

RESOLUTION NO. 24236

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT KNOWN AS THE REUNION PLANNED UNIT DEVELOPMENT, ON A TRACT OF LAND LOCATED AT 00000 MORRIS LANE, 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.

WHEREAS, Pratt & Associates petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend that the City Council of the City of Chattanooga grant a special exceptions permit for a Planned Unit Development on a tract of land located at 00000 Morris Lane, known as The Reunion Planned Unit Development, formerly known as the East Haven Planned Unit Development; and

WHEREAS, The Chattanooga City Council approved the Preliminary Planned Unit Development Plan for the East Haven Planned Unit Development, now known as The Reunion Planned Unit Development, on July 8, 2003 in Resolution No. 23862; and

WHEREAS, A Final Planned Unit Development Plan has been submitted for Phase I, Lots 1-6 and 23-115, which substantially conforms to the Preliminary Planned Unit Development Plan and the Chattanooga-Hamilton County Regional Planning Commission has recommended that the Chattanooga City Council approve the attached Final Planned Unit Development Plan for The Reunion Planned Unit Development;

24236

10-19-04

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the Final Planned Unit Development Plan for The Reunion Planned Unit Development (formerly known as the East Haven Planned Unit Development) located on a tract of land located at 00000 Morris Lane, more particularly described as follows:

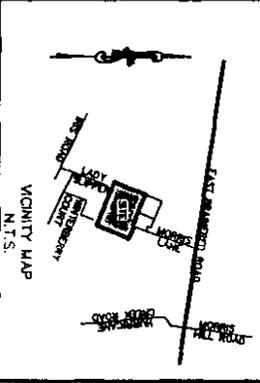
Part of an unplatted tract of land located at 00000 Morris Lane being shown as Tract 2 of the Morris Property Boundary Survey, and being part of the property described in Deed Book 1921, Page 558, ROHC. Tax Map 171G-A-002.05.

be and hereby is approved.

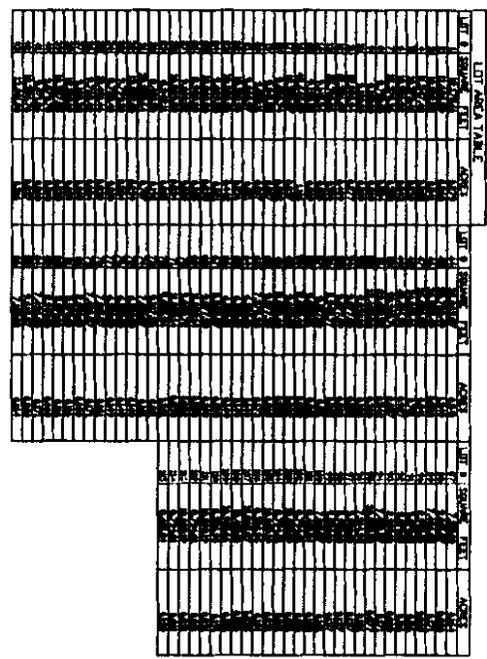
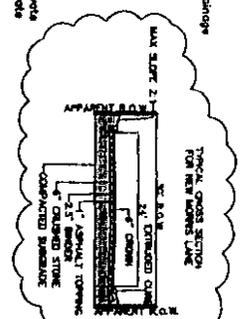
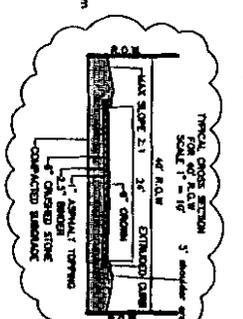
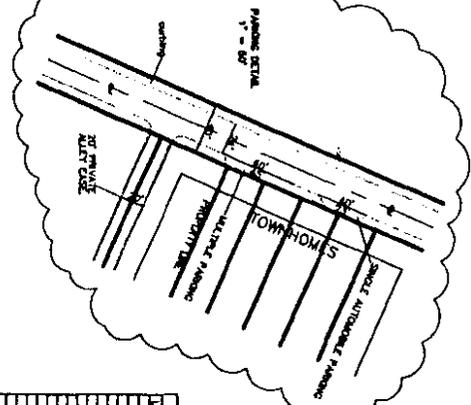
BE IT FURTHER RESOLVED, That there be and hereby is granted a Special Exceptions Permit for the development of The Reunion Planned Unit Development, as shown on and in accordance with the attached Final Planned Unit Development Plan, including any and all notes and conditions referenced on such Plan.

