the proposed use of the property to include, but not limited to, site access, building configuration, maximum footprint size, building setback, proposed landscaping, drainage, wastewater treatment, and parking plan, as well as other pertinent information as determined by the Board of Mayor and Aldermen.~~

The Board of Mayor and Aldermen, upon recommendation by the Planning Commission, may grant a Special Permit ~~from the maximum footprint size based on one or more of the following criteria: for a structure exceeding the maximum footprint size of 5,000 square feet, and not exceeding the maximum gross floor area of all floors combined of 15,000 square feet within the TC-MU zone, based on one or more of the following criteria:~~

- (1) The applicant presents an alternative that complies with the stated intent, goals, and general standards of the zone as defined in the Zoning Ordinance or the Town of Walden Plan.
- (2) The proposed ~~maximum footprint~~ building footprint and square footage is consistent with the adopted plans and principles for the area.
- (3) The proposed ~~maximum footprint~~ building footprint and square footage is compatible with the character of the area where it is proposed and with the size and location of the buildings in the vicinity.
- ~~(4) Physical conditions of the property, such as steep slopes, drainage or sewer easements, or small or irregular lot shape make compliance of the maximum footprint requirement impossible.~~

The Board of Mayor and Aldermen may condition approval of the Special Permit as allowed in this section on one or more requirements reasonably necessary to achieve the intent, goals, and general standards of the Zoning Ordinance and Town of Walden Plan. If issued, the special permit shall be issued to the applicant and is non-transferrable until rights are vested under Tennessee state law. The permit shall allow only the specific plans presented to the Board of Mayor and Aldermen. Once rights are vested, significant alterations to the plans or a change in ownership shall require a new special permit to be applied for. A significant alteration to the plans shall include:

- (a) More than 5% change in land area being added or removed from the Site and Building Plan;
- (b) Change to the number of dwelling units;

(c) Change in occupancy classification

(d) An increase of more than 5% in the building area of any single nonresidential building, or an increase of more than 10% in the total building area of all non-residential buildings in the development



MEMORANDUM

To: Members of the Walden Planning Commission
Cc: Mariah Prescott, Town Administrator
From: Ashley Gates, Senior Planner
Date: February 16, 2024
Subject: Special Use Permit for 734 High Pasture Road

Summary

Owner: Crosby Riles
Applicant: Brian Powell
Address: 734 High Pasture Rd.
Parcel Number: 089K A 011.04
Zoning: A-1
Request: Special Permit to construct driveway in unopened right-of-way to connect via private road to High Pasture Road
Staff Recommendation: Approve

Analysis

Background

734 High Pasture Road is a 2-acre lot that is zoned A -1 Agriculture. Platted in 1999, this lot has frontage on two right-of-ways, High Pasture Road and McClean Road, which are both unopened along this lot. The applicant is requesting to connect to the existing driveway on High Pasture Road, an unopened right-of-way that has been improved in order to access the adjacent lot. The plat for this lot states that Board of Zoning Appeals must approve access via the private road and unopened right-of-way. This was approved at a properly advertised meeting on January 25, 2024.

In addition to BZA approval of this connection, the Planning Commission and Board of Mayor and Aldermen must also approve a Special Permit to construct a home on the lot since it does not abut a publicly-maintained street.

2022 Aerial Imagery, Hamilton County GIS



- 3.03 Required Access for Residential Lots.** All residential lots in the Town of Walden must have frontage on an existing town accepted and publicly maintained street or road. Lots whose only access is a private road or easement are not permitted unless a Special Permit is granted by the Board of Mayor and Aldermen.
- 3.04 No Permit for Building on Lots Without Publicly Accepted Access.** No permit shall be issued for a building or use on a lot which does not abut on an existing town accepted and publicly maintained street or road unless a Special Permit for access to such lot by a private road or easement has been granted by the Board of Mayor and Aldermen.

Zoning Ordinance

The Zoning Ordinance requires a special permit to build on a lot that does not abut a publicly maintained road. The Zoning Ordinance does not provide guidance regarding the application or approval of such a permit. The Zoning Ordinance does provide the following guidance for all Special Permits, generally:

The Board shall determine that the proposed use will not be in conflict with the adopted plans of the Town of Walden and shall generally consider (i) the effect the proposed use will have on adjacent property; (ii) the public health, safety, morals and general welfare; and (iii) the need for such development.

