

RESOLUTION NO. 24254

A RESOLUTION APPROVING A SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT KNOWN AS THE IRIS KNOLL PLANNED UNIT DEVELOPMENT, ON A TRACT OF LAND LOCATED IN THE 6600 BLOCK OF SANDSWITCH ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE FINAL PLANNED UNIT DEVELOPMENT PLAN ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, Iris Knoll Development Company petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend that the City Council of the City of Chattanooga grant a special exceptions permit for a Planned Unit Development on a tract of land located in the 6600 block of Sandswitch Road, known as the Iris Knoll Planned Unit Development, formerly known as the Irish Knoll Planned Unit Development; and

WHEREAS, The Chattanooga City Council approved the Preliminary Planned Unit Development Plan for the Irish Knoll Planned Unit Development, now known as the Iris Knoll Planned Unit Development, on April 13, 2004 in Resolution No. 24069; and

WHEREAS, A Final Planned Unit Development Plan has been submitted for Lots 1-66, which substantially conforms to the Preliminary Planned Unit Development Plan and the Chattanooga-Hamilton County Regional Planning Commission has recommended that the Chattanooga City Council approve the attached Final Planned Unit Development Plan for the Iris Knoll Planned Unit Development;

24254

11-9-04

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the Final Planned Unit Development Plan for the Iris Knoll Planned Unit Development (formerly known as the Irish Knoll Planned Unit Development) located on a tract of land located in the 6600 block of Sandwitch Road, more particularly described as follows:

A tract of land located at 6600 block Sandwitch Road. Three unplatted tracts of land located in the 6600 block of Sandwitch Road as described in Deed Book 2464, Page 295, ROHC. Tax Map 091G-B-001 thru 003.

be and hereby is approved.

BE IT FURTHER RESOLVED, That said approval is subject to the Staff conditions and the installation of Type C landscaping to the interior of any required easements along the rear of the property line of lots in the Iris Knoll Subdivision abutting Lots 13 through 20 fronting Esquire Lane of Esquire Estates.

BE IT FURTHER RESOLVED, That there be and hereby is granted a Special Exceptions Permit for the development of the Iris Knoll Planned Unit Development, as shown on and in accordance with the attached Final Planned Unit Development Plan, including any and all notes and conditions referenced on such Plan.

ADOPTED: November 9, 2004.

AKS/add

Surveyor's Certification

I certify that I have compared the property shown herein with the original survey records and that the survey is correct to the best of my knowledge and belief, and that the ratio of precision of the unadjusted survey is not less than 1/10,000. This is a Category 1 Survey.

