

1ST READING \_\_\_\_\_

2ND READING \_\_\_\_\_

INDEX NO. \_\_\_\_\_

2004-023

Iris Knoll Development Company

RESOLUTION NO. 25299

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.

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WHEREAS, the Iris Knoll Planned Unit Development is located on a tract of land located in the 6600 block of Sandswitch Road; 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, The Final Planned Unit Development Plan for Iris Knoll Planned Unit Development was submitted on September 7, 2004, and approved by Resolution 24254 on November 9, 2004; and

WHEREAS, submittal of the final planned unit development plan constitutes an automatic, permanent extension of the preliminary planned unit development plan and said plan has expired since it was not recorded within two (2) years of approval;

WHEREAS, A new final planned unit development plan, which was reviewed by representatives of the Regional Planning Agency staff and substantially conforms to the one approved by Resolution No. 24254, was submitted on August 29, 2007;

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the Final Planned Unit Development Plan submitted on August 27, 2007 for the Iris 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 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: October 9, 2007

/add

P.U.D.: Iris Knoll Planned Unit Development  
Lots 1-66

CASE NO.: 2004-023

DEVELOPER: Iris Knoll Development Company

SURVEYOR: David Mathews Surveying Company

ENGINEER: Norman Dale Irwin

DATE OF SUBMITTAL: August 29, 2007

STATUS: Final Planned Unit Development Plan

STAFF COMMENT: The preliminary planned unit development plan of Iris Knoll P.U.D. was approved by Resolution No. 24069 on April 13, 2004. The final planned unit development plan for Iris Knoll P.U.D. was submitted on September 7, 2004, and was approved by Resolution No. 24254 on November 9, 2004. Since the final P.U.D. plan for Iris Knoll P.U.D. was submitted within two years of approval of the preliminary P.U.D. plan this submittal constituted an automatic, permanent extension of the preliminary P.U.D. plan per Article 5, Section 1213(7) of the Chattanooga Zoning Ordinance. The final P.U.D. plan of Iris Knoll P.U.D. has not been recorded. Since the final P.U.D. plan was not recorded within two years, the final P.U.D. approval has expired per Article 5, Section 1213(8) of the Chattanooga Zoning Ordinance. The final P.U.D. plan submitted on August 29, 2007, is a new submittal of the final P.U.D. plan for review by the Regional Planning Agency staff and recommendation to the Chattanooga City Council.

A. Planning Commission Requirements

1. Add the seal of the surveyor.
2. Add the seal of the engineer.

3. Label the State of Tennessee property north of lots 1-7 as vacant.
4. Show the number of acres drained for the drainage pipes which cross road center lines.
5. Note the resolution number of the second final P.U.D. plan approval.
6. Add the following note: "The City of Chattanooga is not responsible to construct or maintain Bramblerose Lane".
7. Show the location of sidewalks that must be installed in Candytuft Lane and Petunia Court.
8. In note 7, change "1 and 3" to "1-3".

B. Chattanooga Development Director Requirements

1. Submit plan and profile of pipes and cross drains.
2. Show on the P.U.D. plan the volume of the drainage detention areas in Community Lots 65 and 66.
3. Submit design details for the drainage detention areas, including overflows and a cross section.
4. Recorded deed restrictions must reflect that all lot owners jointly own Community Lots 65 and 66 and are jointly responsible for any expenses to maintain them. Consequently, submit proposed deed restrictions to the Chattanooga Development Director. The Chattanooga Development Director must approve proposed deed restrictions before the plan can be recorded.
5. Questions about Chattanooga Development Director requirements should be directed to Mr. Joel Booth at 643-5812.

C. Chattanooga Fire Department Requirements

1. Pave a 50' radius in both cul-de-sacs.
2. Show on the plat and install a fire hydrant in lot 53 just north of Bramblerose Lane.

3. Questions about Chattanooga Fire Department requirements should be directed to Mr. Randall Herron at 421-4268.

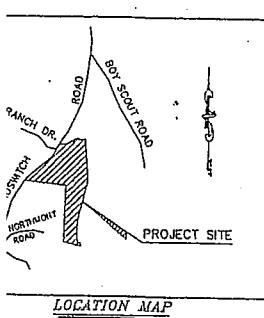
D. Tennessee Department of Health and Environment Requirements

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.

E. 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



**Owner's Certification**

I, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner/s in fee simple. I dedicate the road right-of-way as shown to the public use forever and certify that there are no encumbrances on the property dedicated.

