

2006-130  
Kluting & Wolfe Construction, LLC

RESOLUTION NO. 24811

A RESOLUTION APPROVING A PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED PLANNED UNIT DEVELOPMENT, KNOWN AS THE WEBB ROAD RESIDENTIAL PLANNED UNIT DEVELOPMENT, ON TRACTS OF LAND LOCATED IN THE 4500 BLOCK OF 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.

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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 the Webb Road Residential Planned Unit Development, on tracts of land located in the 4500 block of Webb Road, more particularly described as follows:

Three unplatted tracts of land located in the 4500 block of Webb Road being Tax Map 120J-A-005.03, 006, and 007 as described in Deed Book 7931, Page 519, and Deed Book 7931, Page 523(part), together with Lots 1 and 2, William T. Green and Lula G. Stephens Property, as shown in Deed Book 879, Page 234, and being described in Deed Book 7931, Page 523(part) and Deed Book 3586, Page 15, ROHC. Tax Map 120J-A-005.03, and 120J-C-006 thru 009.

BE IT FURTHER RESOLVED, That the Preliminary Planned Unit Development Plan for said Planned Unit Development is approved subject to the provisions of Article V, §1213, a maximum density of 4.1 units per acre, and the PUD review attached hereto and made a part hereof by reference.

ADOPTED: July 11, 2006

P.U.D.: Webb Road Residential  
Planned Unit Development  
Lots 1-87

CASE NO.: 2006-130

DEVELOPER: Kluting and Wolfe Construction, LLC

ENGINEER: MAP Engineers

DATE OF SUBMITTAL: May 31, 2006

STATUS: Preliminary Planned Unit Development Plan

STAFF COMMENT:

- 1) The property adjacent to the area included in the plan will not be adversely affected.
- 2) The plan is consistent with the intent and purpose of the Chattanooga Zoning Ordinance to promote public health, safety, morals and general welfare.
- 3) The buildings will be used only for single-family dwellings, two-family dwellings or multi-family dwellings, and the usual accessory uses such as private or storage garages, storage space and for community activities.
- 4) There is a need for such development in the proposed location.
- 5) There is a reasonable assurance that development will proceed according to the spirit and letter of the approved plans.

A. Planning Commission Requirements

1. Because units have been added, submit a revised sewer plan showing connections to every lot.
2. Since there are 25 lots in this subdivision, Section 305.4 of the Chattanooga Subdivision Regulations requires two boundary control monuments located to an accuracy of 1:20,000 in State Plane Coordinates. Show the location and coordinates of these monuments.

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3. Article 5, Section 1208 (3) of the Chattanooga Zoning Ordinance requires sidewalks in Planned Unit Developments. Accordingly, show sidewalks on the street or note that sidewalks will be installed.
4. Add the following note: "The only minimum building setbacks required are at least 25' from Webb Road and other outer boundaries of this P.U.D., at least 10' from other public roads and at least 10' between free-standing buildings. Other than above, no minimum building setbacks are required".
5. Add the following note: "Lots 1-21 and 23 through 37 are to be used for detached single-family houses and accessory uses with one house per lot".
6. Add the following note: "The entire area of Community Lot 22 outside the public sanitary sewer easement is a private drainage detention area easement and City of Chattanooga inspection access easement. No building of any kind is permitted on Community Lot 22".
7. Add the following note: "The City of Chattanooga reserves the right to access Community Lot 22 at any time to inspect drainage detention areas and facilities and sewer facilities".
8. Show the size, location and number of acres drained for drainage pipes which cross road center lines.
9. Label Community Lot 22 as open space.
10. Add a 1' no access easement along Webb Road in lots 1 and 34-37.
11. Give the street a name approved by the GIS Department prior to final P.U.D. plan submittal.
12. As an alternative to showing all parking areas, note that there will be at least two off-street parking spaces on every lot occupied by a dwelling and units with four or more bedrooms will have at least three off-street parking spaces.
13. Note that the buildings shown are townhouses.
14. Per Article 5, Section 1213 (C) of the Chattanooga Zoning Ordinance note all adjoining property zoned residential.