Recommendation

Staff recommends approval of the special permit for the following reasons:

- The lot with access via unopened right-of-way was legally platted approved by the Town of Walden
- The Town of Walden has permitted other property owners to access their lot via this unopened portion of right-of-way
- Denying the proposed access would create significant practical difficulty, requiring the applicant to pave more than 800 feet of right-of-way to town standards
- The proposed use of a single-family detached home will not have a negative impact on the adjacent single-family homes
- The proposed home will not have an adverse impact on health, safety, morals and general welfare
- There is an ongoing need for additional housing throughout the region

RPA STAFF RECOMMENDATION

Case Number: 2013-068 **PC Meeting Date:** 06-10-2013

STAFF RECOMMENDATION: APPROVE

Land Use & Transportation Comments

Planning Staff:

Applicant Request Overview

The applicant would like to construct a home in the Town of Walden that does not abut on an existing town accepted street. Per Section 3.04 of the Town of Walden Zoning Ordinance, the applicant is requesting a Special Permit for building on a lot which does not abut on an existing town accepted and publicly maintained street. The Special Permit is granted by the Board of Mayor and Aldermen.

Site Description

The proposed home site is located on a two-acre lot with frontage on three rights-of-way: McLean Avenue, Second Street and Palmer Avenue. None of those three rights-of-way contain town-maintained streets at the point where they abut this property.

Plans/Policies

Neither the Walden's Ridge Plateau Area Plan (1997) nor the countywide 2030 Comprehensive Plan provides guidance on this specific issue. The Walden's Ridge Plateau Area Plan recommends Low-density Residential development for this portion of Walden.

Staff Recommendation

As shown on the 1999 plat creating this lot, a private road frontage variance was granted by the Planning Commission. That action enabled this lot to be created without frontage on a publicly-maintained road and now the applicant needs the Special Permit to enable construction of a home.

Although Special Permits of this nature are not uncommon in the Town, this application is unusual in that the applicant is proposing access via High Pasture Road. There is no public right-of-way connecting High Pasture Road to this property.

There is no longer a public right-of-way connection to a road either east or west from this lot from Palmer Avenue. McLean Avenue provides the most direct access to this lot from a publicly-maintained road, but in order to reach the home site from McLean Avenue, it appears from maps that a small creek or stream would need to be crossed.

Staff is recommending approval of this request since a variance was previously granted establishing this lot without access on a publicly-maintained road. Staff recommends that the Special Permit specify that access is proposed to be from High Pasture Drive which does not have a public right-of-way connection to the property.

Mail: U. E. Willingham, Jr.
4203 Wilson Rd.
Signal Mtn., In. 37377

89 F 13 - 7.1

PERPETUAL EASEMENT FOR ROAD RIGHT-OF-WAY

WHEREAS, Jane P. Hunter, Mary P. Willingham and J. S. Poindexter, Jr. are the owners in fee simple, as Tenants in Common, of certain Real Estate, adjoining the Western boundary line of property of Winborn B. Willingham, Jr. and wife, Linda Dugger Willingham; and,

WHEREAS, it is desired by the parties that a 50-foot road right-of-way be created, leading from the Southern line of Pine Street, crossing the Northwestern portion of property of Winborn B. Willingham, Jr. and wife, Linda Dugger Willingham, and running into and serving the lands to the West, owned by the above named parties;

NOW, THEREFORE, for good and valuable considerations, and mutual benefits to be derived, the receipt and sufficiency of the consideration being acknowledged, there is hereby created an easement for a 50-foot road right-of-way, the center line of which is to be located as follows:

Beginning at a point in the Southern line of Pine Street, located South 74 degrees 35 minutes East a distance of 35.05 feet from the extreme Eastern corner of property conveyed to Michael S. Prichard and wife, LeeAnn A. Prichard, by Deed recorded in Book 2457, Page 705, in the Register's Office of Hamilton County, Tennessee; thence South 59 degrees 55 minutes West 243.78 feet to the point of beginning of a curve to the right; thence Westwardly with said curve to the right (the delta angle thereof being 45 degrees 30 minutes) a distance of 135.5 feet to the end of the curve; thence North 74 degrees 35 minutes West 450 feet; thence Northwestwardly and Northwardly with a curve to the right (the delta angle of the curve being 80 degrees 00 minutes) a distance of 249.58 feet; thence North 05 degrees 25 minutes East 150 feet to the center point of the cul-de-sac at the Northern end of said road right-of-way, the cul-de-sac being turned on a radius of 50 feet. The Northern line of said road right-of-way adjoins the generally Southern line of property conveyed to Michael S. Prichard and wife, LeeAnn A. Prichard, by Deed recorded in Book 2457, Page 705, in the Register's Office of Hamilton County, Tennessee. The aforesaid road right-of-way is 50 feet in width, lying 25 feet on each side of the center line thereof, as above described.