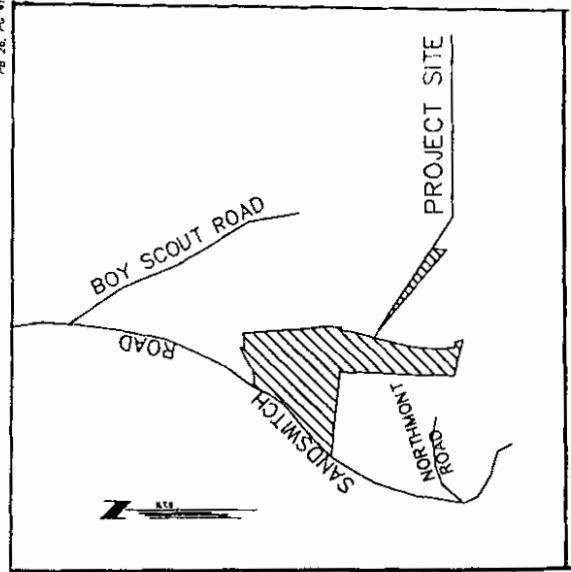
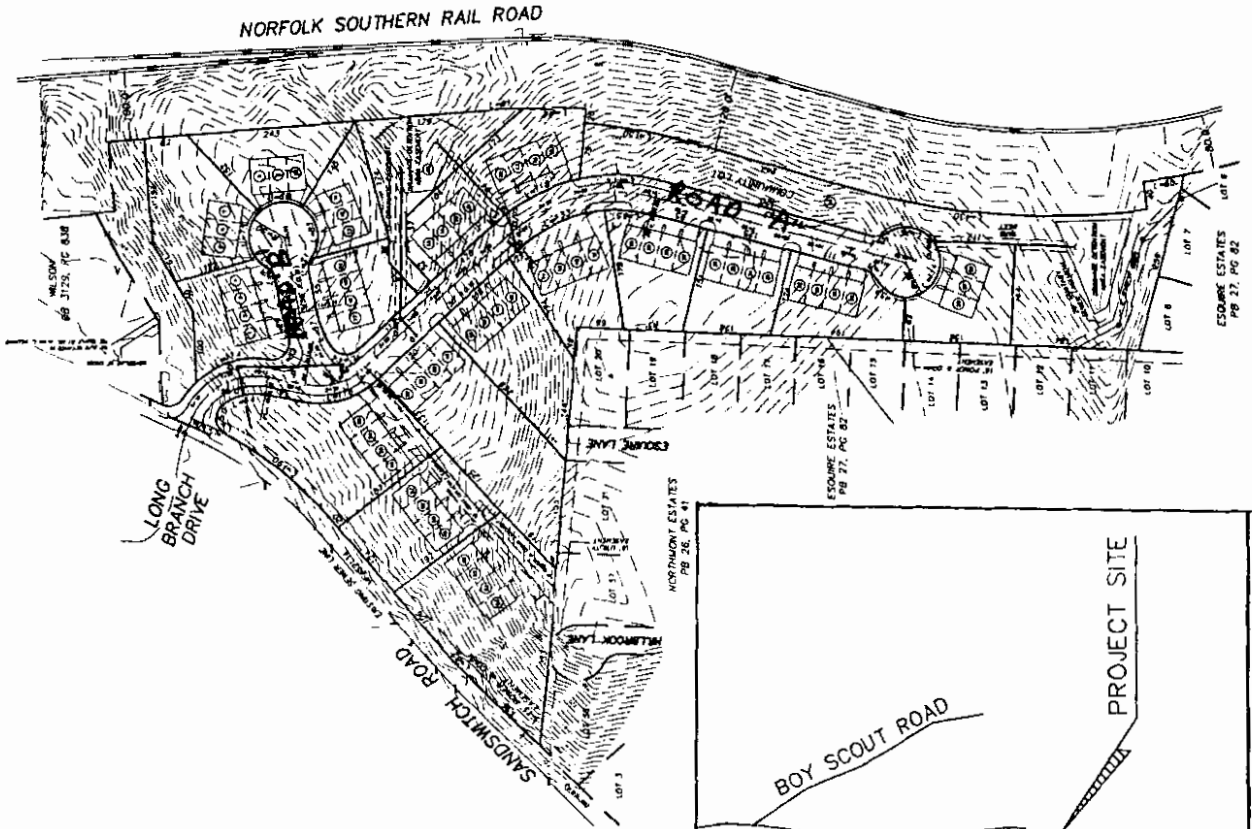
David Mathews PLS777

Owner's Certification

I, the undersigned owner/s of the property shown herein, do hereby certify that I/we own the property in fee simple.

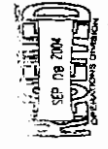
First Knoll Development Co.
 1232 Lower Mall Road
 Nashville, TN 37203
 (615) 242-6282

NORFOLK SOUTHERN RAIL ROAD



GENERAL NOTES

1. Zoned R-1
2. Plat No. 10,192 AC
3. Water supply - Main Utility 10-25
4. This subdivision has been developed according to the design of Chattanooga Sewerage and Water Board
5. All underground utility lines shall be a minimum depth of 24 inches when located adjacent to lot of property corner
6. The City of Chattanooga shall apply to any discharge of storm water from the subdivision of property



SEP 07 2004

PRELIMINARY/FINAL PLAT

IRIS KNOLL SUBDIVISION

LOTS 1 THRU 24

CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 8-27-2004
 Drawn: J. Middleton
 Checked: DIM
 Job #: 04-018

DAVID MATHIEWS SURVEYING