

2006-062

Betts Engineering Associates, Inc.  
for Webb Road Properties, LLC

RESOLUTION NO. 24727

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT, KNOWN AS WINDWARD PRESERVE PLANNED UNIT DEVELOPMENT, ON A TRACT OF LAND LOCATED AT 4221 WEBB ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

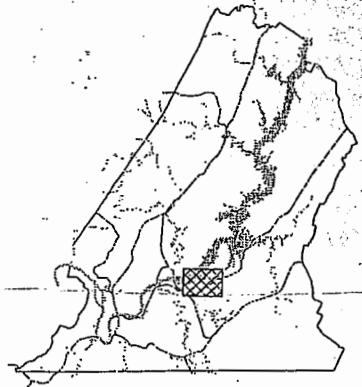
BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is granted a Preliminary Planned Unit Development Special Exceptions Permit for a Proposed Planned Unit Development, known as Windward Preserve Planned Unit Development, on a tract of land located at 4221 Webb Road, more particularly described as follows:

An unplatted tract of land located at 4221 Webb Road being Tracts 1, 2 and 3 of Deed Book 7750, Page 470, ROHC. Tax Map 120J-A-005.

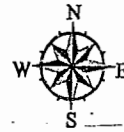
BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for said Planned Unit Development is approved subject to:

1. The provisions of Article V, §1213;
2. Dumpster to be no closer than fifty feet (50') to exterior property line;
3. A site plan with a maximum density of 3.48 units per acre; and
4. No access to any lot from Webb Road.

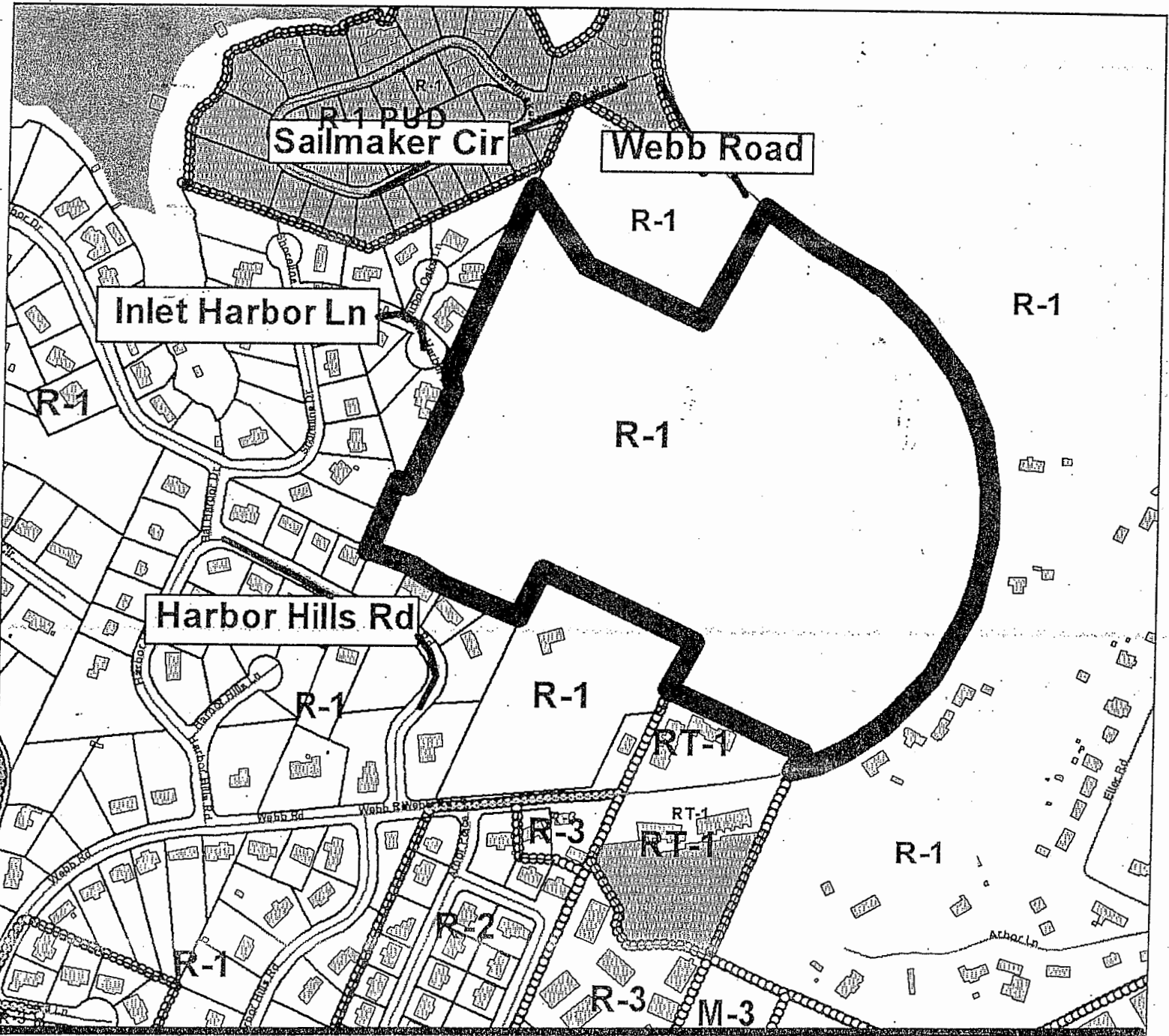
ADOPTED: April 11, 2006



CHATTANOOGA  
CASE NO: 2006-0062  
PC MEETING DATE: 3/13/2006  
RESIDENTIAL PUD



1 in. = 400.0 feet



**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-062: Approve, subject to:**

- 1) Dumpster being no closer than 50 feet to exterior property line;
- 2) A site plan with a maximum density of 3.48 units per acre; and
- 3) No access to any lot from Webb Road.

