

2021-0055  
Rocky Chambers  
District No. 4  
Planning Version

RESOLUTION NO. 30753

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTIES LOCATED AT 1516 (PART) AND 1526 JENKINS ROAD, 8090 HITCHCOCK ROAD, AND THE SOUTH LINE OF THE 8100 BLOCK OF HITCHCOCK ROAD.

---

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and is hereby granted a Special Exceptions Permit for a Residential Planned Unit Development for properties located at 1516 (part) and 1526 Jenkins Road, 8090 Hitchcock Road, and the south line of the 8100 block of Hitchcock Road, more particularly described in the attached maps and referenced in the legal description below:

Lots 1 thru 85, Community Lots 100 thru 102, 105, 106, 108 and 200, Heritage Walk Subdivision, Plat Book 119, Pages 5 thru 7, ROHC, Lot 1, Corrective Plat Revised Lot 1, First American National Property Subdivision, Plat Book 57, Page 193, ROHC, Part of Lot 4, William D. Brackett Subdivision, Plat Book 97, Page 162, ROHC, beginning at the northeast corner of said lot, thence southeast some 792 feet to its southeast corner, thence some 511 feet northwest along its south line to a point, thence northeast some 786 feet to a point in its north line, thence some 508 feet southeast along said north line to its northeast corner being the point of beginning and an unplatted tract of land located at 1526 Jenkins Road being part of the properties described in Deed Book 10844, Page 0912, Deed Book 11239, Page 0345, Deed Book 11239, Page 0348, Deed Book 12058, Page 0968, Deed Book 12213, Page 0777, Deed Book 12213, Page 0827, Deed Book 12218, Page 0586, Deed Book 12218, Page 0606, Deed Book 12223, Page 0938, Deed Book 12223, Page 0960, Deed Book 12223, Page 0971, Deed Book 12223, Page 0982, Deed Book 12223, Page

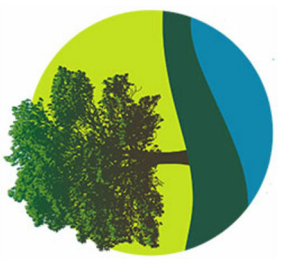
0993, Deed Book 12227, Page 0969, Deed Book 12229, Page 0190, Deed Book 12243, Page 0180, Deed Book 12271, Page 0660, Deed Book 12271, Page 0674, Deed Book 12288, Page 0656, and Deed Book 12298, Page 0166, ROHC. Tax Map Numbersc159O-A-001.01, 159O-D-001 thru 013, 159O-E-001 & 002, 159O-F-001 thru 016, 159O-G-001 thru 023, 159O-H-001 thru 005, 159O-J-001 thru 012, 159O-K-001 thru 007, 159O-L-001 thru 010.

ADOPTED: May 11, 2021

/mem

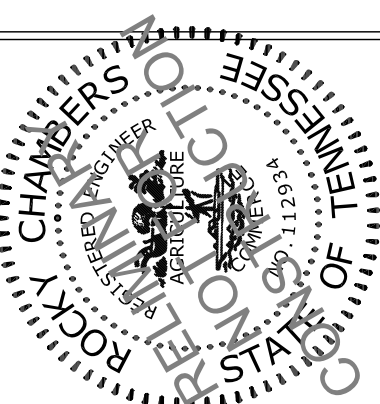
# 2021-0055 Special Exceptions Permit for a Residential PUD





CHATTAHOOCHEE  
ENGINEERING GROUP  
407 East Main Street, Suite 130  
Chattanooga, TN 37408  
Phone: 423-600-9110  
www.ChattanoogaEngineeringGroup.com

Heritage Walk, Phase II  
Subdivision  
GreenTech Homes  
8118 Hitchcock Road, Chattanooga, TN  
Tax ID: 1590P A 001