WINBORN B. WILLINGHAM, JR. and wife, LINDA DUGGER WILLINGHAM, do hereby grant unto JANE P. HUNTER, MARY P. WILLINGHAM and J. S. POINDEXTER, JR., an easement for the aforesaid right-of-way, as the same is located within the bounds of their property, the same being a non-exclusive easement, and the said JANE P. HUNTER, MARY P. WILLINGHAM and J. S. POINDEXTER, JR. create the same as a road right-of-way, to serve the lands owned by them, within the boundaries of which the same is located. It is further stipulated and agreed that the herein named parties shall be liable for the maintenance and upkeep of the road right-of-way, excepting that Winborn B. Willingham, Jr. and wife, Linda Dugger Willingham, will be liable for such upkeep and maintenance only in the event they should determine to make use thereof.

It is further stipulated that said right-of-way may be used for the installation and maintenance of utility service lines, which must be located along the margins of the road, and shall not interfere with the use of the portion thereof surfaced for use as a road right-of-way.

PREPARED BY
HALE, HALE & MCINTURFF
ATTORNEYS AT LAW
724 CHERRY STREET
CHATTANOOGA, TENNESSEE
37402

RECORDER'S MEMO

Legibility of writing, typing or printing in this document unsatisfactory when received

BOOK 2819 PAGE 470

The aforesaid right-of-way shall be a burden upon the lands of Winborn B. Willingham, Jr. and wife, Linda Dugger Willingham, as located within the boundaries thereof, and shall be appurtenant to the lands of Winborn B. Willingham, Jr. and wife, Linda Dugger Willingham, and the lands of Jane P. Hunter, Mary P. Willingham and J. S. Poindexter, Jr., now owned by them, and within the bounds of which the road right-of-way is located after leaving the lands of Winborn B. Willingham, Jr. and wife, Linda Dugger Willingham.

IN WITNESS WHEREOF we have hereunto set our hands, on this the 4th day of January, 1982.

Jane P. Hunter
JANE P. HUNTER

Mary P. Willingham
MARY P. WILLINGHAM

J. S. Poindexter, Jr.
J. S. POINDEXTER, JR.

Winborn B. Willingham, Jr.
WINBORN B. WILLINGHAM, JR.

Linda Dugger Willingham
LINDA DUGGER WILLINGHAM

STATE OF TENNESSEE) Deanna
COUNTY OF HAMILTON) Chaman

On this 18 day of January, 1982, before me personally appeared JANE P. HUNTER, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

William E. Egley
NOTARY PUBLIC

My commission expires:

January 19, 1983

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

On this 6th day of JANUARY, 1982, before me personally appeared MARY P. WILLINGHAM to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

Larry A. McEvoy
NOTARY PUBLIC

My commission expires:

December 27, 1982

RECORDER'S MEMO
 Legibility of writing, typing or printing in this
 document unsatisfactory when received.

BOOK 2819 PAGE 471

STATE OF Georgia)
 COUNTY OF Chatham)

On this 18 day of January, 1982, before me personally
 appeared J. S. POINDEXTER, JR. as known to be the person described in and
 who executed the foregoing instrument and acknowledged that he executed the
 same as his free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal

William G. Kelley
 NOTARY PUBLIC

My commission expires:

January 19, 1983

STATE OF TENNESSEE)
 COUNTY OF HAMILTON)

On this 6th day of JANUARY, 1982, before me personally
 appeared WINBORN S. WILLINGHAM, JR. and wife, LINDA DUGGER WILLINGHAM, to me
 known to be the persons described in and who executed the foregoing instrument
 and acknowledged that they executed the same as their free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

Larry A. McBrayer
 NOTARY PUBLIC

My commission expires:

December 27, 1982

STATE OF TENNESSEE)
 COUNTY OF HAMILTON)

I hereby swear or affirm that the actual consideration for this
 transfer or value of the property transferred, whichever is greater, is
 \$ 700.00, which amount is equal to or greater than the amount which
 the property transferred would command at a fair and voluntary sale.

W. S. Willingham, Jr.
 AFFLIANT - Grantee

Subscribed and sworn to before me, on
 this 15th day of APRIL, 1982.

Larry A. McBrayer
 NOTARY PUBLIC

My commission expires:

December 27, 1982

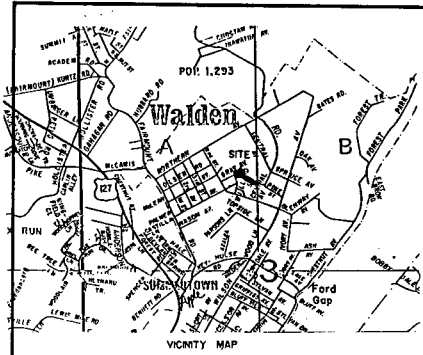
STATE OF TENNESSEE)
 COUNTY OF HAMILTON)