Iris Knoll Development Co.  
1252 Lower Mill Road  
Hixson, TN 37343  
(423) 242-8263

**Surveyor's Certification**

I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief; and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "F" Survey.

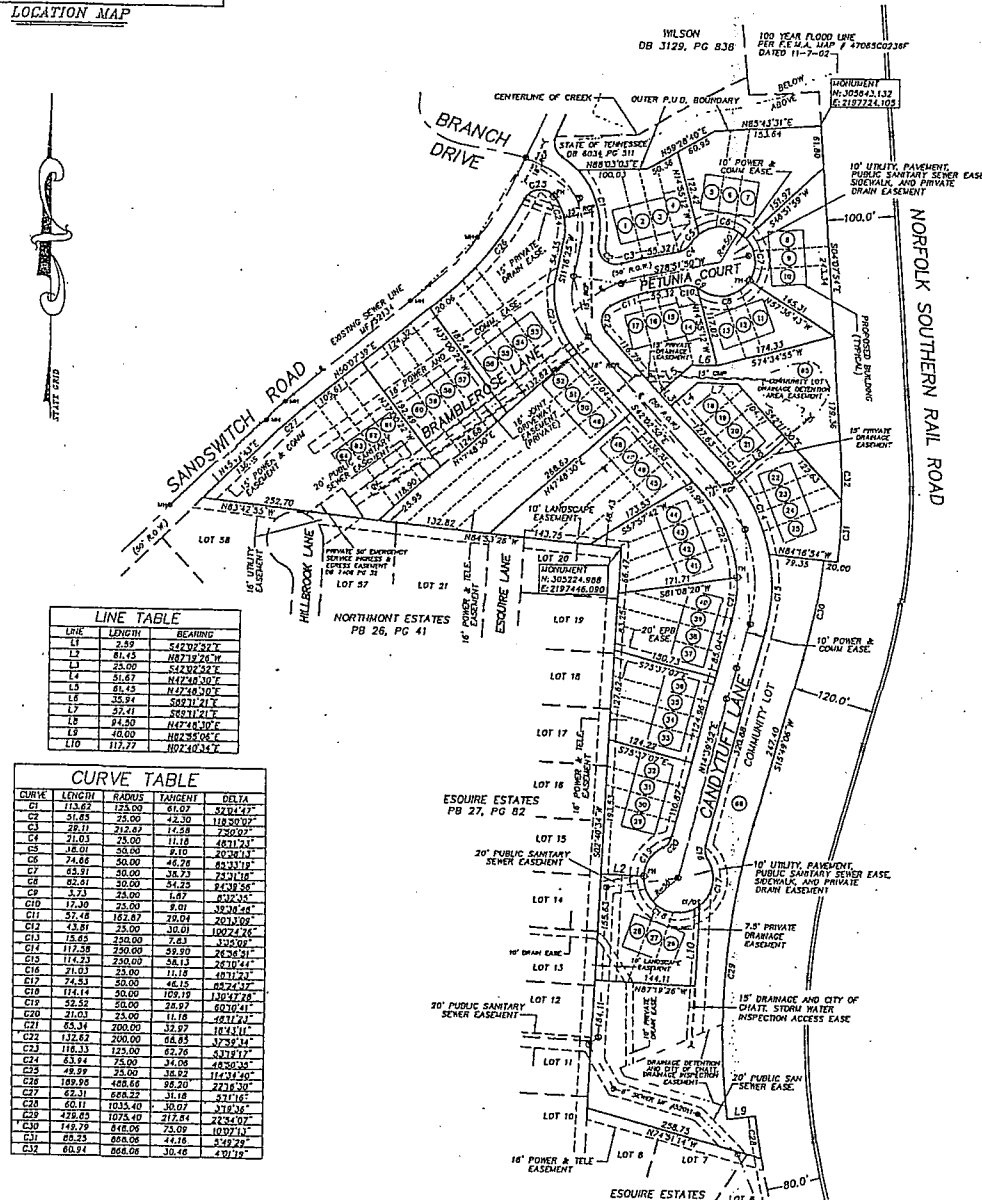
David Mathews PLS#747

**Engineer's Certification**

I certify that I have reviewed all new roads, drainage, domestic water and sanitary sewers as shown on this plat and that the design meets proper engineering criteria.