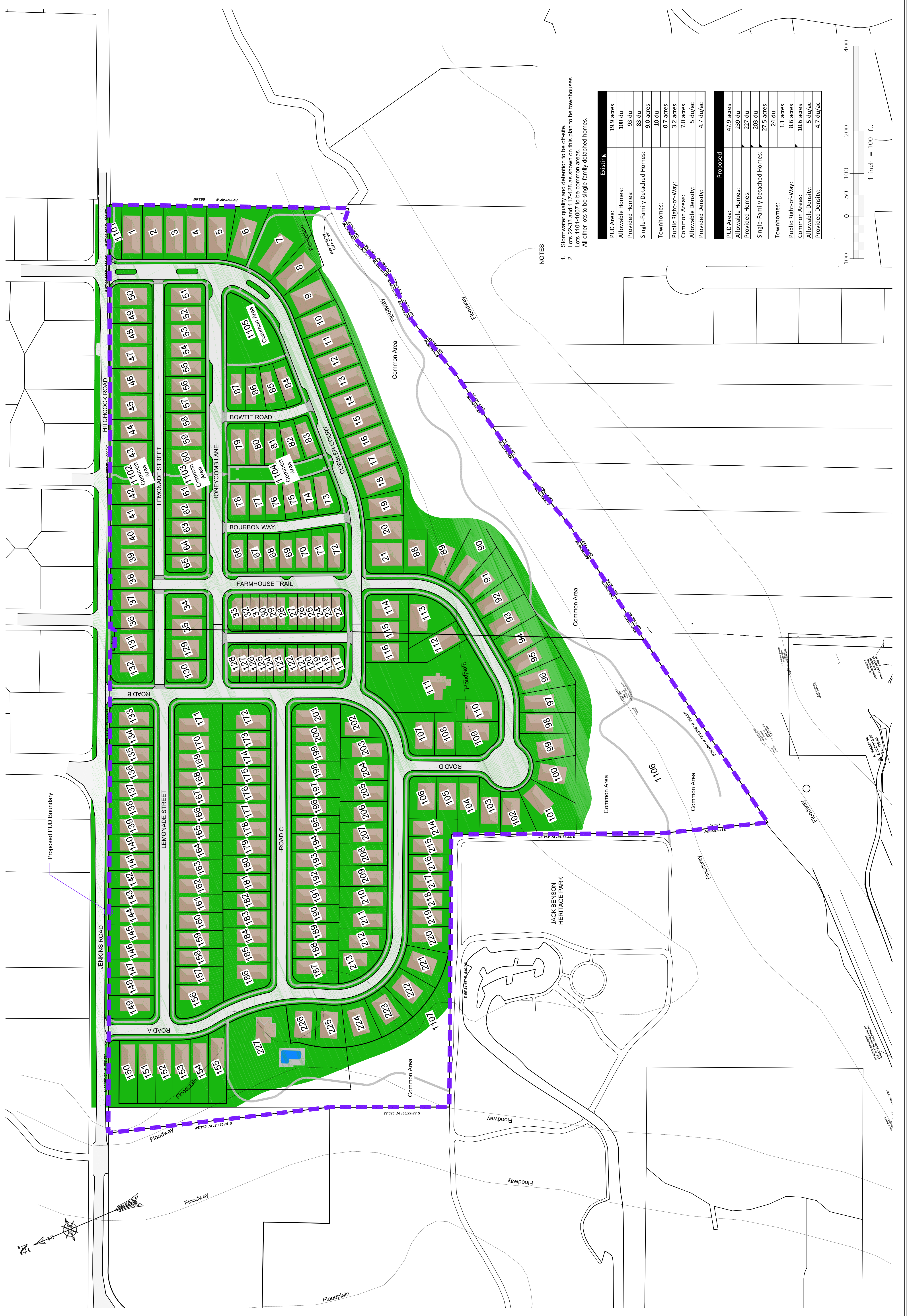


No.	Description	By	Date
1	PUD Plan	RAC	12/27/11
2	Revised PUD Boundary	RAC	5/6/21
		5/6/21b	

Sheet Information:  
Project Number: 0000002  
Date Issued: June 24, 2020  
Drawn By: RAC  
Checked By: RAC  
Sheet Number:

**C107**

Sheet:  
PUD Master Plan

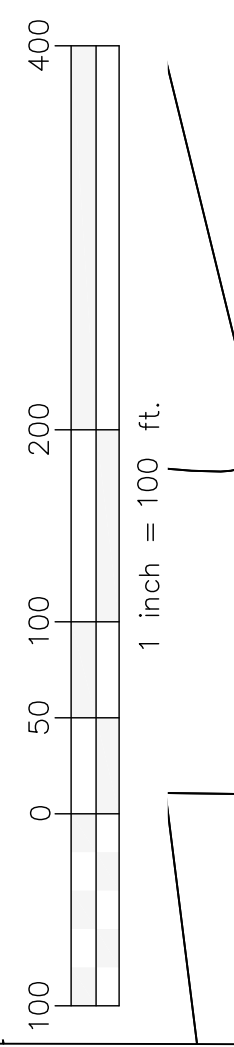


NOTES

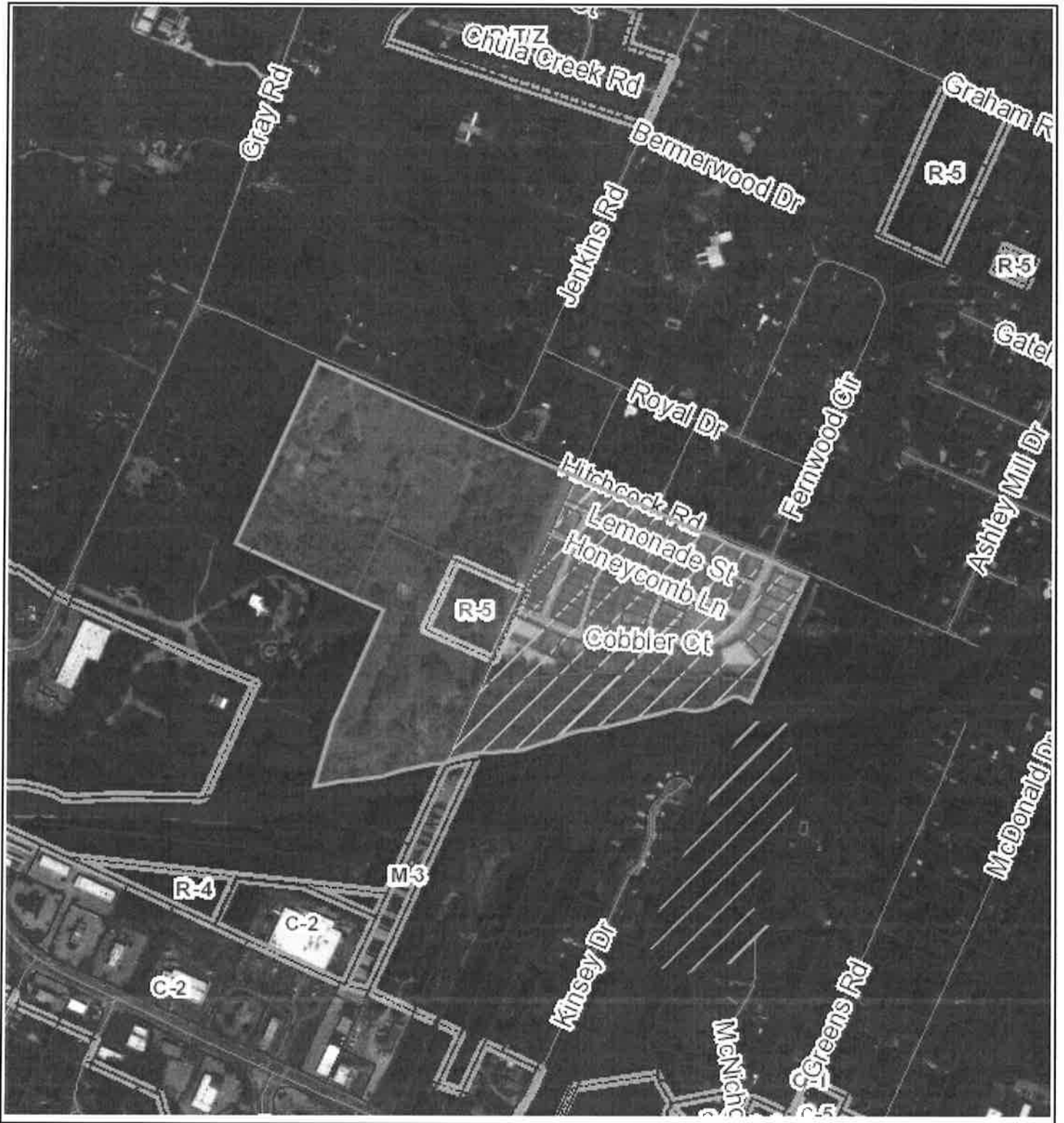
1. Stormwater quality and detention to be off-site.
2. Lots 22-33 and 117-128 as shown on this plan to be townhouses.  
Lots 1101-1007 to be common areas.  
All other lots to be single-family detached homes.

