

2007-164  
Windward Properties

RESOLUTION NO. 25303

A RESOLUTION APPROVING A PRELIMINARY RESIDENTIAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PROPOSED 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 AND DRAWING 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 Residential Planned Unit Development Special Exceptions Permit for a Proposed Planned Unit Development on tracts of land located in the 4500 block of Webb Road, more particularly described as follows:

Lots 1 thru 68, of the preliminary Site Plan of Windward Park Development, not yet recorded as drawn by Mapp Engineers, Project # 07152 on August 20, 2007 and being part of the properties described in Deed Book 7931, Page 523, and Deed Book 8134, Page 797, ROHC. Tax Map 120J-A-005.03, and 120J-C-007.

BE IT FURTHER RESOLVED, That the Preliminary Residential Planned Unit Development Plan for said Residential Planned Unit Development is approved subject to the attached new site plan submitted on September 10, 2007.

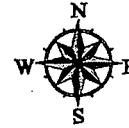
ADOPTED: October 16, 2007

CHATTANOOGA

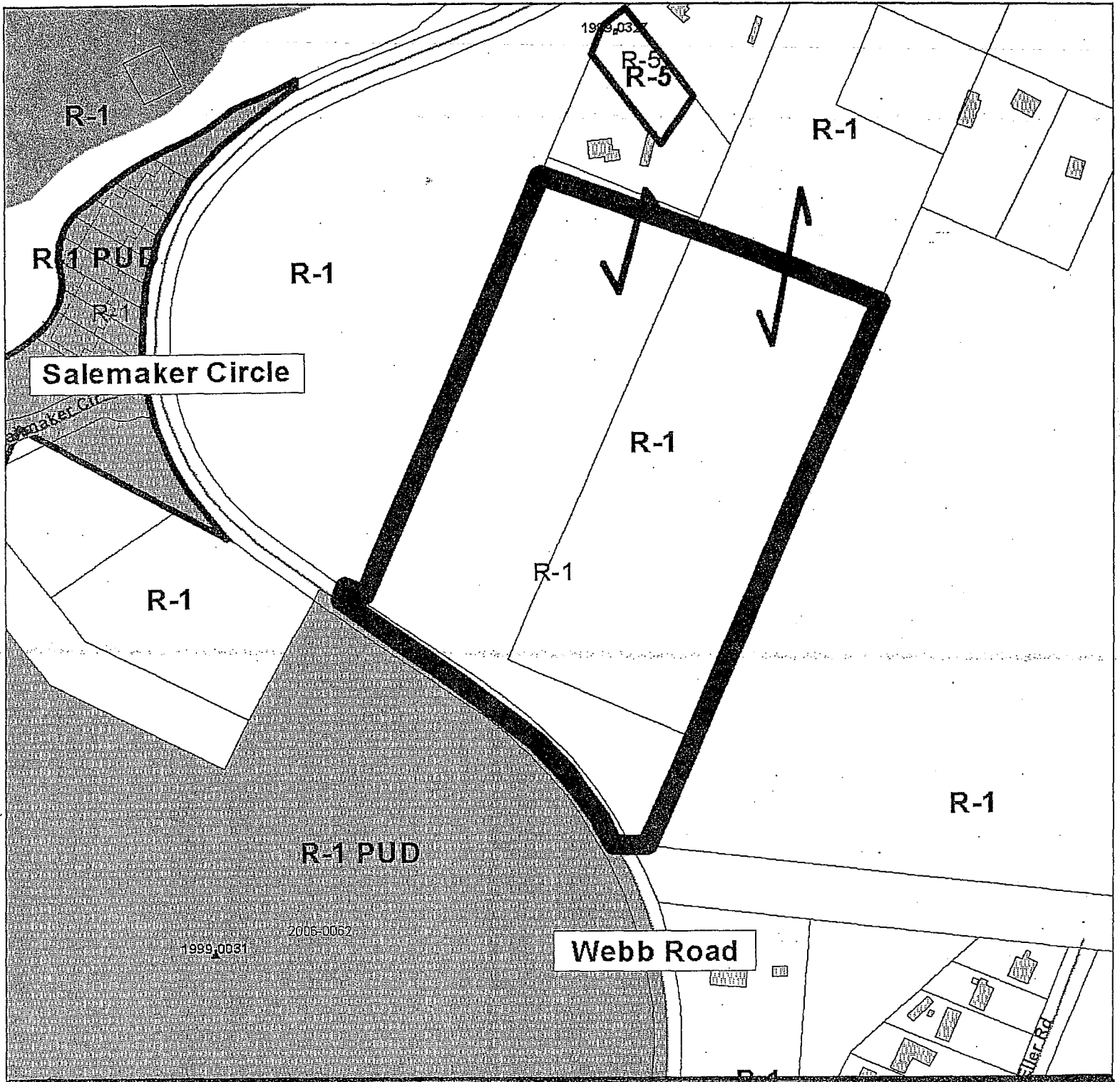
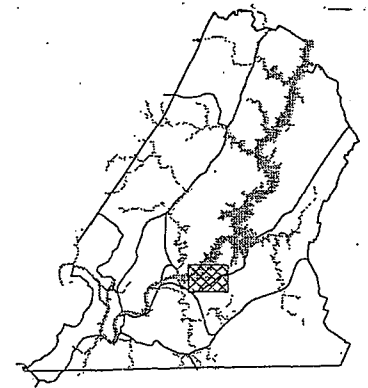
CASE NO: 2007-0164