B. Chattanooga Storm Water Requirements

1. Due to increased runoff from additional units, submit a revised hydrology report and a detailed drainage plan to detain any increase due to development.
2. Show the rear 45' of lot 18 as a private drainage detention area easement and City of Chattanooga inspection access easement. Show a 15' City of Chattanooga inspection access easement along the lot line between lots 18 and 19.
3. Add the following note: "The City of Chattanooga reserves the right to access at any time the private drainage detention area easement and City of Chattanooga inspection access easements on lots 18 and 19 to inspect drainage detention areas and facilities".
4. Questions about Chattanooga Storm Water requirements should be directed to Mr. Lee Starnes at 643-5836.

C. Chattanooga Development Director Requirements

1. Add the following note: "The owners of lots 1-87 are responsible to maintain drainage detention areas and facilities on lots 18, 19 and 22.
2. The plan cannot be recorded until the Chattanooga Development Director has approved covenants which require that owners of lots 1-87 are responsible to maintain drainage detention areas and facilities and are responsible for any costs to maintain these areas and facilities.
3. Questions about Chattanooga Development Director requirements should be directed to Mr. Joel Booth at 757-4886.

D. Chattanooga Fire Department Requirements

1. Show on the final P.L.D. plan and install a fire hydrant in each of the five following locations. Alternative locations are shown so that fire hydrants can be installed on the same side of the road as water lines.
  - a. at the lot line between lots 1 and 2 or across the road at lot 37

- b. at the lot line between lots 8 and 9 or the lot line between lots 47 and 48
  - c. at the lot line between lots 16 and 17 or across the road at lot 87
  - d. at the lot line between lots 24 and 25 or the lot line between lots 68 and 69
  - e. at the lot line between lots 31 and 32 or the lot line between lots 83 and 84
2. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

E. Utility Requirements

1. Show a 15' power and communication easement along Webb Road in lots 1 and 34-37.
2. Show a 10' power and communication easement along both sides of the new road.

F. Tennessee Department of Health and Environment Requirements

1. Under current policies, the Mylar copy of the final plan cannot be recorded until the Tennessee Department of Health and Environment, Division of Water Supply, has approved the water line extensions.

G. 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:

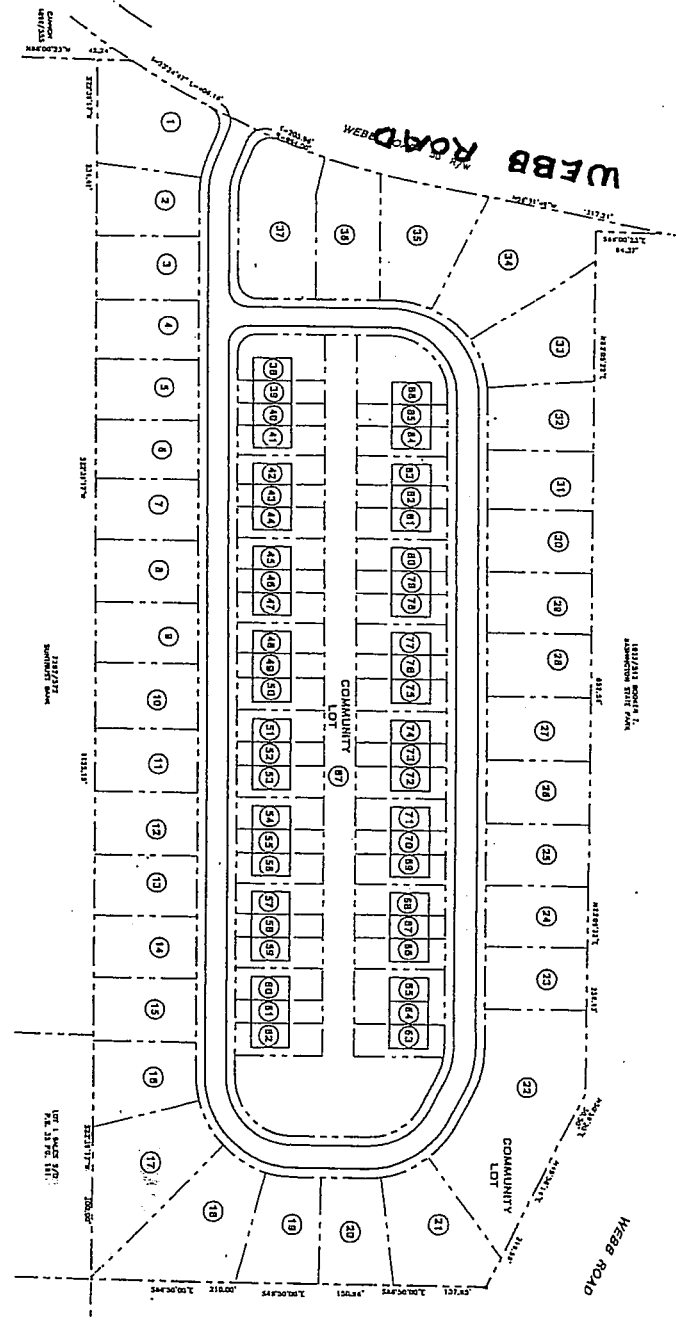
Tennessee Department of Environment and Conservation  
Division of Water Pollution Control  
540 McCallie Avenue  
Suite 550  
Chattanooga, TN 37402  
(423) 634-5745

