

RESOLUTION NO. 25480

A RESOLUTION APPROVING A PROPOSED PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT SPECIAL EXCEPTIONS PERMIT FOR A PLANNED UNIT DEVELOPMENT, KNOWN AS ARTISAN PLANNED UNIT DEVELOPMENT, ON TRACTS OF LAND LOCATED AT 8310, 8312, AND 8316 IRIS ROAD, MORE PARTICULARLY DESCRIBED HEREIN AND AS SHOWN ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE, SUBJECT TO CERTAIN CONDITIONS.

WHEREAS, Signature Investments, LLC 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 property located at 8310, 8312, and 8316 Iris Road; and

WHEREAS, The Chattanooga-Hamilton County Regional Planning Commission, on March 10, 2008, recommended that the Chattanooga City Council approve the Plan as a Preliminary and Final Planned Unit Development; and

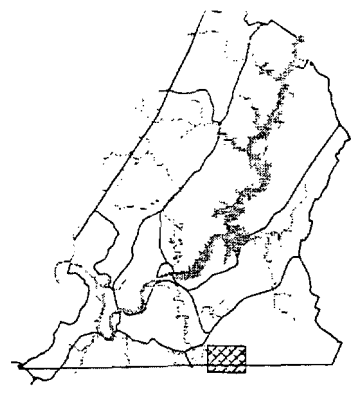
NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That there be and hereby is granted a Preliminary and Final Planned Unit Development Special Exceptions Permit for a Proposed Planned Unit Development, known as Artisan Planned Unit Development, on tracts of land located at 8310, 8312, and 8316 Iris Road, as shown on the map attached hereto and made a part hereof by reference and more particularly described as follows:

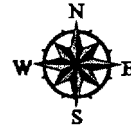
Parts of Lots 1 and 2, Map of Ayer's Subdivision, Plat Book 15, Page 122, ROHC, and Lot 1, Final Plat of Lot 1, Iris Glen Subdivision, Plat Book 76, Page 199, ROHC, being the property described in Deed Book 8440, Page 21 (part) and Deed Book 8440, Page 48, ROHC. Tax Map 171J-A-032, 032.01, and 033.

BE IT FURTHER RESOLVED, That the Preliminary and Final Planned Unit Development Plan for the Planned Unit Development is subject to the conditions of the site plan and Planned Unit Development review attached hereto and made a part hereof by reference.