PC MEETING DATE: 9/10/2007

RESIDENTIAL PUD.



1 in. = 250.0 feet



**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2007-164:** Approve, subject to the new site plan submitted at the September 10, 2007 Planning Commission meeting.

2007-164 for 9/10/07 PC

**SITE ANALYSIS**

TAX MAP #:  
 1897-C-004, 1201-C-001, 1201-C-009  
 1201-C-001, 1201-A-001, 002, 003

DEED BOOK & PAGE NUMBER:  
 BK. 3786 & PG. 13, DP. 4824 & PG. 27  
 DR. 4732 & PG. 123, DR. 4871 & PG. 224

COMMONLY ZONED:  
 R-1 PUD

TOTAL NUMBER OF TOWNHOUSE LOTS: 32 LOTS

TOTAL NUMBER OF SINGLE FAMILY LOTS: 32 LOTS

TOTAL NUMBER OF COMMUNITY LOTS: 4 LOTS

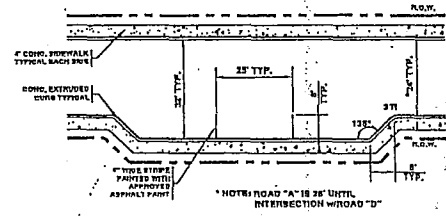
TOTAL NUMBER OF LOTS: 76 LOTS

WALKABLE LOT ACREAGE: 12.29 ACRES

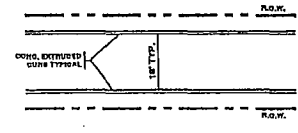
COMMUNITY LOT ACREAGE: 1.08 ACRES

TOTAL SITE ACREAGE: 13.38 ACRES

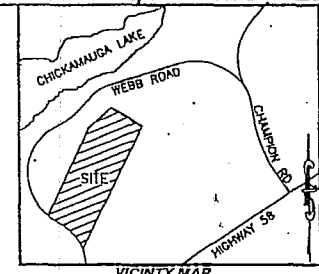
DTIC DENSITY: 4.8 UNITS PER ACRE



ROAD AND ON-STREET PARKING PLAN VIEW  
SCALE NONE



ALLEY PLAN VIEW  
SCALE NONE



PRELIMINARY NOT FOR CONSTRUCTION

MAP ENGINEERS L.L.C.  
 10000 W. WOODBURN RD. SUITE 100  
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 PHONE: 423-249-1111  
 FAX: 423-249-1112  
 WWW: www.mapengineers.com

