

2005-013

Harvest Active Adult Communities, LLC

RESOLUTION NO. 24479

A RESOLUTION APPROVING A PROPOSED FINAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT KNOWN AS THE VILLAGE AT GREENWAY PLANNED UNIT DEVELOPMENT ON A TRACT OF LAND LOCATED AT 1134 MOUNTAIN CREEK ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE FINAL PLANNED UNIT DEVELOPMENT PLAN ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

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WHEREAS, The Chattanooga City Council approved with conditions the special exceptions permit for the Preliminary Residential Planned Unit Development known as The Village at Greenway Planned Unit Development on February 15, 2005; and

WHEREAS, A final planned unit development plan has been submitted which substantially conforms to the preliminary planned unit development plan for The Village at Greenway Planned Unit Development; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Commission, as well as other affected agencies, have now reviewed the Final Residential Planned Unit Development Plan for recording; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Agency now has recommended that the Chattanooga City Council issue a special exceptions permit by Resolution to the applicant for the Final Residential Planned Unit Development, as shown on the attached Final Planned Unit Development Plan;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is granted a Final Planned Unit Development Special Exceptions Permit for a Residential Planned Unit Development on a tract of land located at 1134 Mountain Creek Road, known as The Village at Greenway Planned Unit Development, more particularly described as follows:

An unplatted tract of land located at 1134 Mountain Creek Road as described in Deed Book 7336, Page 382, ROHC. Tax Map 117C-A-009.

BE IT FURTHER RESOLVED, That the Final Planned Unit Development Plan for The Village at Greenway Planned Unit Development, including the completion of all notes and conditions referenced on the attached Final Planned Unit Development Plan, are to be accomplished in accordance with the Planned Unit Development Plan.

ADOPTED: June 21, 2005

/add

P.U.D.: The Village at Greenway  
Planned Unit Development  
76 Dwelling Units

CASE NO.: 2005-013

DEVELOPER: Harvest Active Adult Communities, LLC

ENGINEER: LAI Engineering

DATE OF SUBMITTAL: March 9, 2005

STATUS: Final Planned Unit Development Plan

A. Planning Commission Requirements

1. Redraw the plan to the 30" x 24" size and format in Appendix 3 of the Chattanooga Subdivision Regulations. This is the only size and format that can be recorded
2. Show locations and file numbers of existing public sanitary sewer lines.
3. Add the following ownership statement and have it signed by the owner: "I certify that I am the owner of the property shown and adopt this as my plan of planned unit development. I dedicate the right-of-way of Mountain Creek Road as shown to the public use forever". Add the name, address and phone number of the owner.
4. Label the center line of Mountain Creek Road and show distance from the center line to this property.
5. Per Resolution No. 24331, dedicate any right-of-way for deceleration lane as required by the City Traffic Engineer.
6. Change "Planned Unit Development Final Exhibit" to "Final Planned Unit Development Plan".
7. Add the following note: "The City of Chattanooga is not responsible to construct or maintain any clubhouse, pool, building, drive, parking, landscaping, ground facility or anything else in this planned unit development".
8. Note: "Water supply by Tennessee-American Water Company".
9. Note the deed reference of the property in the P.U. D.
10. Note that tax map number is 117C-A-009.

11. A sanitary sewer easement must be either public or private and cannot be both. Consequently, change "private public sewer easements" to "public sanitary sewer easements" or "private sewer easements".
12. Show tangent distance and delta angle for the curved frontages on Mountain Creek Road.

B. Utility Requirements

1. Add the following note: "There is reserved a 16' power and communication easement centered on the underground electrical facilities where actually installed".

C. Chattanooga Sewer and Storm Water Requirements

1. Since the proposed drainage easement overlaps the existing sewer easement, add the following note: "The drainage pipe in the 30' private drainage easement will not be located in the public sanitary sewer easement except to cross the existing sewer line.
2. Submit a letter from T.V.A. permitting the detention pond to be located in their easement.
3. Questions about Chattanooga Sewer and Stormwater requirements should be directed to Mr. David Wilson at 425-7629.

D. Chattanooga Traffic Engineer's Office Requirements

1. Install acceleration, deceleration lane along Mountain Creek Road at the entrance.
2. Move the entrance island at least 10' from the public road right-of-way.
3. The entrance should approach at roadway level with Mountain Creek Road.
4. Questions about Traffic Engineer's Office requirements should be directed to Mr. John Van Winkle at 757-5005.