62020

IDENTIFICATION
 REFERENCE

APR 26 2 24 PM '82
 DOROTHY P. BRAMMER
 REGISTER
 HAMILTON COUNTY
 STATE OF TENNESSEE

APR 26	CONV	* 700.00			
APR 26	MISC		T*	9.00	
APR 26	TAX		T*	1.82	
APR 26	PRFEE		T*	.50	* 11.32



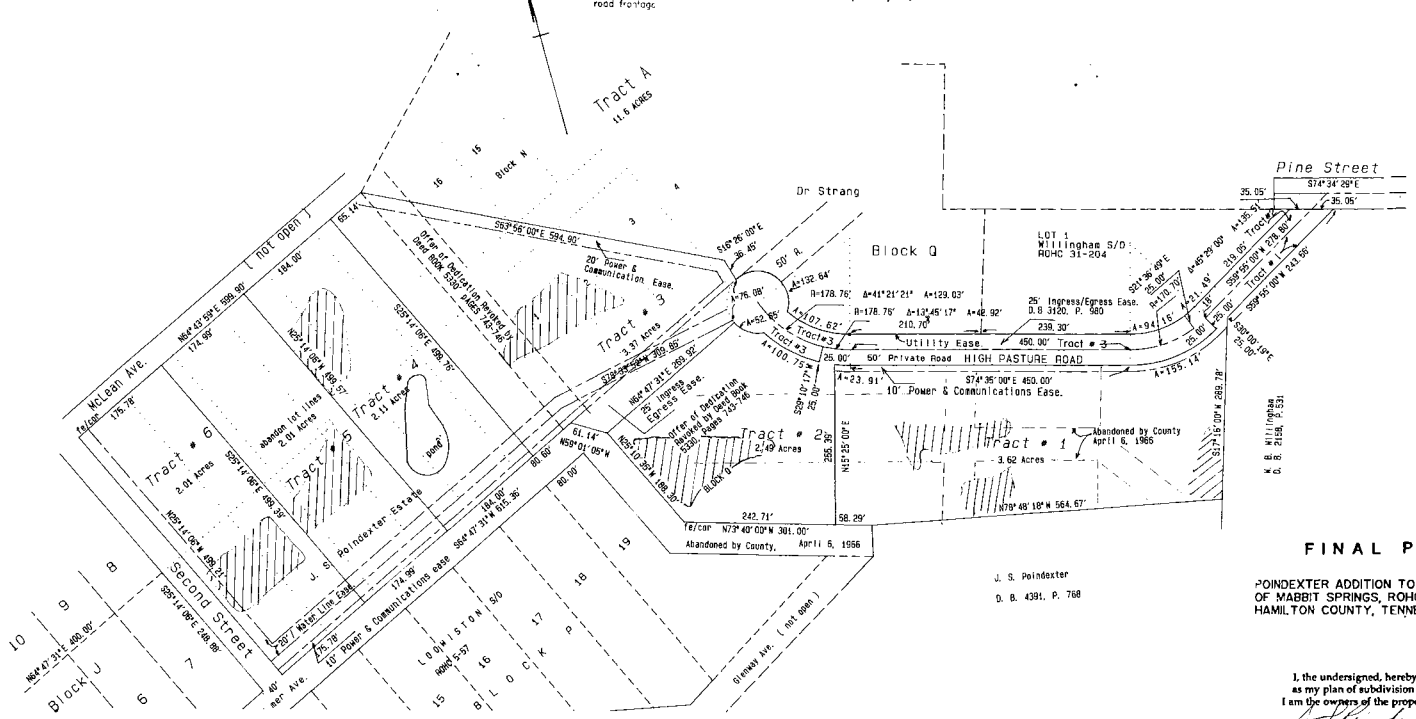
NOTES:

- 1) Present zoning classification As
- 2) Area subdivided by this plat is 5.522 acres
- 3) This plat subdivides the property described in Deed Book 953/48
- 4) This subdivision has been developed according to the Subdivision Regulations of Town of Walden.
- 5) Purpose of this plat is to abandon the original lot lines as shown, and show new lot lines
- 6) Map parcel # B9K-A-II
- 7) Water by Walden Ridge Utility District
- 8) The Town of Walden is not responsible to construct or maintain the private road or any other road shown on this plat, except Pine Street
- 9) The owners are responsible to provide any desired utilities or services beyond the R.O.W. of Pine Street. The Town of Walden is not responsible to provide any desired utilities or services beyond the R.O.W. of Pine Street.
- 10) Private road frontage variance granted by Planning Commission on June 14, 1999
- 11) No building permit can be issued on Tracts 3-6 until the Walden Board of Zoning Appeals grants variance for building on private roads or the roads are accepted by the Town of Walden so that they have public road frontage.
- 12) Hatched area is a subsurface sewage disposal system and duplication area easement. Any cutting, filling, excavation, or construction in this area without prior written approval from the Health Department and recording of a corrective plat may render this lot unmarketable.
- 13) The subsurface sewage disposal system easement and duplication area easement may only be changed after submittal of an extra high intensity soils map and the recording of a corrective plat to show the new information.
- 14) Tract 1 is approved for a maximum number of three (3) bedrooms.
- 15) Tracts 2-6 are approved for a maximum of four (4) bedrooms.
- 16) No pools without written approval from the Health Department.
- 17) All notes regarding the subsurface sewage disposal system will become null and void if the home is connected to a public sanitary sewer system.