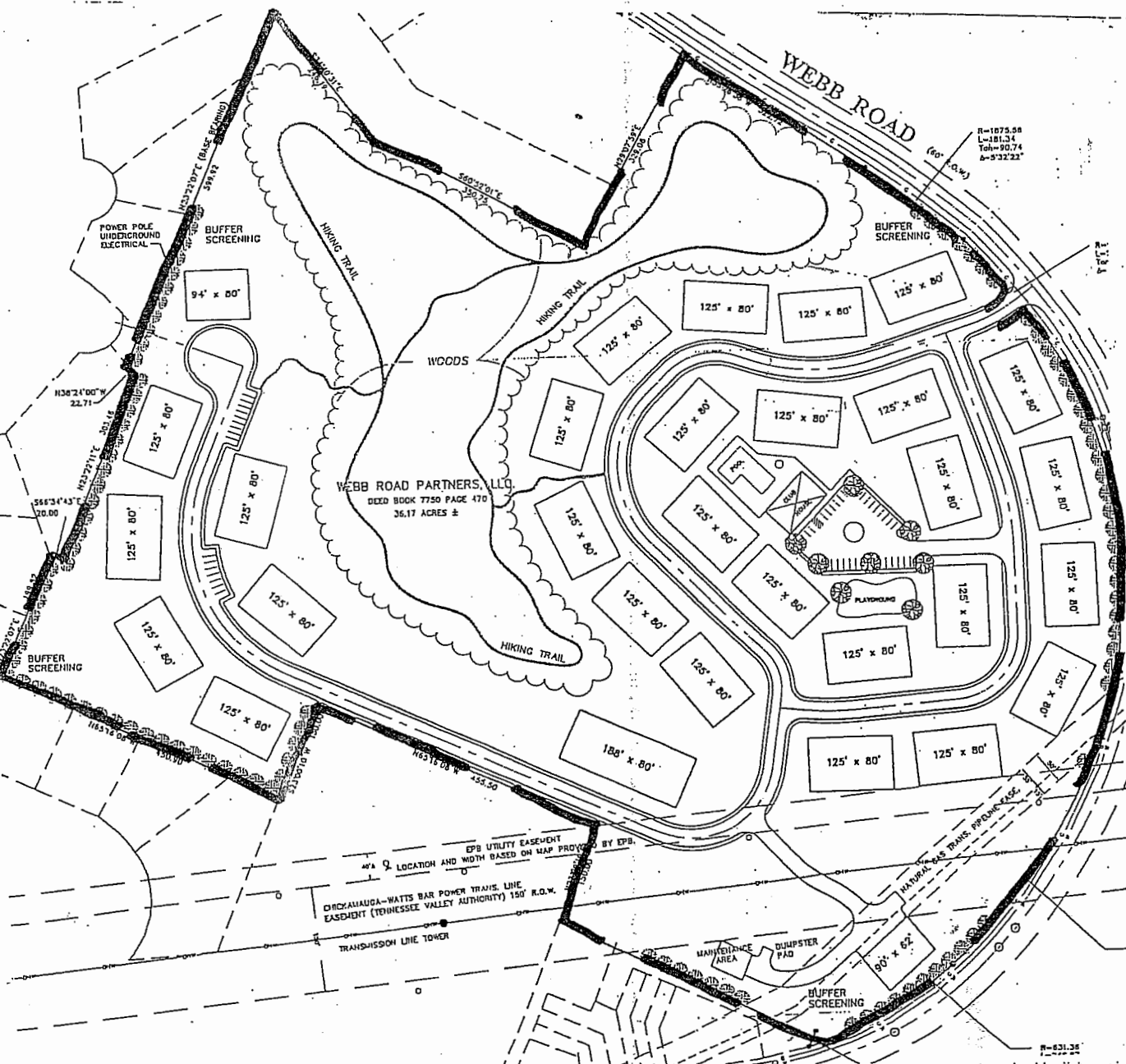
Highway 58

2006-062

PROJECT SUMMARY

TAX MAP NUMBER: 120J A 005  
EXISTING ZONING: R1  
ALLOWABLE DENSITY: 178 DWELLING UNITS  
PROPOSED DENSITY: 124 DWELLING UNITS  
PROPOSED LAND USE: 124 MULTIFAMILY, RECREATION AND OPEN SPACE AREAS.  
ADJACENT PROPERTY ZONING: R1, RT-1, R-3  
ADJACENT PROPERTY LAND USE: SINGLE FAMILY, MULTIFAMILY RESIDENT.  
PROJECT SIZE 35.6 AC  
FLOOD ZONE: FIRM #47065C0356F  
PARKING: 248 SPACES REQUIRED 300 SPACES PROVIDED (EACH UNIT HAS TWO CAR GARAGE)

3.48 DU'S PER ACRE



PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN  
WINDWARD PRESERVE