E. Chattanooga Fire Department Requirements

1. Pave 50' radius cul-de-sacs.
2. Show on the plat and install a fire hydrant at each of the following places:
  - a. at building #3
  - b. at building 11/12
  - c. at building #8
  - d. at building 14/15
  - e. at the clubhouse
3. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

F. 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

G. 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.

FB:sh  
VillageGreenway



**L.A. ENGINEERING**  
 1800 PARKWAY CENTER -  
 PARKWAY CENTER -  
 MARBETTA, CA 90071  
 PHONE: 714.411.0801  
 FAX: 714.411.1811  
 EMAIL: INFO@LAEENGINEERING.COM

**THE VILLAGE AT GREENWAY**  
 HARVEST ACTIVE ADULT COMMUNITIES, LLC  
 100 MOUNTAIN CREEK ROAD  
 WEST WOODBURY, MD 21786

REVISIONS

NO.	DATE	DESCRIPTION

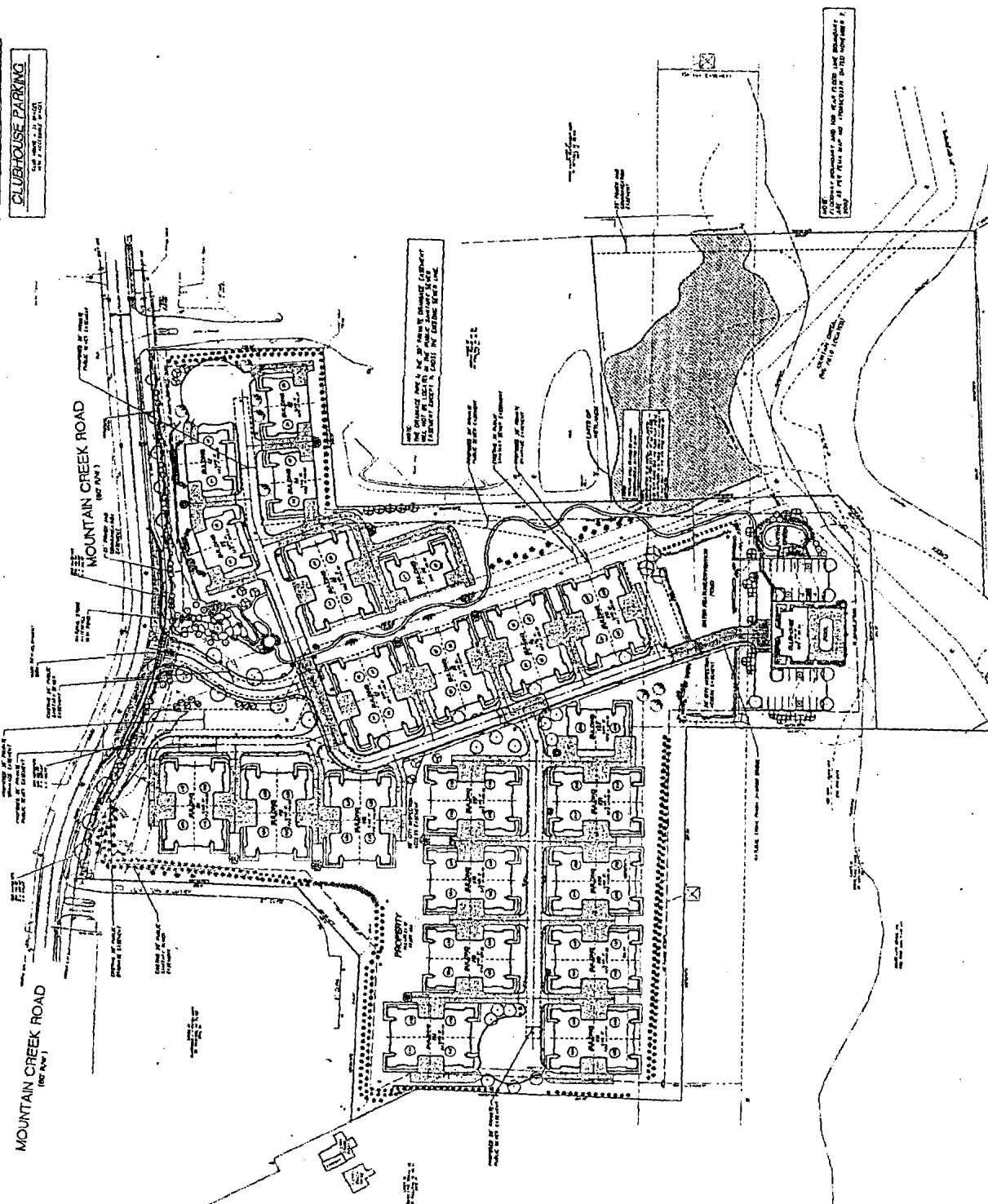
**SITE ZONING**  
 R-100  
 100' SETBACK

**SITE DATA**  
 100' SETBACK  
 100' SETBACK  
 100' SETBACK

**CLUBHOUSE PARKING**  
 100' SETBACK

**SITE LEGEND**

- Proposed building footprints
- Proposed parking spaces
- Proposed landscaping
- Proposed site access
- Proposed site boundaries
- Proposed site easements
- Proposed site setbacks
- Proposed site contours
- Proposed site utilities
- Proposed site drainage
- Proposed site erosion control
- Proposed site fencing
- Proposed site lighting
- Proposed site security
- Proposed site safety
- Proposed site health
- Proposed site environment
- Proposed site quality
- Proposed site quantity
- Proposed site value
- Proposed site cost
- Proposed site risk
- Proposed site return
- Proposed site impact
- Proposed site benefit
- Proposed site net



PLANNED UNIT DEVELOPMENT FINAL EXHIBIT