APPROVED FOR RECORDING
 CHATTA/HAMILTON CO. HEALTH DEPT.
 DATE 8-2-99
 BY David L. Hopkins
 TOWN OF WALDEN
 DATE August 7, 1999
 BY David L. Hopkins

Instrument: 1599081000295
 Book and Page: P3 50 156
 Data Processing Fee \$25.00
 Total Fees \$25.00
 User: BPORTER
 Date: 10-08-1999
 User: 03:4135 P
 Contact: Pam Huret, Registrar
 Hamilton County Tennessee \$17.00



JUNE 27, 1999
 REV. MAY 6, 1999
 REV. MARCH 4, 1999
 REV. FEB 2, 1999

SCALE: 1" = 100'

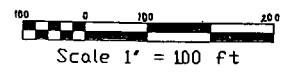
FINAL PLAT

POINDEXTER ADDITION TO LOOMISTON SUBDIVISION
 OF MABBIT SPRINGS, ROHC 5-57, TOWN OF WALDEN,
 HAMILTON COUNTY, TENNESSEE

I, the undersigned, hereby adopt this plat as my plan of subdivision and certify that I am the owners of the property in fee simple.

John S. Poindexter Jr.
 John S. Poindexter Jr.
 P.O.B. 8668
 Savannah Georgia 31412

STREET	ADDRESS
Tract # 1	700 High Pasture Road
Tract # 2	672 High Pasture Road or 544 Palmer Ave.
Tract # 3	543 Palmer Ave.
Tract # 4	647 Palmer Avenue
Tract # 5	735 Palmer Avenue
Tract # 6	777 Palmer Avenue



DRAWING NO. 1098-477-2C
 FIELD BOOK 96-699-3

I certify that I have surveyed the property hereon, that the survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is > 1:10,000 (Category I)

David L. Hopkins
 David L. Hopkins, Jr. - Registered Land Surveyor No. 120
 200 Manufacturers Road - P.O. Box 4210
 Chattanooga, Tennessee 37405
 (615) 267-3751 Office / (615) 267-0611 Facsimile
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RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com



HIGH PASTURE ROAD RESIDENCE
FOR
PEPPERS CONSTRUCTION, LLC

734 HIGH PASTURE ROAD, WALDEN, TN 37377

Scale: 1"=10'

Date: 01-17-2024

Approved By: BDK

Revisions:

Drawing Title:

GRADING & DRAINAGE PLAN

Drawing No.

C1.0

Project No.