H. S.W.P.P.P. Permit

- As a part of Storm Water Pollution Prevention Plan (S.W.P.P.P.), the State of Tennessee may require 60' riparian buffer zones during construction along or in drainage areas of streams designated by the State as high quality or impaired. The developer should contact the Tennessee Department of Environment and Conservation to determine if buffer zones are required.

I. A.R.A.P. Permit

- 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.
- 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.
- 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.

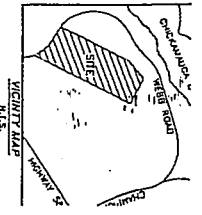


**SITE ANALYSIS**

EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1 PUD
NUMBER OF BUILDABLE LOTS:	85 LOTS
TOTAL NUMBER OF LOTS:	87 LOTS
TOTAL SITE ACREAGE:	20.34 ACRES
DENSITY:	4.1 DU/AC 4.14 UNITS PER ACRE

4 LOTS 18-47 TOWNHOUSE LOTS  
4 LOTS 1-21 & 23-37 SINGLE FAMILY LOTS  
4 LOTS 22 & 47 COMMUNITY LOTS

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5/30/06

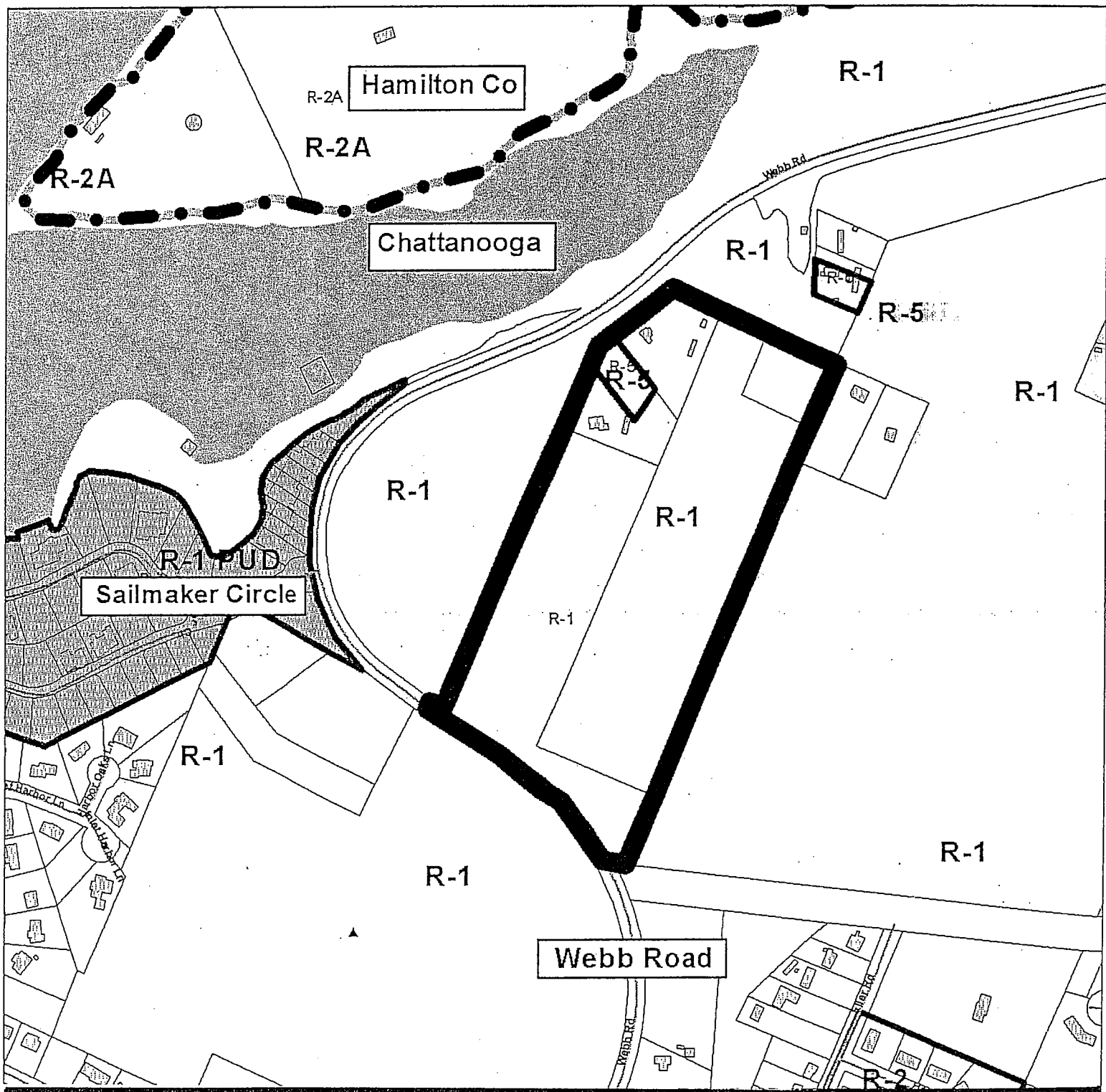
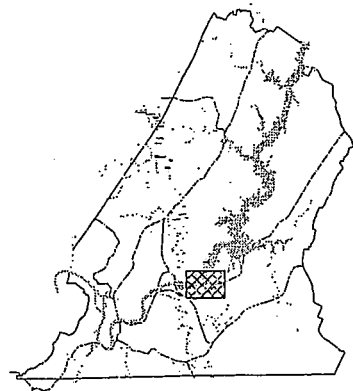




CHATTANOOGA  
CASE NO: 2006-0130  
PC MEETING DATE: 6/12/2006  
RESIDENTIAL PUD



1 in. = 400.0 feet



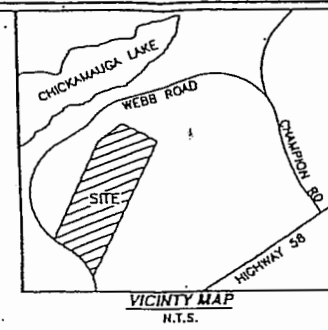
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2006-130: Approve, subject to:

- 1) A maximum density of 4.1 units per acre; and
- 2) The PUD review.