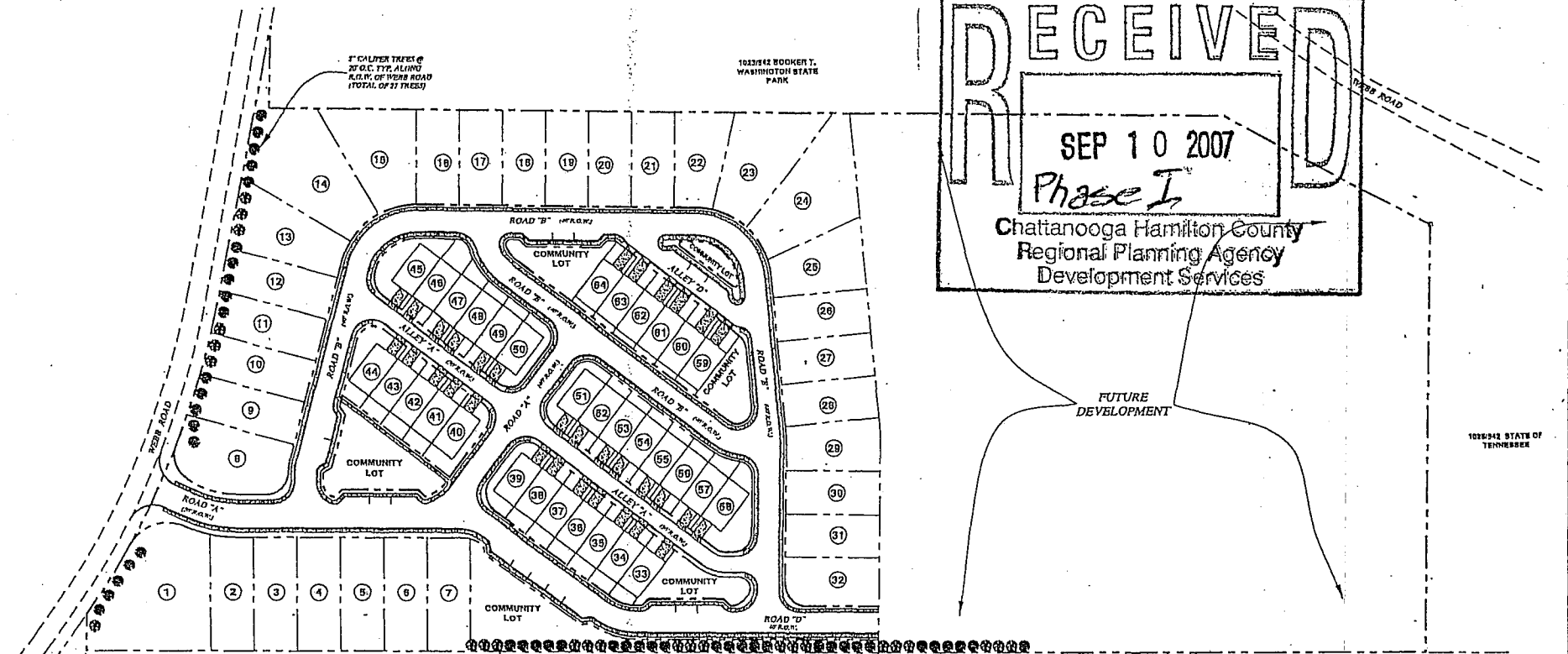
GRAPHIC SCALE  
 0 25 50 75 100 125 150 175 200  
 FEET

**RECEIVED**

SEP 10 2007

Phase I

Chattanooga Hamilton County  
 Regional Planning Agency  
 Development Services



PHASE I DEVELOPMENT PHASE II DEVELOPMENT

Preliminary Site Plan  
 SCALE: 1" = 60'



WINDWARD PARK DEVELOPMENT  
 FOR  
 WINDWARD PARTNERS, LLC  
 P.O. BOX 91313  
 CHATTANOOGA, TN 37412

PRELIMINARY SITE PLAN

REVISIONS

1	
2	
3	
4	
5	

FILE: 071513P01\_P101.DWG

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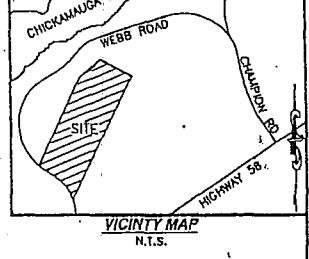
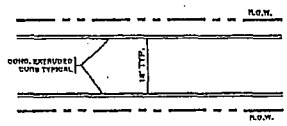
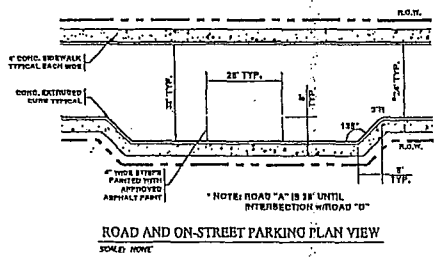
DATE: 07/25/07  
 DRAWN BY: WWP  
 CHECKED BY: WWP  
 PROJ. NUMBER: 07132  
 SHEET NUMBER: PHS-1

**NOT REVIEWED**

PRELIMINARY NOT FOR CONSTRUCTION

**SITE ANALYSIS**

TAX MAP #:	1207-C-004, 1207-C-005, 1207-C-009
DEEP BOOK & PAGE NUMBER:	06, 2384 & PG. 17, 06, 4454 & PG. 473 06, 4732 & PG. 184, 06, 4871 & PG. 826
CURRENTLY ZONED:	R-1 PUD
TOTAL NUMBER OF TOWN HOUSE LOTS:	44 LOTS
TOTAL NUMBER OF SINGLE FAMILY LOTS:	38 LOTS
TOTAL NUMBER OF COMMUNITY LOTS:	8 LOTS
TOTAL NUMBER OF LOSE:	178 LOTS
RESERVED LOT AREA:	17.12 ACRES
COMMUNITY LOT AREA:	2.48 ACRES
TOTAL SITE AREA:	80.72 ACRES
SITE DENSITY:	4.8 UNITS PER ACRE