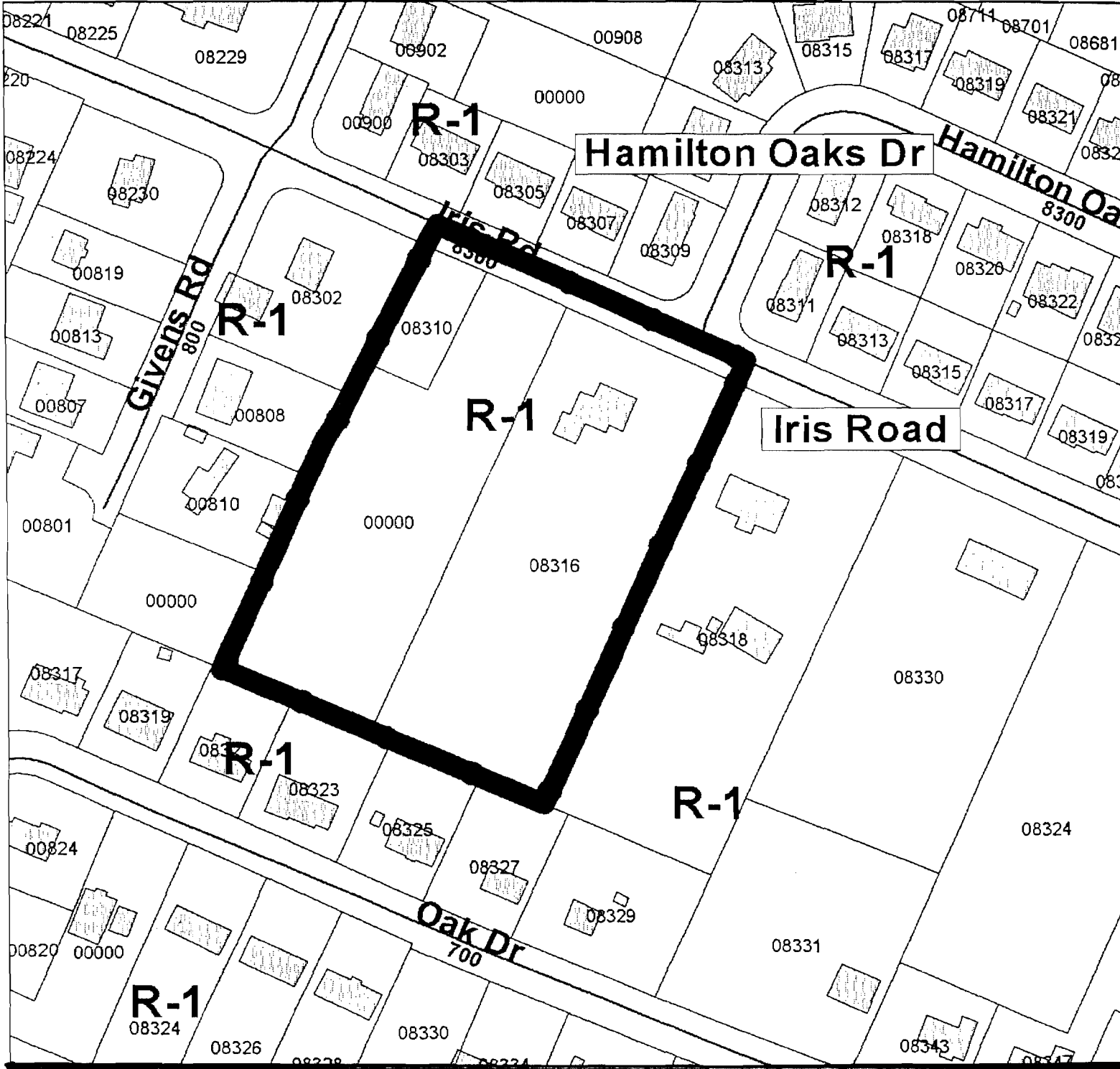
ADOPTED: April 8, 2008



CHATTANOOGA
CASE NO: 2008-0050
PC MEETING DATE: 3/10/2008
RESIDENTIAL PUD



1 in. = 130.0 feet



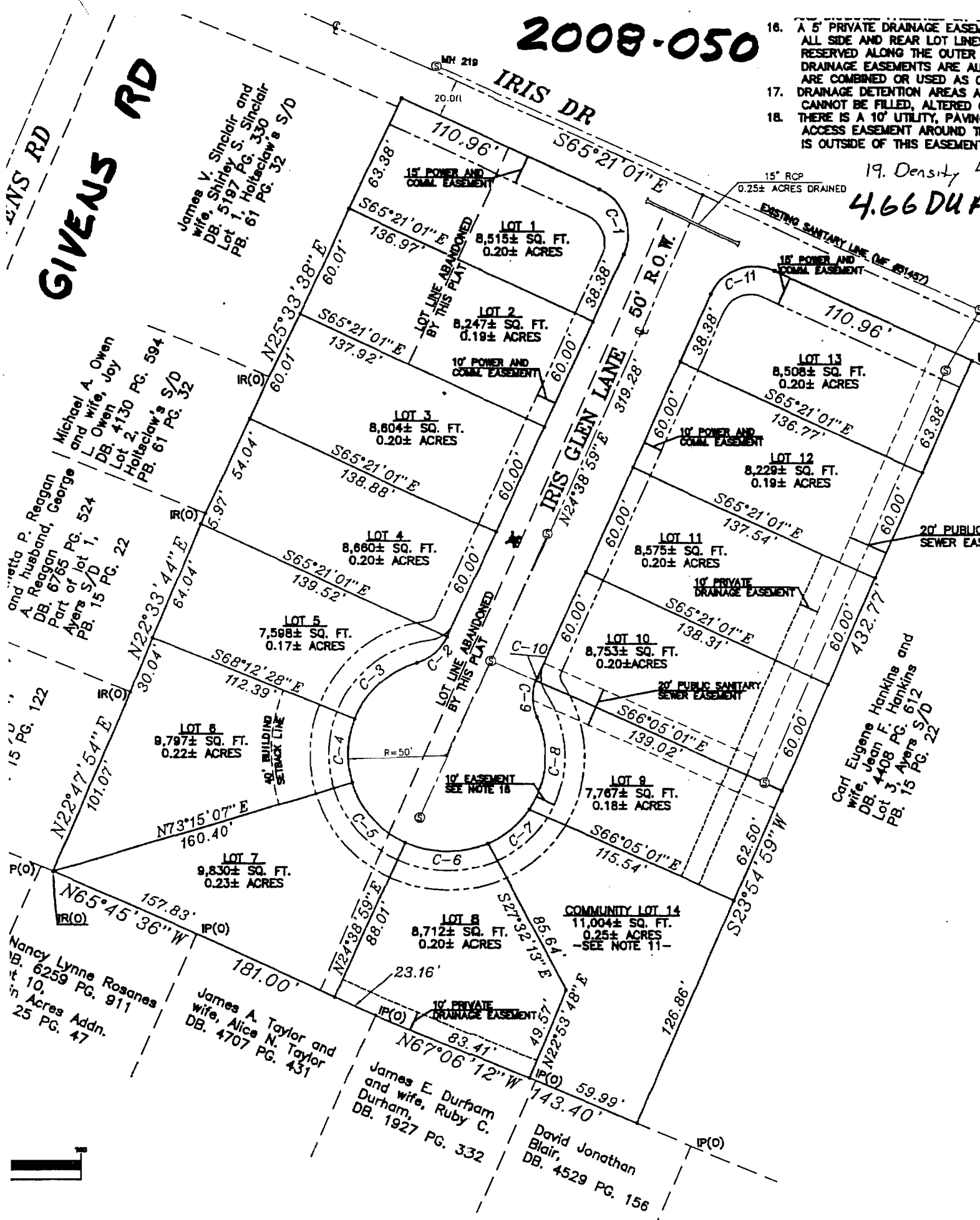
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2008-050: Approve as a preliminary and final Planned Unit Development simultaneously, subject to the PUD review.

2008-050

- 16. A 5' PRIVATE DRAINAGE EASEMENT ALL SIDE AND REAR LOT LINES RESERVED ALONG THE OUTER BOUNDARY. DRAINAGE EASEMENTS ARE ALL RESERVED AND USED AS OF RIGHT.
- 17. DRAINAGE DETENTION AREAS ARE NOT TO BE FILLED, ALTERED OR COVERED.
- 18. THERE IS A 10' UTILITY, PAVING AND ACCESS EASEMENT AROUND THE PERIMETER WHICH IS OUTSIDE OF THIS EASEMENT.

19. Density 4
4.66 DUA

GIVENS RD



CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT

P.U.D.: Artisan Planned Unit Development
Lots 1-14

CASE NO.: 2008-050

DENSITY: 4.1 units per acre

APPLICANT: Signature Investments, LLC

SURVEYOR: Fite Land Surveying Company

ENGINEER: March Adams and Associates

DATE OF SUBMITTAL: February 8, 2008

JURISDICTION: City of Chattanooga

NOTE: This P.U.D. was previously called Iris
Glen Subdivision

STATUS: Preliminary and Final Planned Unit
Development Plan Reviewed
Simultaneously

STAFF COMMENT:

- 1) The property adjacent to the area included in this 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 detached single-family houses and accessory uses.
- 4) There is a need for this development in the proposed location.
- 5) There is reasonable assurance that the development will proceed according to the spirit and letter of the approved plans.