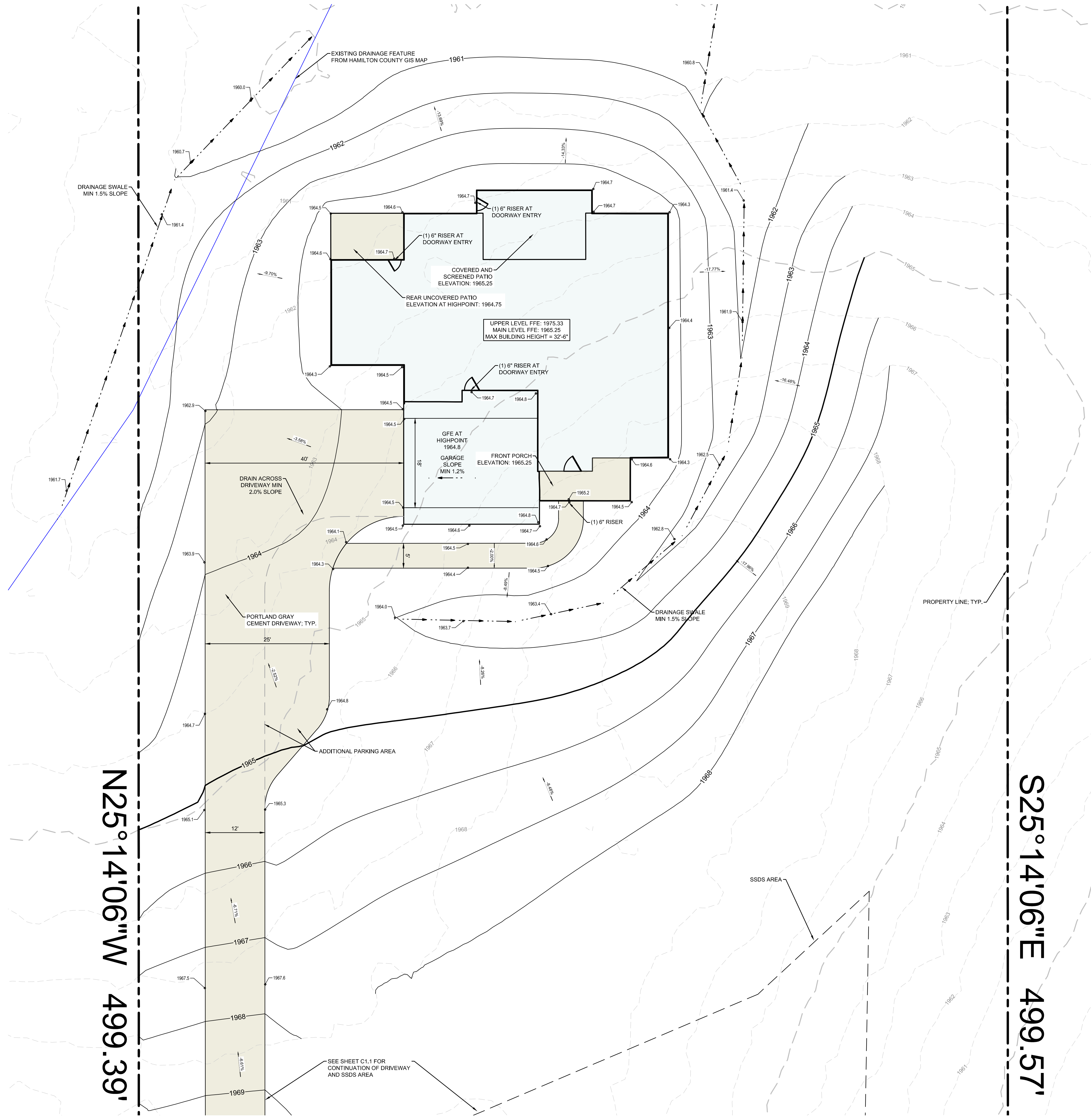
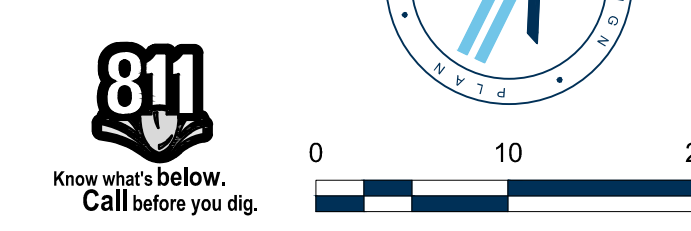
23-0052

GRADING, DRAINAGE & ROADWAY NOTES:

- Boundary and easements were provided by Northpoint Surveying.
- Topographic survey provided by the Tennessee State LiDar Database. Contour interval is 1'.
- All grading and drainage appurtenances to be built and installed as per the City of Walden Construction Standard Specifications. Before any surface treatment is put down, subgrade must be proofrolled and accepted by the developer/ Owner.
- Topsoil stripped from the areas to be graded will be stockpiled on site as directed by the owner and engineer and shall later be used in final dressing and seedbed preparation. Said stockpiles will be located so as not to interfere with activities of other portions of the work on the project. All material shall be stockpiled in upland (non-wetland) areas and above ordinary high water of any adjacent watercourse.
- The contractor will place and store in stockpiles construction material, including but not limited to crushed stone, topsoil, excavated work and/or rock, in such a way as not to impose a potential for slides or movement of the material that would cause injury or death to the contractor's employees or any other individual that might be on the project site. This would include but not necessarily be limited to the securing of stockpile materials by fencing or other means to preclude unwarranted visitors or trespassers on the project site. Stockpiled materials shall not impair necessary sight distances for public roadways, driveways, construction entrances, etc.
- The placing and spreading of any fill material is to be started at the lowest point and brought up in horizontal layers of 8 inch thickness. Said fill material is to be soil and rock only, free of sod, roots, frozen soils or any other decomposable material. The relative compaction of each layer shall not be less than 95% of the standard proctor maximum dry density (ASTM d-698). More stringent compaction measures may be required in structural areas (e.g. building pads, paved areas, etc.), therefore refer to geotechnical report and/or appropriate governing body specifications.
- Any surplus excavation shall be removed from the site as directed by the owner and/or civil engineer.
- The stockpiling or storage of trees, vegetation and other deleterious matter or materials deemed "unsuitable" by the soils and civil engineers shall not be allowed on site. Said materials shall be properly disposed of off the properties, the cost and responsibility of which shall be the contractor's. Site for the disposal of said materials shall first be approved by the civil engineer.
- Arrows on grade area indicate direction of flow of surface drainage.
- Unless specified otherwise, all pad graded lots shall be prepared to provide a twenty four inch (24") layer beneath the pad grade free from mass rock and large boulders to allow for the installation of utility services and building foundations without the need for blasting and/or rock removal. Rock should be 6" or less in diameter below finished pad elevation for the 24" described above.