Norman Dale Irwin  
1820 Hamill Road  
Hixson, TN 37343  
Phone: (423) 870-4208

APPROVED FOR RECORDING  
HAMILTON COUNTY GIS DEPT  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
JURISDICTIONAL AUTHORITY  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
CHATTA/HAM CNTY REGIONAL  
PLANNING COMMISSION  
DATE \_\_\_\_\_  
BY \_\_\_\_\_

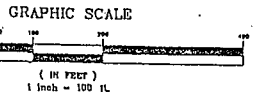


**LINE TABLE**

LINE	LENGTH	BEARING
L1	3.59	S129°22'27"E
L2	81.45	N87°12'26"W
L3	23.00	S129°22'27"E
L4	51.67	N87°12'26"W
L5	81.45	N17°48'30"E
L6	35.94	S82°11'21"E
L7	37.41	S82°11'21"E
L8	94.50	N42°14'30"E
L9	40.00	N82°35'06"E
L10	112.77	N82°40'34"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	113.67	124.09	61.07	32°14'11"
C2	31.83	25.00	42.30	118°20'27"
C3	28.17	212.07	14.28	2°50'27"
C4	21.03	74.00	11.18	48°13'11"
C5	16.01	38.00	8.10	20°28'11"
C6	24.86	30.00	46.78	83°31'19"
C7	63.21	30.00	38.73	25°11'27"
C8	62.61	30.00	34.35	64°38'28"
C9	3.73	25.00	1.67	6°12'34"
C10	17.40	25.00	2.20	32°28'28"
C11	51.48	182.67	29.04	20°12'21"
C12	43.81	23.00	30.01	100°24'26"
C13	18.64	250.00	7.63	3°10'29"
C14	117.29	250.00	29.89	20°20'11"
C15	114.23	200.00	58.13	28°10'41"
C16	21.03	23.00	16.18	48°13'11"
C17	24.53	30.00	46.13	82°45'27"
C18	114.14	30.00	109.19	148°17'28"
C19	52.52	30.00	28.57	62°02'41"
C20	21.03	23.00	16.18	48°13'11"
C21	63.34	200.00	32.57	18°11'11"
C22	122.87	200.00	68.85	37°32'14"
C23	116.11	123.00	52.26	23°30'21"
C24	83.94	25.00	24.00	83°12'17"
C25	48.97	25.00	38.52	114°14'40"
C26	129.93	408.66	58.20	22°18'30"
C27	62.31	668.22	31.16	2°17'15"
C28	60.11	1033.40	30.07	2°16'36"
C29	428.83	1078.40	217.84	22°24'07"
C30	142.79	819.66	23.69	100°17'11"
C31	68.23	688.08	44.18	6°45'22"
C32	60.94	668.08	30.48	4°19'12"



**LOT NO. LOT AREA**

1-4	0.4154AC
5-7	0.5584AC
8-10	0.4084AC
11-13	0.3024AC
14-17	0.3724AC
18-21	0.2984AC
22-23	0.3284AC
24-26	0.4424AC
27-32	0.4184AC
33-40	0.3924AC
41-43	0.4244AC
44-46	0.4584AC
47-52	0.4244AC
53-58	0.6184AC
59-60	0.5484AC
61-64	0.5284AC
65	0.5284AC
66	1.7924AC

**LOT NO. ADDRESS ROAD NAME**

1	509	PELUNIA COURT
2	513	PELUNIA COURT
3	517	PELUNIA COURT
4	521	PELUNIA COURT
5	525	PELUNIA COURT
6	533	PELUNIA COURT
7	537	PELUNIA COURT
8	542	PELUNIA COURT
9	548	PELUNIA COURT
10	544	PELUNIA COURT
11	536	PELUNIA COURT
12	532	PELUNIA COURT
13	528	PELUNIA COURT
14	520	PELUNIA COURT
15	516	PELUNIA COURT
16	512	PELUNIA COURT
17	508	PELUNIA COURT
18	6628	CANDYTUFT LANE
19	6624	CANDYTUFT LANE
20	6620	CANDYTUFT LANE
21	6616	CANDYTUFT LANE
22	6612	CANDYTUFT LANE
23	6608	CANDYTUFT LANE
24	6604	CANDYTUFT LANE
25	6600	CANDYTUFT LANE
26	6593	CANDYTUFT LANE
27	6591	CANDYTUFT LANE
28	6511	CANDYTUFT LANE
29	6531	CANDYTUFT LANE
30	6543	CANDYTUFT LANE
31	6543	CANDYTUFT LANE
32	6547	CANDYTUFT LANE
33	6555	CANDYTUFT LANE
34	6561	CANDYTUFT LANE
35	6567	CANDYTUFT LANE
36	6571	CANDYTUFT LANE
37	6579	CANDYTUFT LANE
38	6583	CANDYTUFT LANE
39	6587	CANDYTUFT LANE
40	6591	CANDYTUFT LANE
41	6595	CANDYTUFT LANE
42	6593	CANDYTUFT LANE
43	6607	CANDYTUFT LANE
44	6611	CANDYTUFT LANE
45	6615	CANDYTUFT LANE
46	6623	CANDYTUFT LANE
47	6627	CANDYTUFT LANE
48	6631	CANDYTUFT LANE
49	6633	CANDYTUFT LANE
50	6643	CANDYTUFT LANE
51	6647	CANDYTUFT LANE
52	6651	CANDYTUFT LANE
53	485	BRAMBLE ROSE LANE
54	481	BRAMBLE ROSE LANE
55	487	BRAMBLE ROSE LANE
56	483	BRAMBLE ROSE LANE
57	476	BRAMBLE ROSE LANE
58	471	BRAMBLE ROSE LANE
59	467	BRAMBLE ROSE LANE
60	463	BRAMBLE ROSE LANE
61	459	BRAMBLE ROSE LANE
62	451	BRAMBLE ROSE LANE
63	447	BRAMBLE ROSE LANE
64	443	BRAMBLE ROSE LANE
65	8634	BRAMBLE ROSE LANE
66	6370	BRAMBLE ROSE LANE

