

RESOLUTION NO. 25757

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 and 2 of the William T. Green and Lula G. Stephens Property as recorded in Deed Book 879, Page 234 and three unplatted tracts of land located at 4506, 4514, and 4550 Webb Road being the properties described in Deed 8134, Page 797, and Deed Book 8674, Page 914, ROHC. Tax Map 120J-A-005.03, and 006 thru 009.

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

1. Gross density shall not exceed 5.0 units per acre;
2. Approval by the City of Chattanooga Fire Marshall;
3. Ingress and egress shall be subject to approval by the City of Chattanooga Traffic

Engineer; and

4. The attached PUD review and the site plan submitted on November 10, 2008.

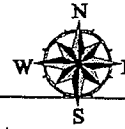
ADOPTED: December 9, 2008

CHATTANOOGA

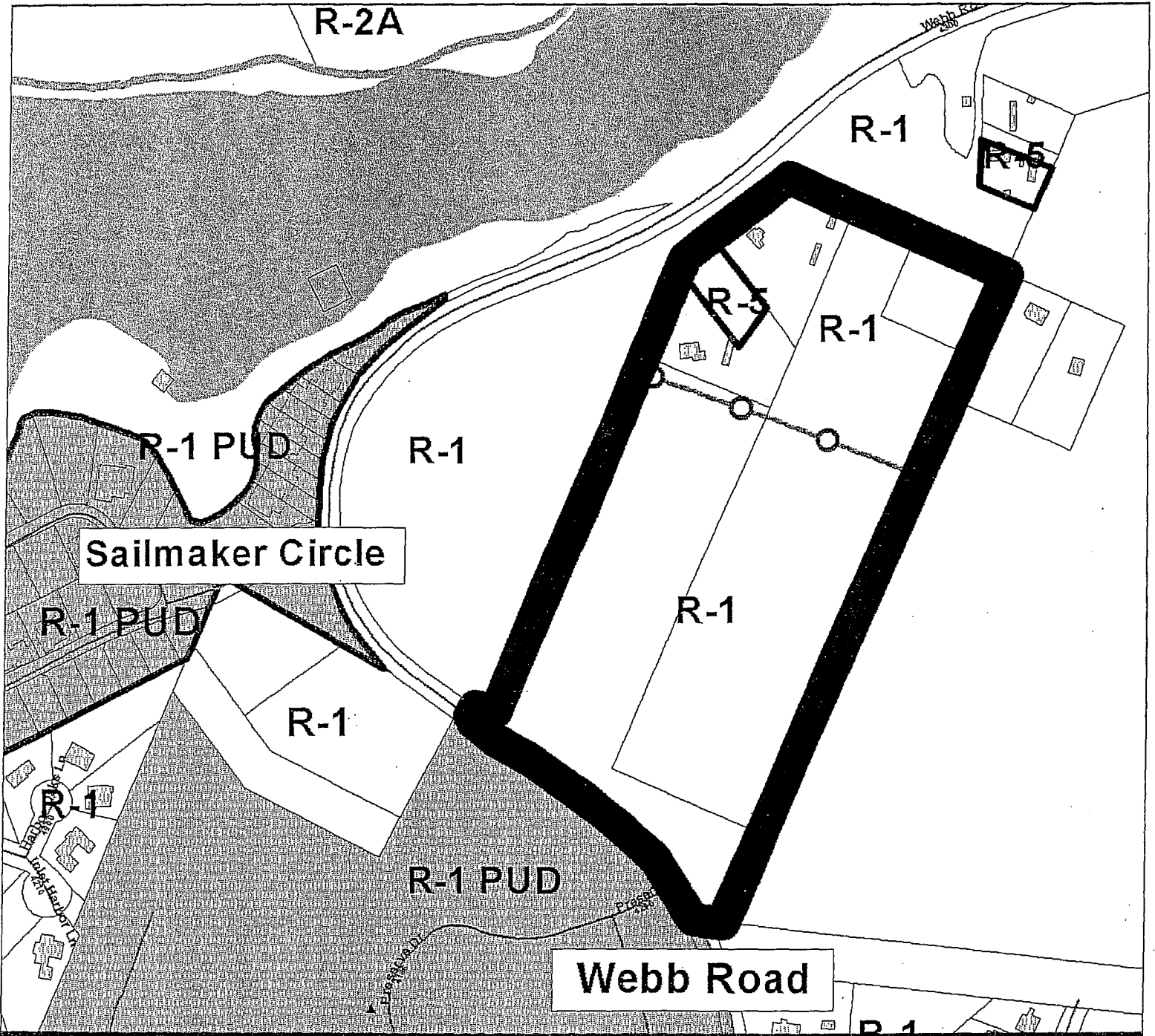
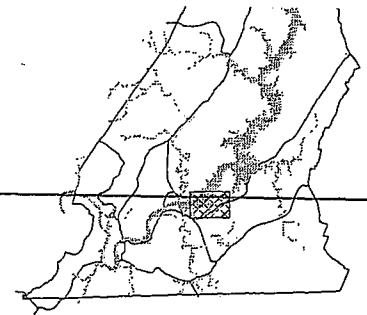
CASE NO: 2008-0202