ADOPTED: October 19, 2004.

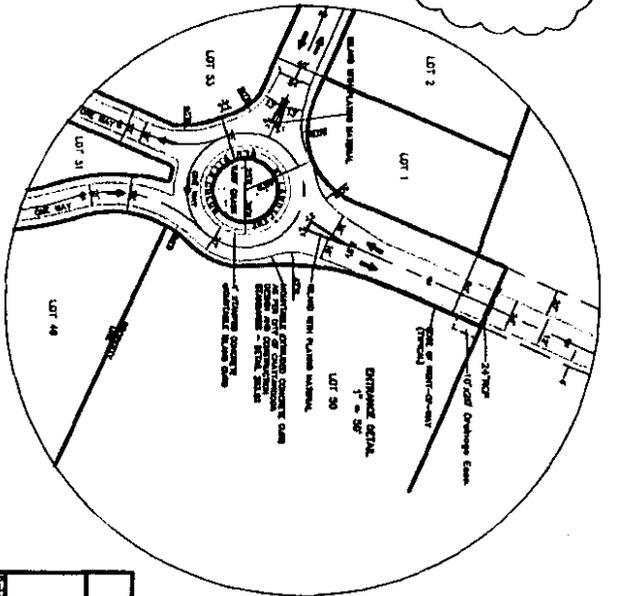
AKS/add



- GENERAL NOTES:**
1. Present Zoning : R1
 2. Area Subdivided - 33,111 Acres.
 3. This plot subdivides O.R. 6922, Pg. 331 & O.R. 6804, Pg. 671.
 4. Water Supply - Tennessee American Water Co.
 5. This subdivision has been developed in accordance to the design standards of the Chattanooga Subdivision Regulations. (STREET WIDTHS 87 CASE #3180-03)
 6. Tax Map #1710-4-23
 7. Public Sanitary Sewers are available by gravity flow.
 8. City Ordinance No. 9842 entitled Storm Water Runoff and Erosion Control shall apply to any drainage of storm from this subdivision.
 9. No 80 material can be placed in a constructed drainage facility in such a manner as to impede storm water runoff flow unless approved by the City Engineer.
 10. The requirements of the Chattanooga Zoning Ordinance. There shall be constructed sidewalks or an equivalent paved pedestrian circulation system (minimum width of sidewalk shall be 5').
 11. Total lots = 99
 12. Connected Town Homes
 83 Single Family Detached
 Density = 2.87 units per acre.
 13. Lots 1-4, 7-48, 53-78, 83-85, 96-113 to be used for detached single family dwellings and density shall be 1 unit per acre.
 Density = 1 dwelling unit per lot.
 14. There is a 10' Non-Exclusive Utility Easement, Sidewalk Easement & Drainage Easement reserved along road right-of-way.
 15. a. building setback line from all dedicated, public streets = 10 feet
 b. rear setback line for lots 1-6 and 23-50 = 25 feet
 c. north side setback for lot 50 = 25 feet
 d. front setback buildings must be of least 10' apart
 e. other than above, no other setbacks are required.
 16. The Chattanooga Board of Zoning Appeals Case No. 3180-03, the 40' streets are to have 24' of parking and the 30' streets are to have 16' of parking.
 17. The City of Chattanooga is not responsible to construct or maintain private sewage easements, private utility easements, drainage easements, private utility easements or any ground, facility, building or anything else on community lots.
 18. The City of Chattanooga is not responsible to construct or maintain any ground, facility or anything on any right-of-way, leased or the non-dedicated island.
 19. No back-out parking onto Harris Lane is permitted from lots 1 or 30.
 20. No building of any kind is permitted on Community Lot 23. Community Lot 23 is to be used for drainage, drainage detention, utility or private sewage treatment purposes only. The entire area of Community Lot 23 is to be used for drainage, drainage detention, utility or private sewage treatment purposes only. The lot owners in this Planned Unit Development are jointly and severally responsible for the maintenance, repair, replacement and replacement of any maintenance expenses in Community Lots 21, 50-52, & 95.
 21. Drainage detention areas and facilities installed by the developer cannot be used, altered or changed in any way without permission from the Chattanooga City Engineer.
 22. There is a 10' Non-Exclusive Utility easement between lots 81 and 82 and lots 81 and 92.
 23. A 10' private drainage easement is reserved along the rear lines of lots 23, 23-24, 41-50 and along the north line of lot 50. This drainage easement is undividedly shared if two or more lots are contained or used on one lot or no setback is required.
 24. The roundabout island is dedicated to the City of Chattanooga as road right-of-way by this plat.
 25. The nearest 100 year flood elevation is 740.