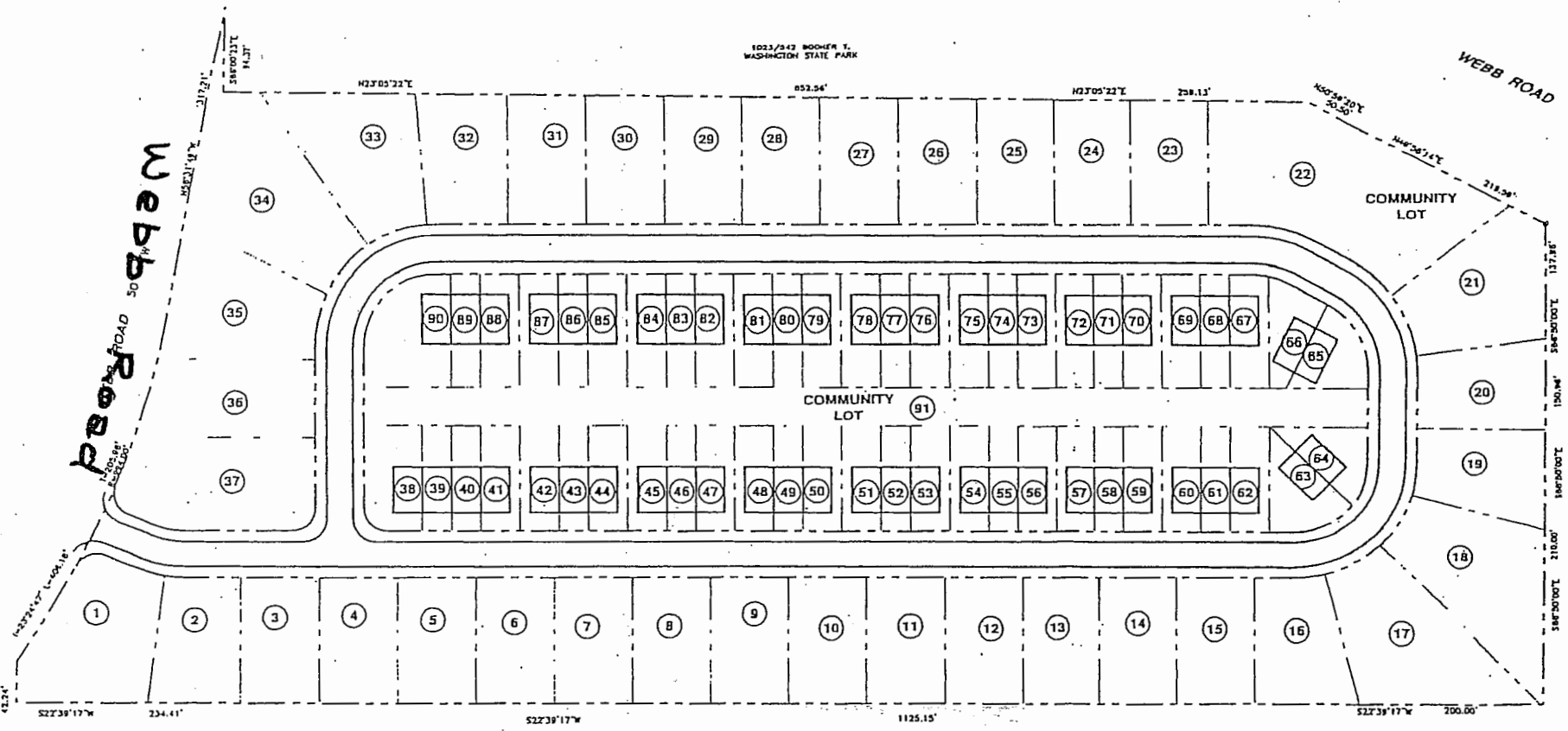
# SITE ANALYSIS

EXISTING ZONING: \_\_\_\_\_ R-1  
 PROPOSED ZONING: \_\_\_\_\_ R-1 PUD  
 NUMBER OF BUILDABLE LOTS: \_\_\_\_\_ 89 LOTS  
 TOTAL NUMBER OF LOTS: \_\_\_\_\_ 91 LOTS  
 TOTAL SITE ACREAGE: \_\_\_\_\_ 20.5± ACRES  
 DENSITY: **4.3 DU/AC** 4.3± UNITS PER ACRES

**2006-130**



- \* LOTS 38-90 TOWNHOUSE LOTS
- \* LOTS 1-21 & 23-37 SINGLE FAMILY LOTS
- \* LOTS 22 & 91 COMMUNITY LOTS



1023/242 MOONER T. WASHINGTON STATE PARK

7292/572 SUMMIT BANK

LOT 1 BAILEY S/D P.B. 35 PG. 161