**GENERAL NOTES**

1. Zoned: R-1
2. Acres subdivided: 13.19± AC
3. This plat subdivides deed: S 3322-882
4. Water supply: Hixson Utility District
5. This subdivision has been developed according to the design standards of the City of Chattanooga Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners
7. Tax Map No: 910-B-1 and 3
8. City Ordinance No: 9942 entitled "Storm Water Run-Off and Erosion Control" shall apply to any discharge of storm from this Subdivision of Property.
9. Adjoining lots in Esquire Estates and Northmont Estates are vacant or used for residences.
10. Public sanitary sewers are available by gravity flow.
11. Per Resolution 2425' type "C" landscaping is required in the 10' landscape easement.
12. Adjoining lots in Esquire Estates and Northmont Estates are vacant or used for residences.
13. Exact survey data for dashed lot lines to be recorded when building locations established.
14. The only minimum setbacks required are at least 25' from Sandwitch Road and other outer boundaries of the P.U.D. and 10' from other public road right-of-way. Free-standing buildings must be at least 10' apart.
15. Minimum of two offstreet parking spaces per unit.
16. A 10' private drainage easement is reserved along the outer boundaries of this P.U.D., except Sandwitch Road frontage. This drainage easement is automatically abandoned if two or more lots are combined or used as one lot or no setback is required.
17. The City of Chattanooga is not responsible to construct or maintain any drainage easements, storm sewer easements, drainage detention areas, community lots, buildings or anything else in this planned unit development.
18. The owners of Lots 1-66 are responsible to maintain drainage detention facilities on Community Lots 66 and 66.
19. There are 64 dwelling units, and a density of 4.85 units per acre.
20. No fill material can be placed in a constructed drainage facility in such a manner as to impede storm water runoff flow unless approved by the City Engineer.
21. Per F.E.M.A. F.I.R.M. No. 47066C0236F dated 11-7-02, the 100 year flood elevation is 672'.
22. Drainage detention areas and facilities installed by the developer cannot be filled, altered or changed in any way without the permission from the Chattanooga City Engineer's Office.
23. The City of Chattanooga reserves the right to inspect storm water facilities on Community Lots 66 and 66.
24. The entire area of Community Lot 66 is a drainage detention area and City of Chattanooga Storm Water Facilities Inspection Examinations. Consequently, no building of any kind is permitted on community lot 66.
25. No residential building is permitted on Community Lot 66. Community Lot 66 is to be used for drainage, sewerage, recreation, open space, or community purposes.
26. All proposed buildings are townhomes.
27. All units to have three or less bedrooms.
28. Article V, Section 120613 of Chattanooga Local Ordinance provides sidewalks on both sides of Candy Tuft Lane and Bramble Rose Lane.

RECEIVED  
MAY 28 2004  
GIS DEPT.

JUN 2 2004

**IRIS KNOLL**  
**PLANNED UNIT DEVELOPMENT**  
**LOTS 1 THRU 66**

CHATTANOOGA, HAMILTON COUNTY, TENNESSEE  
Date: 8-31-2004 Drawn: Boon  
Scale: 1"=100' Checked: DLM Job#: 04-616

DAVID MATHEWS SURVEYING  
1820 HAMILL ROAD  
HIXSON, TN 37343  
PHONE: (423) 870-4208