

RESOLUTION NO. 24202

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT KNOWN AS WATERHAVEN PLANNED UNIT DEVELOPMENT, ON A TRACT OF LAND LOCATED AT 2869 HARRISON PIKE, 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 2869 Harrison Pike, known as Waterhaen Planned Unit Development, more particularly described as follows:

An unplatted track of land located at 2869 Harrison Pike, being the property described in Deed Book 6448, Page 256, ROHC. Tax Map 128G-A-001.

BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for the Planned Unit Development, known as Waterhaven Planned Unit Development, is subject to the following conditions:

1. The provisions of Article V, §1213;
2. The requirements as listed in the subdivision review attached hereto and made a part hereof by reference;

24202

9-14-04

3. Footprints added for subdivision review;
4. Single family homes only;
5. Docks permitted subject to permitting by the United States Army Corps of Engineers;
6. No work shall occur in the floodway area until such time that a HEC-RAS or HEC-II study has been submitted and approved by the City of Chattanooga;
7. Developer to set aside property for community lot(s) of approximately 20 acres;
8. A homeowners' association to be set up to provide a mechanism to maintain docks and limit/prevent the removal of trees along South Chickamauga Creek and enforcement of a "no wake" requirement;
9. Access provided through the property for a "Greenway Trail" via an easement or granting of land;
10. Fill to be two feet (2') above the 100' flood level for building sites and HAVC units; and
11. All existing easements are retained.

ADOPTED: September 14, 2004

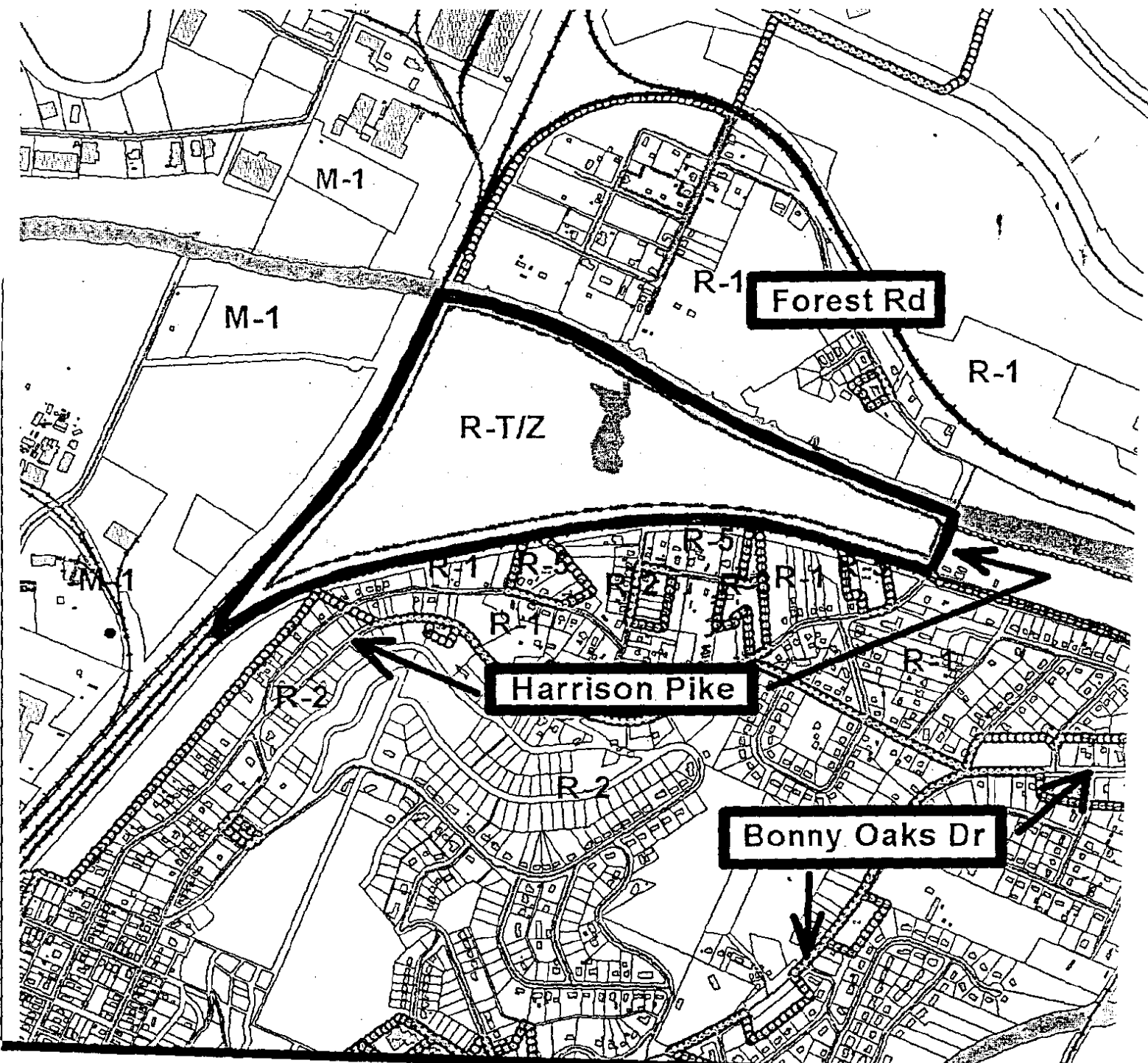
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CHATTANOOGA
 CASE NO: 2004-0170
 PC MEETING DATE: 8/9/2004
 RESIDENTIAL PUD