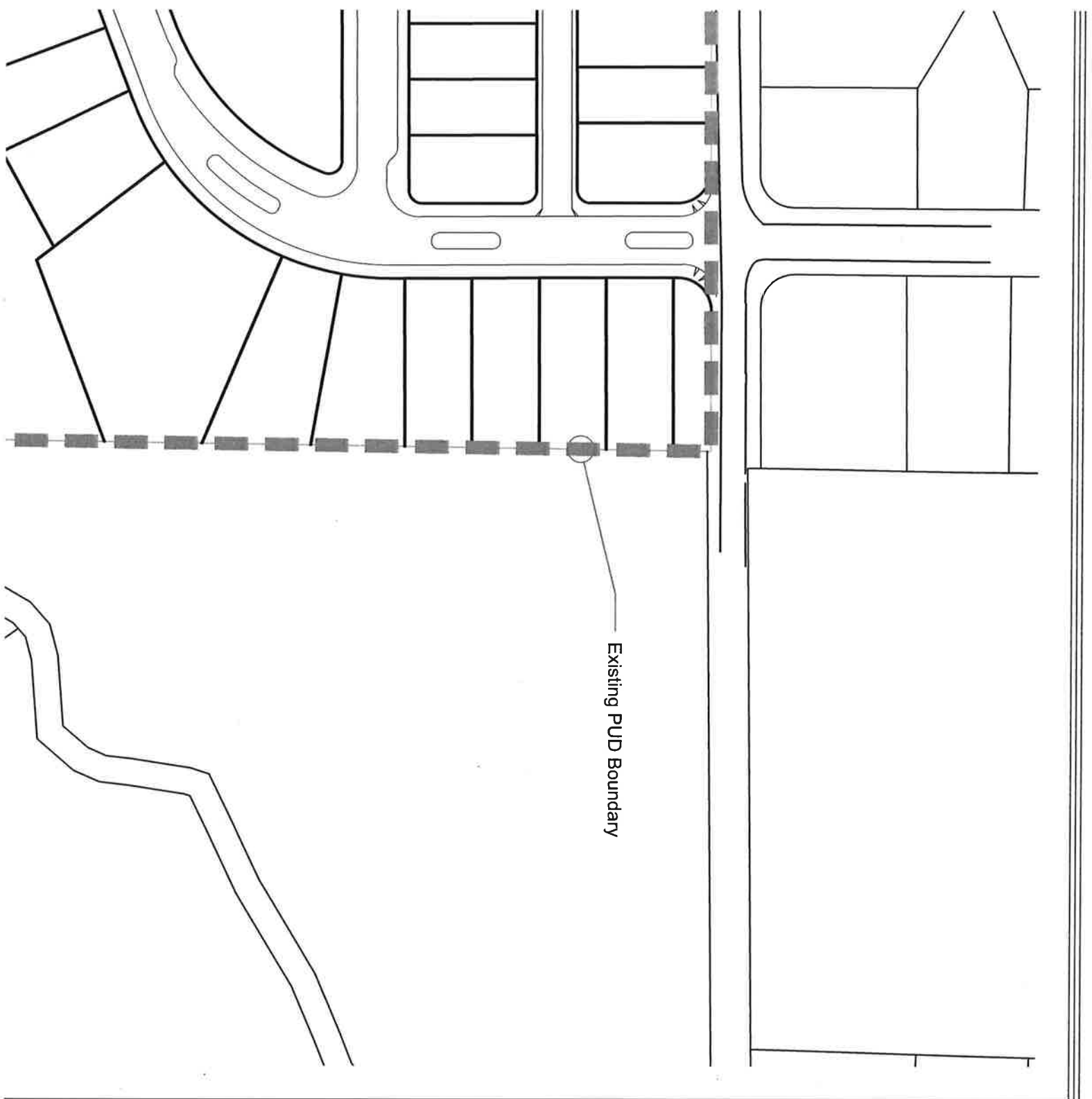
Existing	
PUD Area:	19.9 acres
Allowable Homes:	100 du
Provided Homes:	93 du
Single-Family Detached Homes:	83 du
Townhomes:	9.0 acres
	10 du
Public Right-of-Way:	0.7 acres
Common Areas:	3.2 acres
Allowable Density:	5 du/ac
Provided Density:	4.7 du/ac

Proposed	
PUD Area:	47.9 acres
Allowable Homes:	239 du
Provided Homes:	227 du
Single-Family Detached Homes:	203 du
Townhomes:	27.5 acres
	24 du
Public Right-of-Way:	1.1 acres
Common Areas:	8.6 acres
Allowable Density:	10.6 du/ac
Provided Density:	5 du/ac
	4.7 du/ac



