

2020-0157  
Riverton, LLC  
District No. 2  
Planning Version

RESOLUTION NO. 30573

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT 1100 LUPTON DRIVE, 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 is hereby granted a Special Exceptions Permit for a Residential Planned Unit Development for property located at 1100 Lupton Drive, more particularly described in the attached maps and referenced in the legal description below:

An unplatted tract of land located at 1100 Lupton Drive being the property described as Tract 5 in Deed Book 11247, Page 120, ROHC. Tax Map No. 118K-A-046.

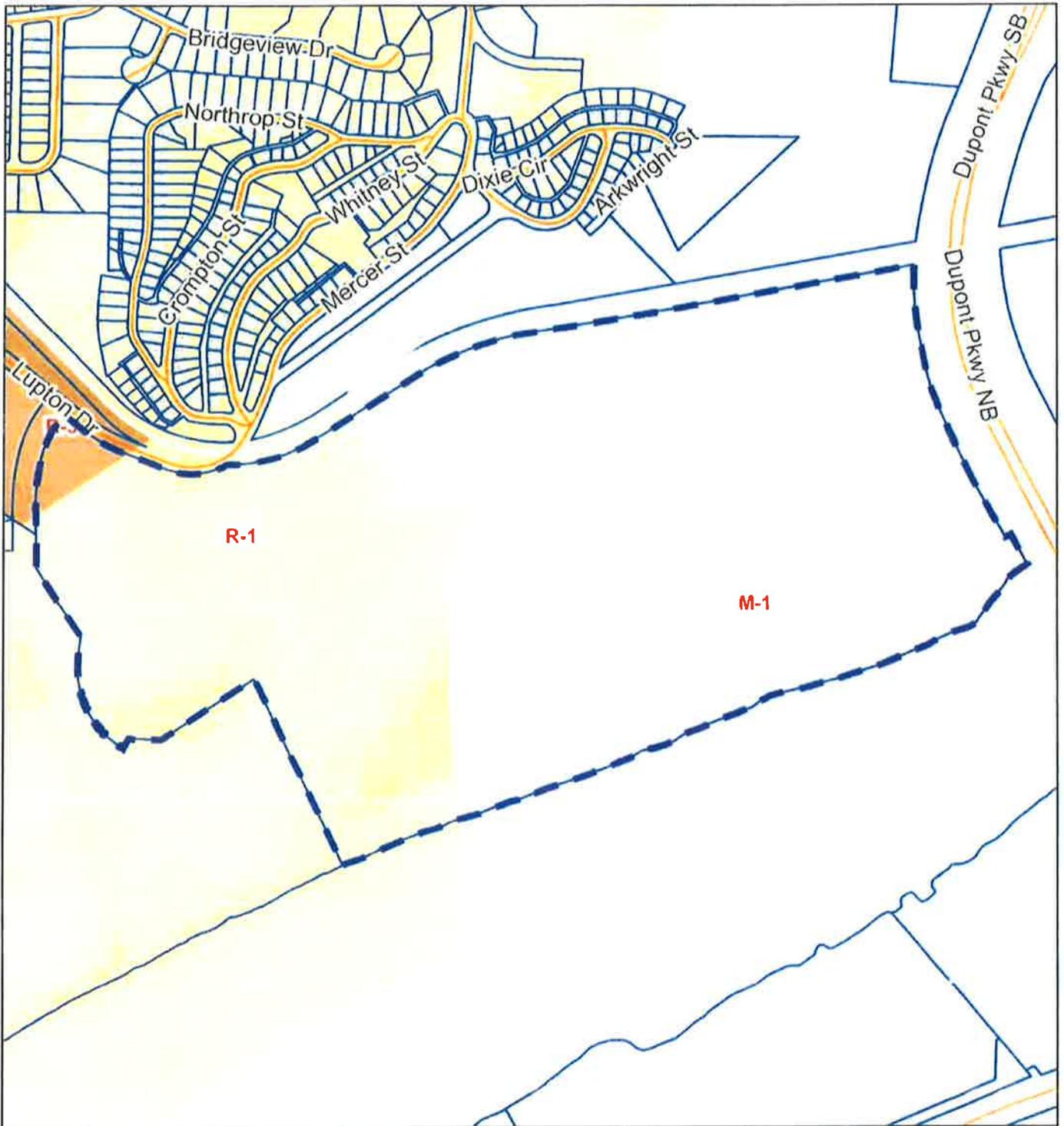
This Special Exceptions Permit shall be subject to the following conditions:

- 1) Provide pedestrian easement to Rivermont Park and Riverwalk at such reasonable locations as shall be determined by developer-owner to be built to standards determined by developer-owner; and
- 2) Subject to a street network plan as approved by Chattanooga Department of Transportation.