PC MEETING DATE: 11/10/2008

RESIDENTIAL PUD



1 in. = 320.0 feet



**PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2008-202: Approve, subject to:**

- 1) Gross density shall not exceed 5.0 units per acre;
- 2) Approval by the City of Chattanooga Fire Marshall;
- 3) Ingress and egress shall be subject to approval by the City of Chattanooga Traffic Engineer; and
- 4) The PUD review.



# SITE ANALYSIS

TAX MAP #: 120J-C-006, 120J-C-007, 120J-C-008  
 120J-C-009, 120J-A-005.03

DEED BOOK & PAGE NUMBER: DB. 3586 & PG. 15, DB. 4424 & PG. 475  
 DB. 4732 & PG. 193, DB. 4971 & PG. 624

CURRENTLY ZONED: **R-5 4** R-1 PUD

TOTAL NUMBER OF BUILDABLE LOTS: 100 LOTS

TOTAL NUMBER OF COMMUNITY LOTS: 2 LOTS

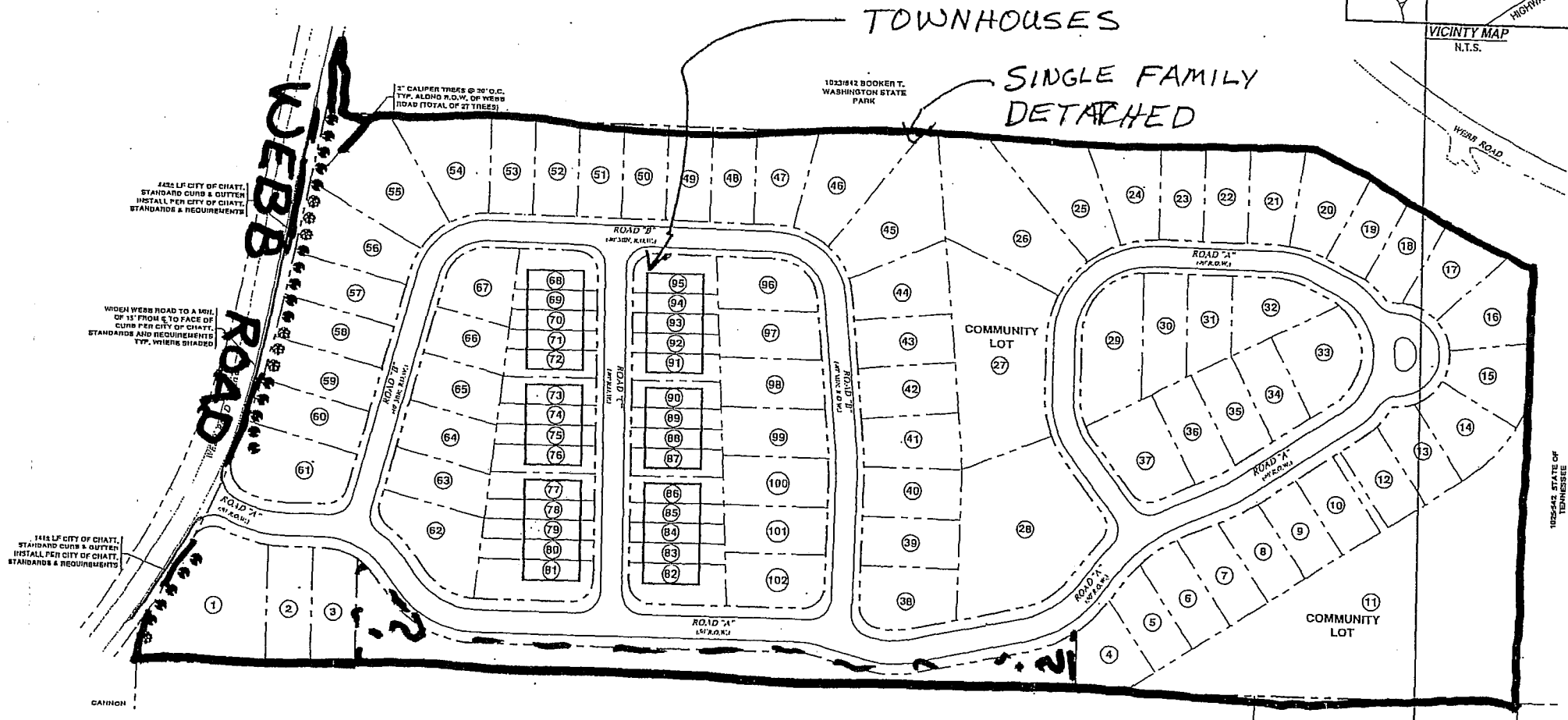
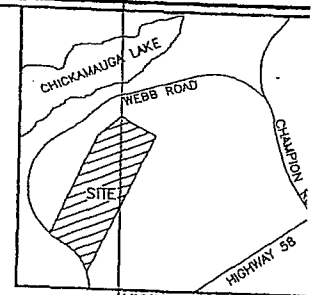
TOTAL NUMBER OF LOTS: **5.15 DU ±** 102 LOTS