# 2021-0055 Special Exceptions Permit for a Residential PUD





Existing PUD Boundary



CHATTANOOGA  
ENGINEERING GROUP

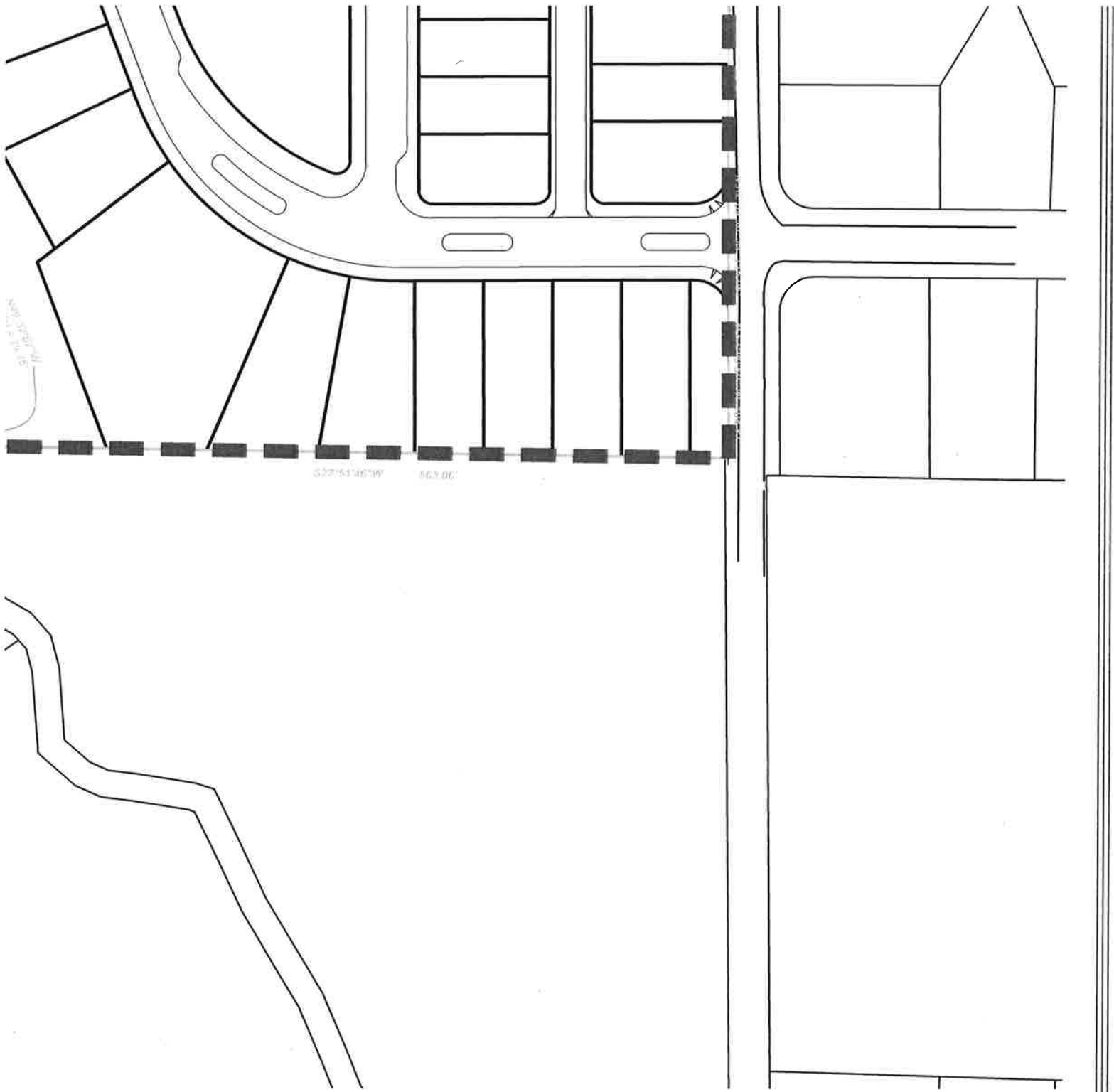
400 East Main Street, Suite 130  
Chattanooga, TN 37408

Phone: 423-600-9110

[www.ChattanoogaEngineeringGroup.com](http://www.ChattanoogaEngineeringGroup.com)