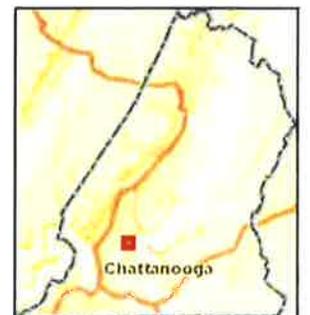
ADOPTED: December 8, 2020

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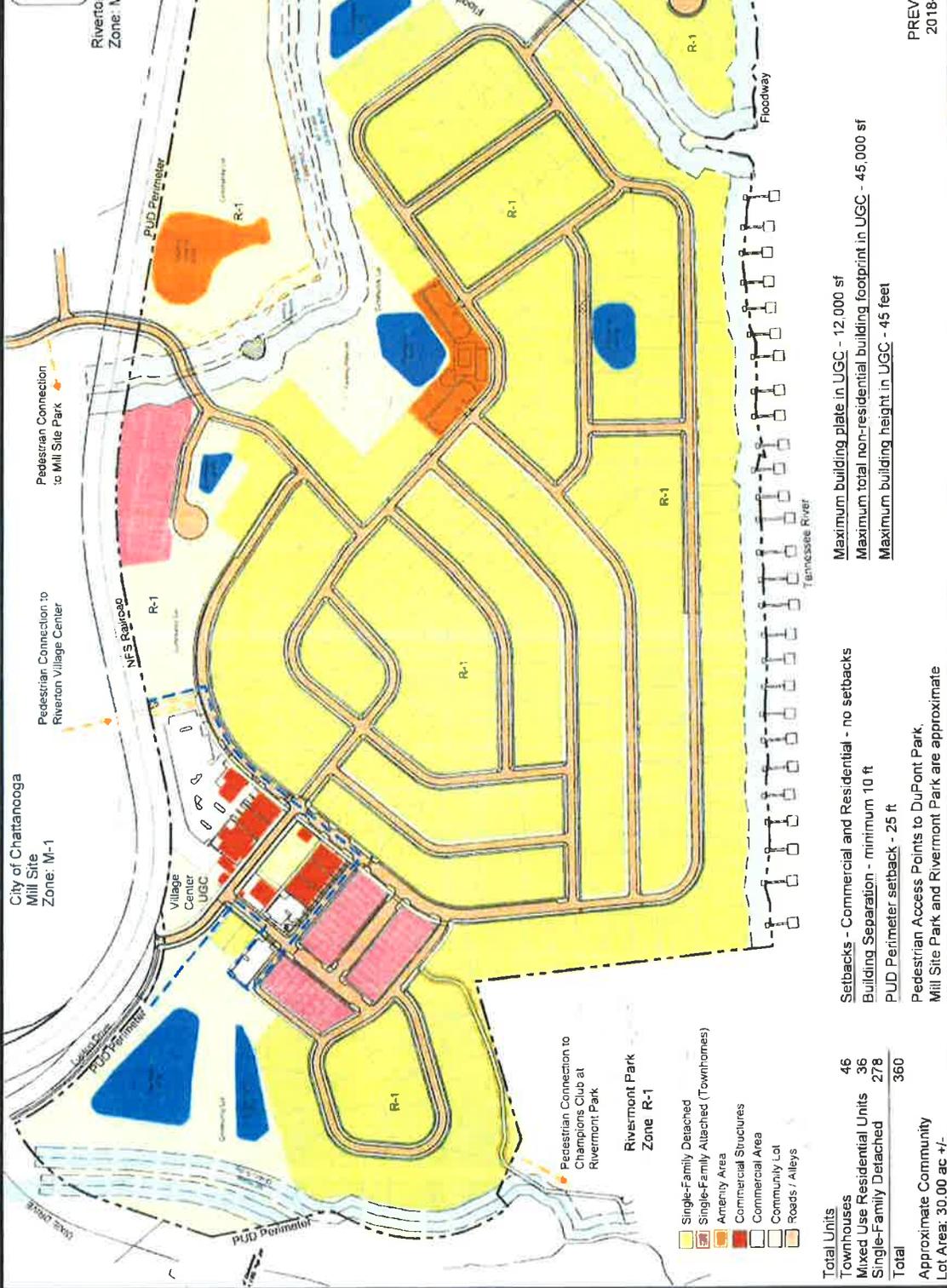
# 2020 0157 Special Exceptions Permit for a Residential PUD



# 2020-0157 Special Exceptions Permit for a Residential PUD



**DISCLAIMER**  
 This Plan, including all parts of a request for rezoning or modification of a rezoning, is based on the information in a conceptual layout, and is not intended to be a final plan or to be used in place of the provisions of the development standards of the Substantial or Substantial PUD.



**Total Units**  
 Townhouses 46  
 Mixed Use Residential Units 36  
 Single-Family Detached 278  
**Total 360**  
 Approximate Community  
 Lot Area: 30.00 ac +/-

**Setbacks - Commercial and Residential - no setbacks**  
**Building Separation - minimum 10 ft**  
**PUD Perimeter setback - 25 ft**  
 Pedestrian Access Points to DuPont Park,  
 Mill Site Park and Rivermont Park are approximate

**UGC Zone**  
 Mixed Use Residential Units 36  
 UGC Area 6.39 Ac  
 Res Density = 5.63 DU/A

**R-1 Zone**  
 Townhouses 46  
 Single-Family Detached 278  
 R-1 Area 140.99 ac  
 Res Density = 2.3 DU/A

**Maximum building plate in UGC - 12,000 sf**  
**Maximum total non-residential building footprint in UGC - 45,000 sf**  
**Maximum building height in UGC - 45 feet**



**GRAPHIC SCALE**  
 0 150' 300'  
 Overall Residential Density  
 360 Total Units / 149.16 Ac  
 Res Density = 2.4 DU/A

**AD Engineering**  
 617 E. 4th Street, Suite 407  
 Chattanooga, TN 37402  
 423.255.2521  
 adengineering.com

Resizing Development Plan  
 for  
**Riverton Development**  
 CHATTANOOGA, TENNESSEE

Date: 09/24/2020  
 By: T.J.F.  
 sheet #  
**EX-4**

PREVIOUS ZONING CASES:  
 2018-093 & PUD 2018-094