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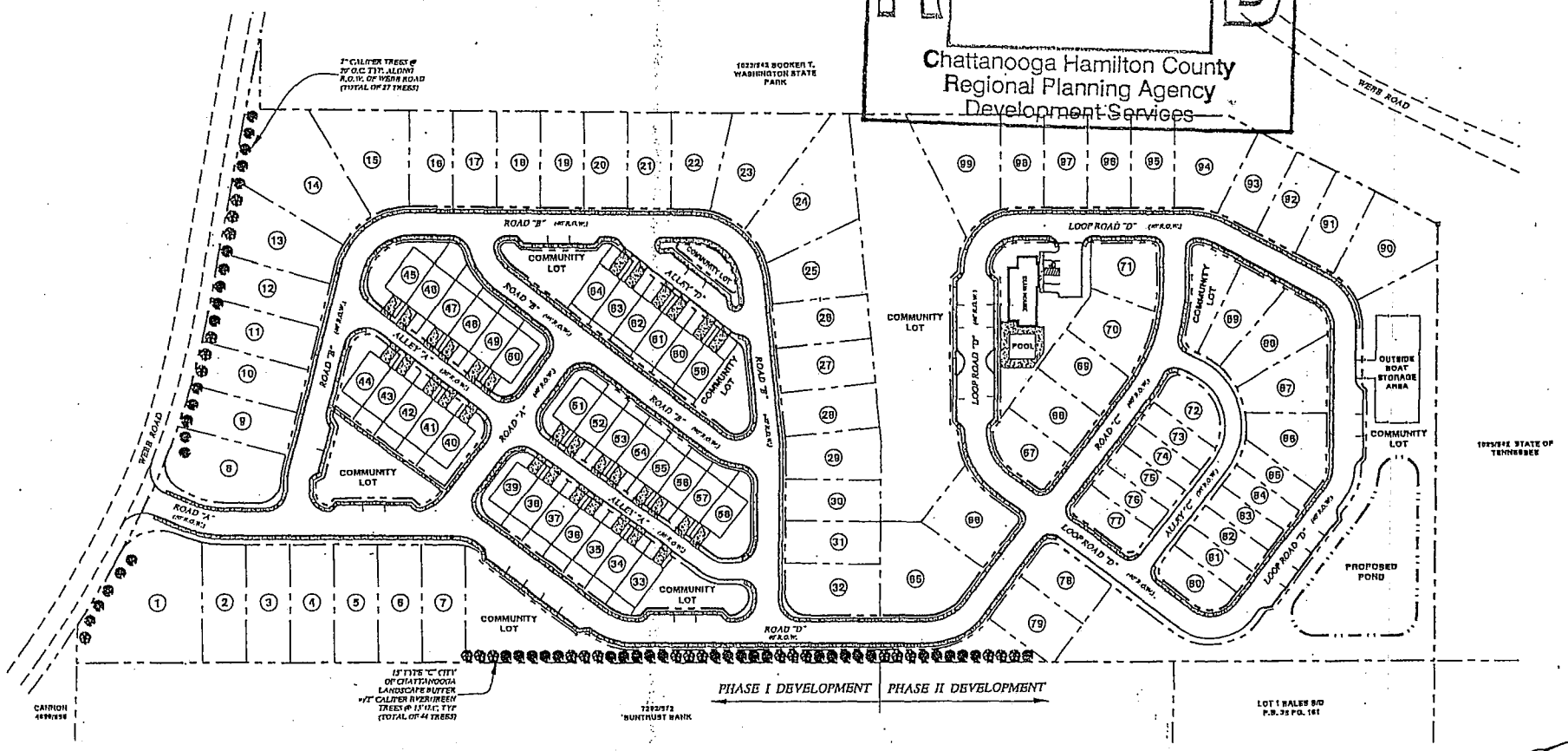
SEP 10 2007

Chattanooga Hamilton County  
Regional Planning Agency  
Development Services

MAP ENGINEERS, LLC

WINDWARD PARK DEVELOPMENT  
FOR  
WINDWARD PARTNERS, LLC  
P.O. BOX 91313  
CHATTANOOGA, TN 37412

PRELIMINARY SITE PLAN



Preliminary Site Plan  
SCALE: 1" = 60'

REVISIONS

NO.	DATE	DESCRIPTION

FILE 0715D/301\_AL180

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This applies to the project of  
MAP Engineers, LLC and not  
to the drawings in any way or to  
any part thereof and shall not  
be construed as a limitation  
of the responsibilities of the  
engineer or the architect.

DATE: 09/03/07  
DRAWN BY: WUM  
CHECKED BY: MAP  
PROJ. NUMBER: 07152  
SHEET NUMBER: PS-1A

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