A. Planning Commission Requirements

1. Change the name from "Iris Glen Subdivision" to "Artisan Planned Unit Development".
2. Change "Final Plat" to "Final Planned Unit Development Plan".
3. Note that the density is 4.1 units per acre.
4. The proposed sewer plan extends the sanitary sewer line to Lot 2 and deletes the manhole near the line between Lots 3 and 4. Show the revised sewer line and manholes on the plat.
5. Add the following note: "All adjoining property zoned R-1".
6. Show street addresses per the GIS Department.
7. In Note 15, show the deed reference numbers.
8. Add the seal of the surveyor and the seal of the engineer.
9. Change Note 16 to the following: "A 10' private drainage easement is reserved along the outer boundaries of this P.U.D. except road lines. This drainage easement is automatically abandoned if two or more lots are combined or used as one lot or no setback is required".
10. Add the following note: "The only minimum building setbacks required are a minimum 25' setback from Iris Drive and other outer boundaries of the P.U.D., a minimum 10' from the internal road and a minimum 10' between free-standing buildings. Other than above, no minimum building setbacks are required".
11. Add the following note: "Only detached single-family houses and accessory uses are permitted on Lots 1-13".
12. Show the address and phone number of the developer.
13. Street name approvals by the GIS Department expire. Check the GIS Department to see if the street name is still acceptable.
14. Article 5, Section 1208(3) of the Chattanooga Zoning Ordinance requires sidewalks in a P.U.D. Consequently, add the following note: "Per requirements of the Chattanooga Zoning Ordinance, sidewalks are required on the internal street of this P.U.D."

15. Show and label the center line of Hamilton Oaks Drive opposite Lot 14.
16. Delete the 40' minimum building setback line from Lot 6.

B. Chattanooga Fire Department Requirements

1. Pave a 50' radius cul-de-sac at the end of Iris Glen Lane.
2. Delete the fire hydrant shown at the lot line between Lots 3 and 4 and show a fire hydrant in Lots 1 or 13 near the intersection but outside of the curve radius. Install the hydrant on the same side of the road as the water line.
3. Questions about Chattanooga Fire Department requirements shall be directed to Mr. Randall Herron at 421-4268.

C. Chattanooga Development Director Requirements

1. Covenants are required which specify that lot owners of Lots 1-14 are responsible to maintain drainage detention areas and facilities on Community Lot 14 and that these lot owners are responsible for any costs to maintain these facilities.
2. The plat cannot be recorded until the Chattanooga Development Director has reviewed and approved these covenants.
3. On the engineer's drawing, the 15" drainage pipe at the intersection of Iris Drive and Iris Glen Lane is shown as 100' long. The plat shows only 50' of pipe. Consequently, increase the length of the 15" drainage pipe at the intersection to 100' to match the engineer's drawing.
4. Label the 15" drainage pipe at the intersection as to have headwalls.
5. Dedicate additional right-of-way to 25' from the center line of Iris Drive. Since this is a P.U.D., there is no required road frontage. Therefore, Lots 2-4 and 10-12 could have reduced frontage with the additional area added to Lots 1 and 13. This would improve the appearance of the development by moving houses on Lots 1 and 13 further from Iris Drive.

6. Questions about Chattanooga Development Director Requirements should be directed to Mr. Joel Booth at 757-4886.

D. Chattanooga Sewer Requirements

1. City sewer maps show an existing sewer connection in Iris Drive to Lot 1. If this exists, do not install an additional sewer connection to Lot 1.
2. Questions about Chattanooga Sewer Requirements should be directed to Mr. Eric Douglas at 757-4918.

E. 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.

F. 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

G. 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.

H. 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.