1 in. = 1,000.0 feet



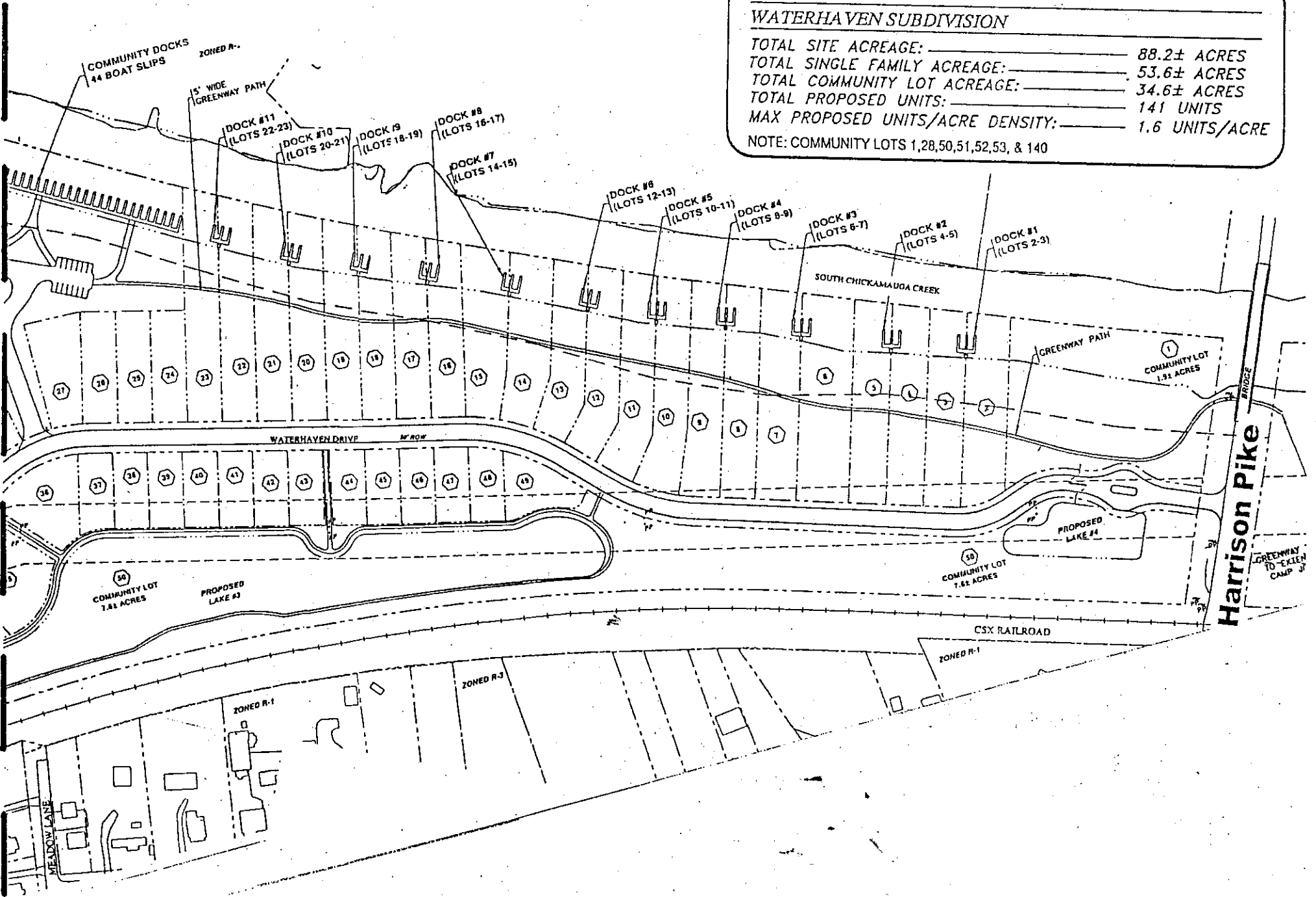
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2004-170: Approve, subject to the conditions as listed in the Planning Commission Resolution