GENERAL NOTES

- The contractor shall give all necessary notices and obtain all permits, and pay all legal fees and construction testing fees associated with the project. He shall also comply with all city, county and state building laws, ordinances or regulations relating to building sidewalks, streets, water mains, sewers, blasting, etc.
- The contractor shall be responsible for and shall bear all expenses for the field staking of the site layout necessary for the proper execution of the work. The contractor will be held responsible for the damage or loss of any reference points, monuments, hubs and lot corners staked by others during the construction of his work and shall bear the cost of replacing same.
- The contractor is to check and verify all measurements, levels, etc., before ordering materials and proceeding with the work, and is to be responsible for the same.
- The contractor holds all risks associated with the work. Additionally he contractor bears all responsibility for the safety of the site and will be held responsible by the owner.
- The contractor shall be responsible for any damage done to the premises or adjacent premises, or injuries to the public during the construction of the work, caused by himself, his subcontractors or the carelessness of any of his employees. Nothing in the general notes shall relieve the contractor from his responsibilities toward the safety and convenience of the general public and the residents along the proposed construction area.
- The contractor shall provide all necessary temporary works such as bracing, sheeting and shoring, blasting protection, warning lights and barricades, etc. as may be necessary for the protection of life and property for his own employees and the general public. The contractor shall comply with all applicable safety statutes and rules requiring certain protective personal apparel such as hard hats, ear plugs, eye shields, protective shoes, etc. The owner and engineer assume no responsibility or liability for actions taken by the contractor endangering life or property.
- The location of existing piping and underground utilities, such as water and gas lines, stormwater, electrical, fiber optic and telephone conduits, etc., as shown on the plans have been determined from the best available information by actual surveys, or taken from the records and drawings of the existing utilities. The owner and engineer do not assume responsibility for the possibility that, during construction, utilities other than those shown may be encountered or that actual location of those shown may be different from the locations designated on the contract drawings. In areas where it is necessary that exact locations be known of underground utilities, the contractor shall, at his own expense, furnish all labor and tools to either verify and substantiate or definitely establish the position of underground utilities.
- The contractor shall exercise extreme caution for any activity that will place equipment or personnel within contact range of overhead or underground electrical or gas transmission lines. Any such activity within a noted utility easement or the proximity of electrical or gas line utilities should be coordinated with the proper utility before commencing with any work. It is incumbent upon the contractor to become familiar with the site and to verify to his satisfaction the location, nature and extent of all overhead and underground utilities that will be impacted by the construction efforts required for this project. The contractor shall install all necessary warning or safety signage, barricades, or notices, etc. to insure the safety of his employees and the general public in the project area.
- In Tennessee, it is a requirement by law, per "the underground utility damage prevention act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) nor more than ten (10) working days prior to the date, of their intent to excavate and also to avoid any possible hazard or conflict. Notification by calling the Tennessee one call system, inc. at 1-800-351-1111 is required.
- Portions of the work shown on these plans may require trench and/or mass excavation. In some cases, this will require the removal of rock. In the use of explosives for the subsequent excavation of rock material, all applicable local and state requirements regarding the use and storage of explosive material will be followed. The proper permits will be secured and pre-blast surveys will be conducted in areas where adjacent properties or improvements off of the project property could be impacted. In portions of the project where trench excavation is required, the contractor will become familiar with all applicable trench safety requirements and regulations and take the necessary measures to insure the safety of his employees and any other individuals having a need to be in and around the work.
- If, during construction of this project, a question of intent or clarity arises from the construction plans, the contractor will immediately bring the matter to the attention of the civil engineer for resolution before the affected work items are initiated or pursued further.
- It shall be the contractor's responsibility to notify any affected offsite property owner two weeks prior to construction on said offsite property. This notification is required even with construction being confined within existing easement(s). Access to all private properties shall be provided and maintained at all times during the construction of the project.
- Care shall be taken to protect any utilities, trees, buildings, etc. which are to remain and not to be disturbed by the construction.
- The contractor's authorized field representative shall notify the city prior to commencing any work on the public right of way.
- The site development portion of this project will be subject to the inspection and final approval of the appropriate public works department, water department/district, sewer department/district, and possibly the planning commission.