LOT	AREA	PERMITS
1	4,500	842,571.87
2	4,500	842,571.87
3	4,500	842,571.87
4	4,500	842,571.87
5	4,500	842,571.87
6	4,500	842,571.87
7	4,500	842,571.87
8	4,500	842,571.87
9	4,500	842,571.87
10	4,500	842,571.87
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90	4,500	842,571.87
91	4,500	842,571.87
92	4,500	842,571.87
93	4,500	842,571.87
94	4,500	842,571.87
95	4,500	842,571.87
96	4,500	842,571.87
97	4,500	842,571.87
98	4,500	842,571.87
99	4,500	842,571.87



THIS PROPERTY LIES ABOVE THE 100 YEAR FLOOD AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - MAP NUMBER #108502498F DATED 11/7/02

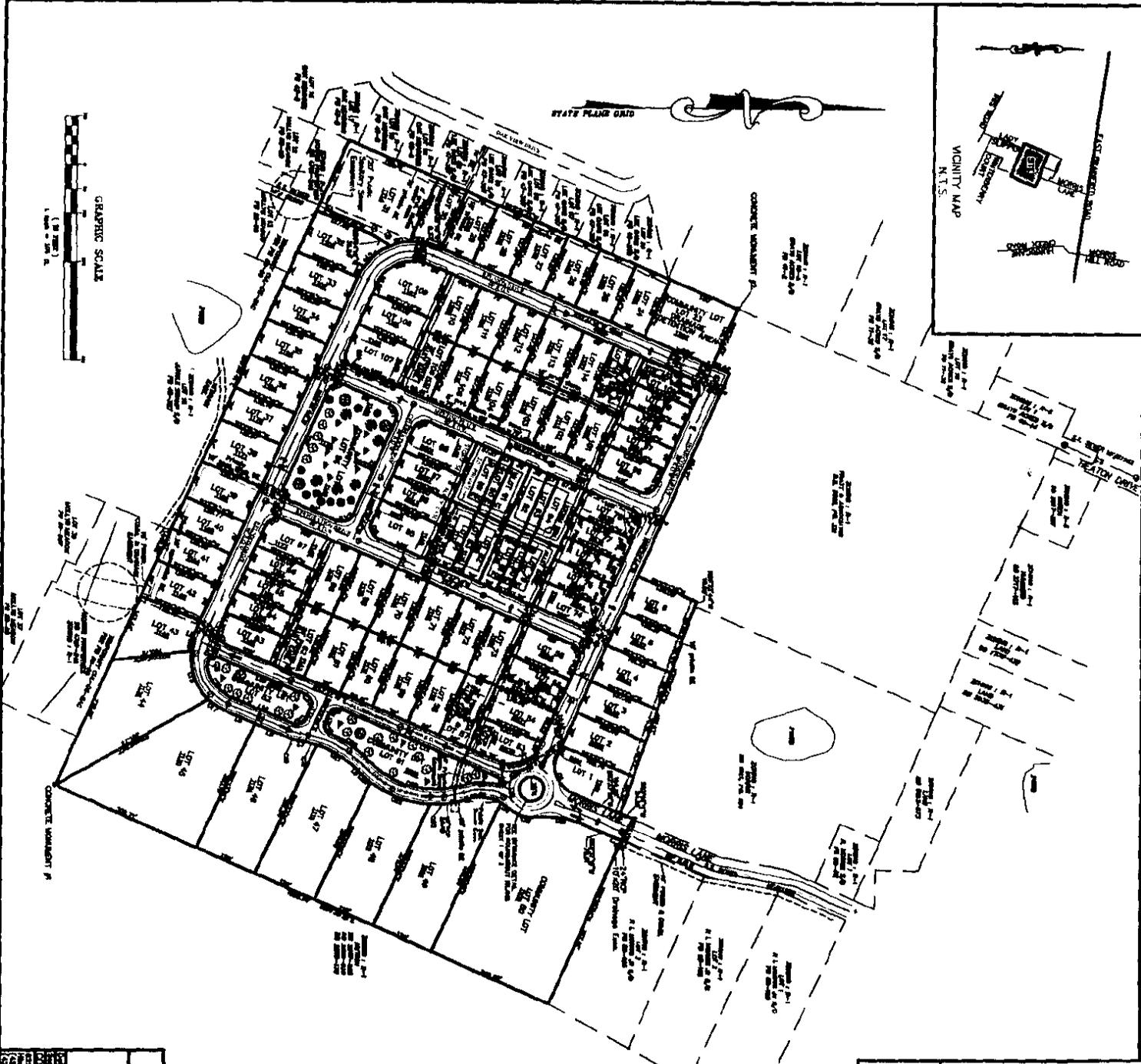
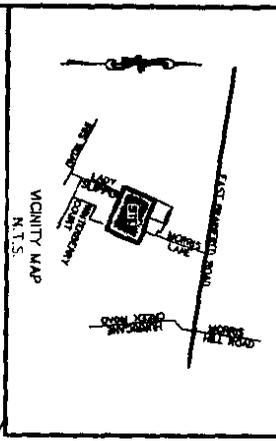
FINAL PLAT
PLANNED UNIT DEVELOPMENT