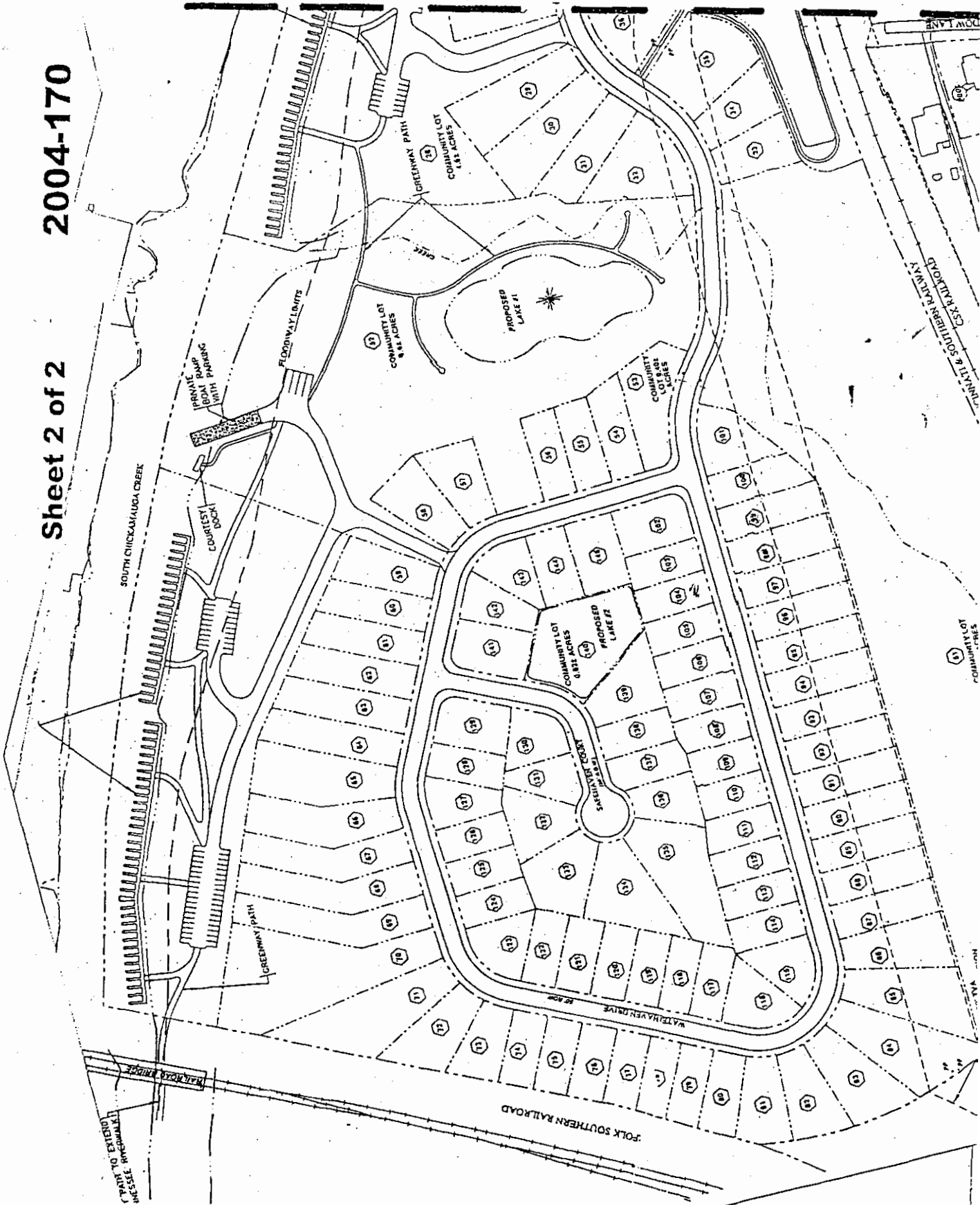
SITE ANALYSIS

WATERHAVEN SUBDIVISION

TOTAL SITE ACREAGE:	88.2± ACRES
TOTAL SINGLE FAMILY ACREAGE:	53.6± ACRES
TOTAL COMMUNITY LOT ACREAGE:	34.6± ACRES
TOTAL PROPOSED UNITS:	141 UNITS
MAX PROPOSED UNITS/ACRE DENSITY:	1.6 UNITS/ACRE

NOTE: COMMUNITY LOTS 1,28,50,51,52,53, & 140





PART TO EXTEND
IN THESE AREAS

ENVY ACCU

CSY ALKOBY
SOUTH RIVER ALKOBY

COMMUNITY LOT
ACRES

WATKINS DRIVE

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