COMMUNITY LOT ACREAGE: 2.1 ± ACRES

TOTAL SITE ACREAGE: 19.8 ± ACRES

PROPOSED DENSITY: 5 UNITS/ACRE

2008-202



P.U.D.: Windward Park Residential Development  
 Planned Unit Development  
 Lots 1-102

CASE NO.: 2008-202

DENSITY: 5.05 units per acre

DEVELOPER: Brown Brothers, Inc.

ENGINEER: MAP Engineers

DATE OF SUBMITTAL: October 10, 2008

JURISDICTION: City of Chattanooga

STATUS: Preliminary Planned Unit Development Plan

Windward Park PUD  
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- 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 reasonable assurance that development will proceed according to the spirit and letter of the approved plans.

A. Planning Commission Requirements

1. Submit road profiles, sewer plans, sewer profiles, contour lines and a drainage plan including proposed pipe locations with the final P.U.D. plan.

2. Give the proposed roads names approved by the GIS Department.
3. Section 1208(3) of the Chattanooga Zoning Ordinance requires sidewalks in P.U.D. developments. Accordingly, show sidewalk locations on both sides of new roads and label them as such.
4. Show the zoning as R-1 and R-5.
5. Show the center lines of Webb Road and new roads.
6. 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.
7. Per Deed Book 2380, Page 346, the City of Chattanooga has a 20' sanitary sewer easement in Lots 19 and 32-35. Before this P.U.D. plan can be recorded, a request must be submitted to abandon this easement or show it on the recorded P.U.D. plan and rearrange Lots 19 and 32-35 so that Lots 19 and 34 have buildable areas outside the 20' sewer easement.
8. Change the note about building setbacks to the following: "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 interior road right-of-ways and at least 10' between free-standing buildings. Other than above, no building setbacks are required".
9. Change the note about community lots to the following: "No residential, industrial or commercial building is permitted on any community lot. Community lots are to be used for open space, drainage, drainage detention, community purposes or recreation only".
10. Add the following note: "Per the Chattanooga Zoning Ordinance, at least two off-street parking spaces are required on every lot occupied by a dwelling. Dwelling units with four or more bedrooms must have at least three (3) off-street parking spaces on the lot".
11. Because this development has been redesigned and this is a new P.U.D. submittal and, due to conflicts with the Chattanooga Fire Code, any previous variances for pavement width and road right-of-way are null and void.