# Walk, Phase II Division

Arch Homes  
Road, Chattanooga, TN  
159OP A 001



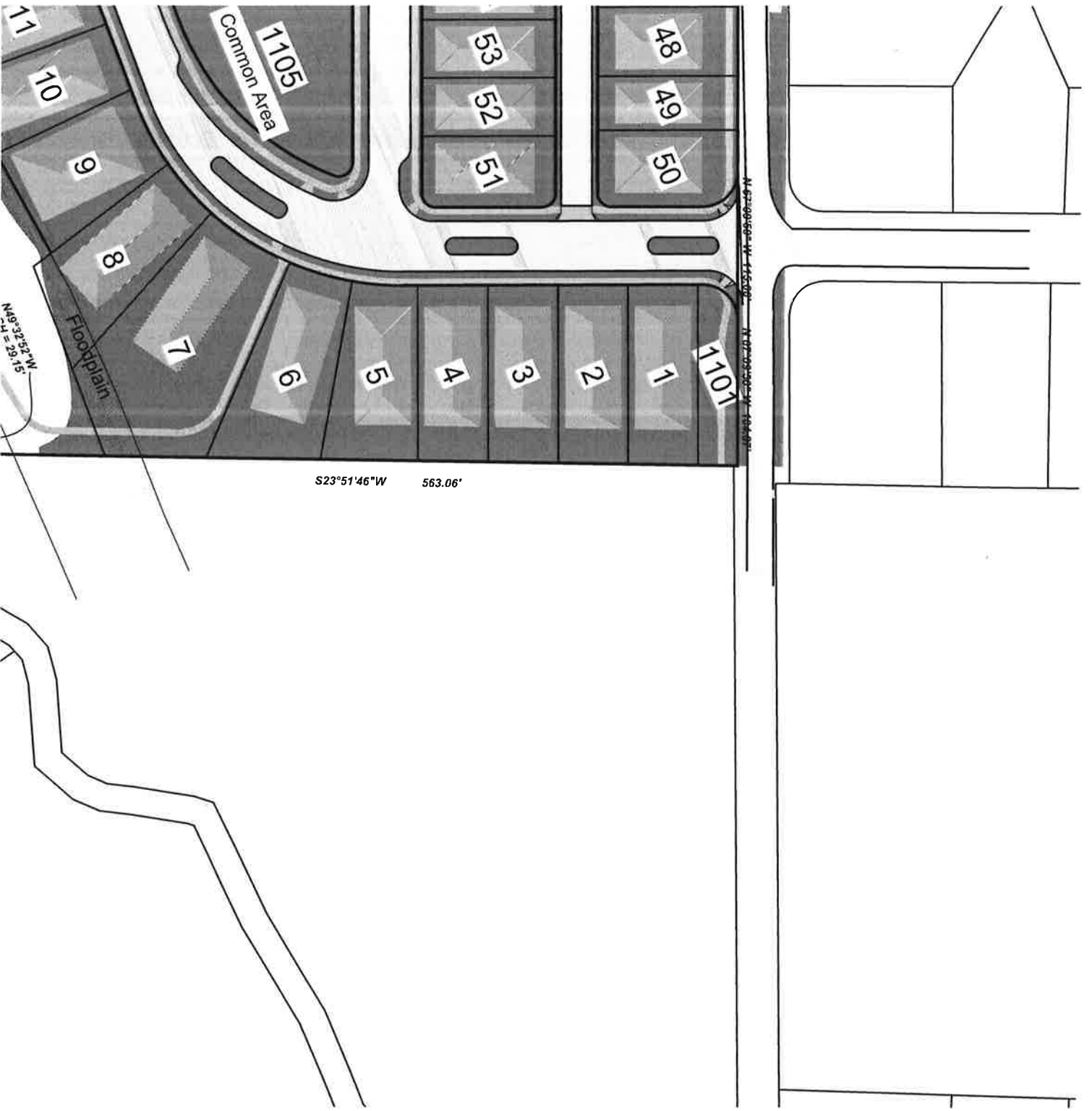
# Walk, Phase II

## Division

Arch Homes  
 Road, Chattanooga, TN  
 159OP A 001



**CHATTANOOGA**  
**ENGINEERING GROUP**  
 400 East Main Street, Suite 130  
 Chattanooga, TN 37408  
 Phone: 423-600-9110  
[www.ChattanoogaEngineeringGroup.com](http://www.ChattanoogaEngineeringGroup.com)



# Walk, Phase II Division

Arch Homes  
 Road, Chattanooga, TN  
 159OP A 001



**CHATTANOOGA  
 ENGINEERING GROUP**  
 400 East Main Street, Suite 130  
 Chattanooga, TN 37408

Phone: 423-600-9110  
[www.ChattanoogaEngineeringGroup.com](http://www.ChattanoogaEngineeringGroup.com)