THE RELAYON SUBDIVISION

PLAT # 1
 LOTS 1 - 9 AND 23 - 113
 HARRIS CREEK DISTRICT

CHATTANOOGA, HAMPSHIRE COUNTY, TENNESSEE

PREPARED BY: [Name]
 DATE: [Date]
 SHEET 1 OF 2



INDEPENDENT STATE PLANNING AND CONSTRUCTION (P.O. BOX 40)
 CONCRETE MANHOLE P
 CONCRETE MANHOLE P
 CONCRETE MANHOLE P
 CONCRETE MANHOLE P
 CONCRETE MANHOLE P

I hereby certify that I am the owner of the land shown on this plan and that the same is being offered for sale in accordance with the provisions of the Act of March 1, 1909, Chapter 107, Laws of the State of Ohio, and that the same is being offered for sale in accordance with the provisions of the Act of March 1, 1909, Chapter 107, Laws of the State of Ohio.

Notary Public for the State of Ohio
 My Commission Expires on 12/31/2010
 (432) 383-1100

City of Columbus, Ohio (Mayor & Council, P.O.)
 43260
 (614) 393-2200



I hereby certify that I am the owner of the land shown on this plan and that the same is being offered for sale in accordance with the provisions of the Act of March 1, 1909, Chapter 107, Laws of the State of Ohio, and that the same is being offered for sale in accordance with the provisions of the Act of March 1, 1909, Chapter 107, Laws of the State of Ohio.



FINAL PLAN
PLANNED UNIT DEVELOPMENT

THE RELATION SUBDIVISION

PLANNING 1
 LOTS 1 - 6 AND 23 - 110
 PART ONE BLOCK

CHATHAM TOWNSHIP, WARREN COUNTY, OHIO

OWNER: CHATHAM TOWNSHIP, WARREN COUNTY, OHIO
 ENGINEER: [Name]
 DATE: [Date]