N25°14'06"W 499.39'

S25°14'06"E 499.57'

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FOR
PEPPERS CONSTRUCTION, LLC

734 HIGH PASTURE ROAD, WALDEN, TN 37377

Scale: 1"=30'

Date: 01-17-2024

Approved By: BDK

Revisions:

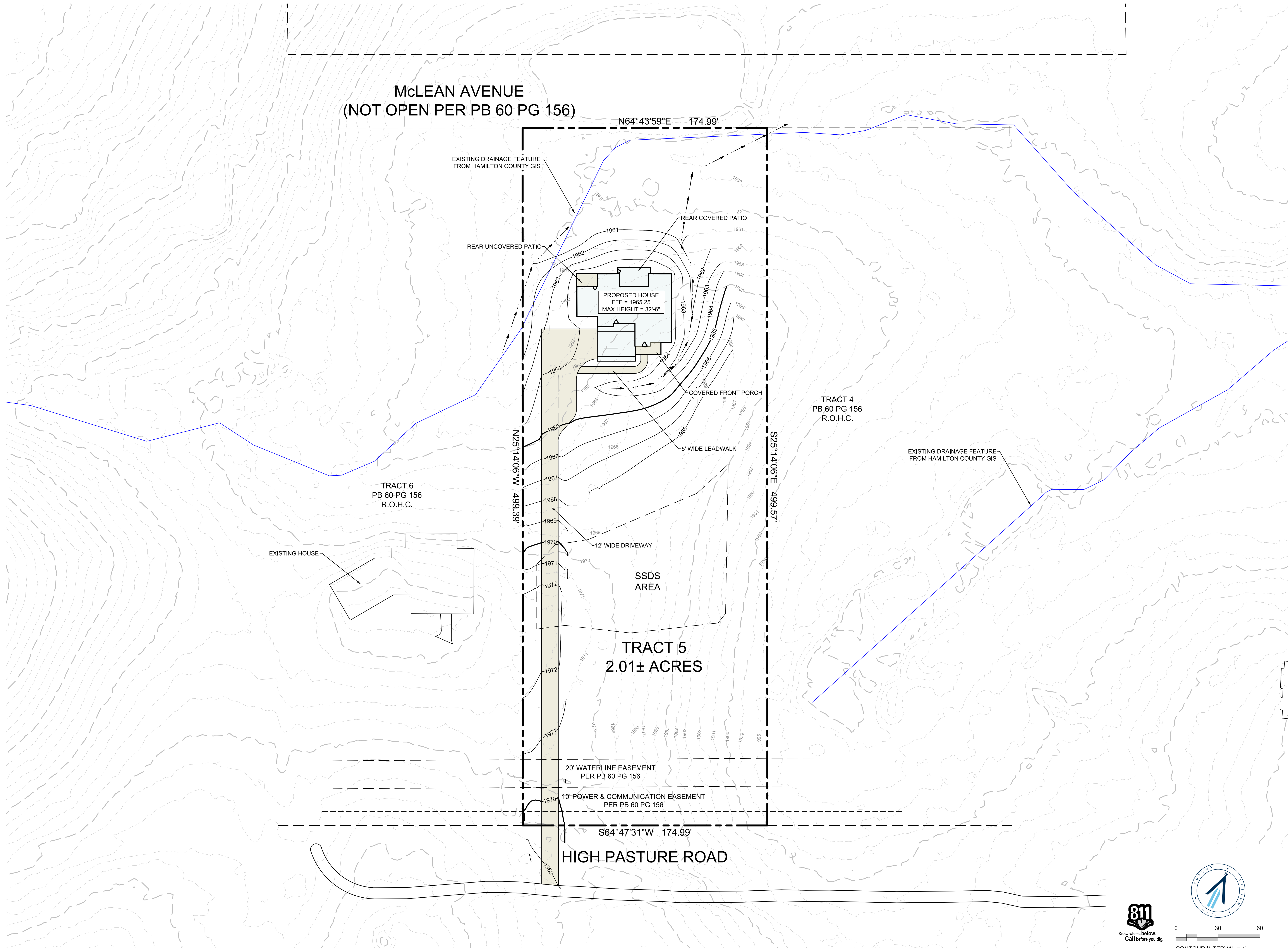
Drawing Title:

**GRADING &
DRAINAGE PLAN**

Drawing No.

C1.1

Project No.
23-0052



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0 30 60
CONTOUR INTERVAL = 1'

We wanted to express our consent and approval for the Riles family's plans to build on High Pasture Road. Additionally, we are more than okay with their use of the private road for the construction and ongoing access.

[Handwritten signature]

1-25-24 752 HIGH P.

Kelly d. Willingham

1-25-24 668 HIGH P.

Anne P. Lang

1-25-2024 643 HIGH P.

2024

Walden Municipal Planning Commission

Proposed 2024 Meeting Calendar

All meetings to be held at 5:30 PM at Walden Town Hall,
located at 1836 Taft Highway
Walden, TN 37377

January						
Su	Mo	Tu	We	Th	Fr	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

February						
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April						
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May						
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July						
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August						
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September						
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October						
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November						
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December						
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