12. Move the row of trees along Webb Road in Lots 1 and 55-61 outside the 15' power and communication easement along Webb Road required below.

B. Chattanooga Development Director Requirements

1. This P.U.D. plan cannot be recorded until covenants are approved by the Chattanooga Development Director which requires that all lot owners are responsible to maintain drainage detention areas and facilities on community lots and are responsible for any costs to maintain these facilities.
2. Add the following note: "Lot owners of Lots 1-102 are responsible to maintain drainage detention areas and facilities on Community Lot 11 and 27.
3. Because sidewalks are required along all roads, increase the right-of-way of all roads to a minimum 50'.
4. Show the distance along Webb Road pavement is to be added to make a minimum 15' from center line to face of curb.
5. Increase the access strip for Community Lot 11 between Lots 10 and 12 to a minimum 20'. A minimum 20' is required for equipment to maintain drainage detention areas.
6. Redesign the intersection of Roads "A" and "B" at Lots 38 and 102 to be a right angle.
7. Show atypical cross section for 26' pavement roads showing sidewalks.
8. Show the right-of-way island at Lots 14-18 as Community Lot 103. Subtract area from the right-of-way island to maintain a 50' right-of-way at Lot 33.
9. Show the drainage pipes to be installed in Webb road at this development.
10. Questions about Chattanooga Development Director requirements should be directed to Mr. Joel Booth at 643-5812.

C. Chattanooga Sewer Requirements

1. The previously approved plan for this development had 99 dwellings. This plan proposed 100 dwellings. The Moccasin Bend Sewage Treatment Plant must agree that the existing pump station is capable of dealing with the sewage flow from 100 dwellings.
2. Since sewer plans were not submitted, there is not enough information to review this proposal.
3. Questions about Chattanooga Sewer Requirements should be directed to Mr. Eric Douglas at 643-5814.

D. Chattanooga Storm Water Management Requirements

1. Submit a drainage plan.
2. Without a drainage plan there is not enough information to review this plan.
3. Questions about Chattanooga Storm Water Management requirements should be directed to Mr. Lee Starnes at 643-5836.

D. Chattanooga Fire Department Requirements

1. Because there are more than 30 lots, the Chattanooga Fire Code requires a second entrance. Show a 50' right-of-way second entrance between Lots 55 and 56.
2. Street names are required prior to final P.U.D. plan approval.
3. No road grade over 15% is allowed.
4. The Chattanooga Fire Code requires a minimum 26' of paving on all streets except the circle at Lots 15-18.
5. Increase all road right-of-ways to a minimum 50'.
6. The short circle at Lots 15-18 can have a minimum 20' of paving if no parking is permitted on either side of the road. The right-of-way for the short circle can be 40'.
7. Show on the plat and install a fire hydrant at each of the following locations. Alternative locations are given so that fire

hydrants can be installed on the same side of the road as water lines.

- a. in Lots 1 or 61 at the entrance but outside of the curve radius
  - b. at the entrance between Lots 55 and 56 required above as the second entrance but outside of the curve radius
  - c. at Lot 82 just north of Road "C" but outside the curve radius or across Road "A"
  - d. at the lot line between Lots 47 and 48 or across Road "A" at Lot 96
  - e. at the lot line between Lots 5 and 6 or across Road "A" at Lot 28
  - f. at the lot line between Lots 19 and 20 or across Road "A" at Lot 32
8. Questions about Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

F. Utility Requirements

1. Show a 15' Power and Communication Easement along Webb road in Lots 1 and 55-61.
2. Show a 10' Power and Communication Easement along both sides of new roads except in SunTrust Bank property.

G. Tennessee Department of Health and Environment Requirements

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

H. 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

I. S.W.P.P.P. Permit

1. 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.

J. A.R.A.P. Permit

1. 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.
2. 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.
3. 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.