

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Name:</b>	<b>Carr Farm Subdivision Lots 2A, 2B, and 3A</b>	<b>PC Meeting Date: 12-08-14</b>
<b>Applicant Request:</b>	Final Plat	
<b>Property Location:</b>	4715, 4727, and 4729 Highway 58	
<b>Property Owner:</b>	CLCB Holdings, LLC	
<b>Applicant:</b>	Hopkins Surveying	
<b>Total Acreage:</b>	0.86 Acres	
<b>Proposed Density:</b>	3.48 dwelling units per acre	
<b>Tax Map Number:</b>	129B-D-010	
<b>Zoning:</b>	C-2 Convenience Commercial Zone	
<b>Staff Recommendation:</b>	<p><b>APPROVE, as a final plat, subject to the following condition:</b></p> <ul style="list-style-type: none"> <li>• <b>Approval of a variance from the Planning Commission to permit the existing structures on the site to have smaller front setback than required by the C-2 Convenience Commercial Zone.</b></li> </ul>	

## PROJECT ANALYSIS

### RPA Comments

The following are additional comments and notes provided by RPA staff.

#### Subdivision Regulation and Platting Requirements

There are no additional subdivision regulation and platting requirements required for this subdivision plat.

#### Additional Comments and Notes

The following items can be corrected prior to the submittal of the mylar copy of the final plat that will be submitted for signatures.

1. ***Submit Geo-referenced CAD file used to create the plat must be submitted to Hamilton County GIS prior to them signing the mylar copy of the final plat.***

### City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Traffic Engineering & Operations staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

Additional requirements, if needed, are indicated by department below either as comments or as conditions recommended to be attached to the final ordinance.

#### Water Quality Staff Comments and Notes

1. No additional comments or notes.
2. Questions concerning any requirements, comments, and notes contact Mr. Mark Heinzer at (423) 643-5880.

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### Chattanooga Sewer Staff Comments and Notes

1. No additional comments or notes.
2. Questions concerning any requirements, comments, and notes contact Mr. Eric Douglas at (423) 643-5814.

### Transportation Department Staff Comments and Notes

1. No additional comments or notes.
2. Questions concerning any requirements, comments, and notes contact Mr. Bert Kuyrkendall at (423) 643-5925.

### Fire Marshall's Office Staff Comments and Notes

1. No additional comments or notes.
2. Questions concerning any requirements, comments, and notes contact Mr. Michael Wright at (423) 643-5622.

### Land Development Office Staff Comments and Notes

1. No additional comments or notes.
2. Questions concerning comments and notes contact Mr. Ed LeCompte at (423) 643-5880.

### Hamilton County GIS Staff Comments and Notes

1. ***Submit Geo-referenced CAD file used to create the plat must be submitted to Hamilton County GIS prior to them signing the mylar copy of the final plat.***
2. Questions and comments about Hamilton County GIS notes please contact Hamilton County GIS at (423) 209-7760

### Electric Power Board Staff Comments and Notes

1. No additional comments or notes.
2. Questions concerning requirements, comments, and notes contact Mr. Billy McGhee at (423) 648-3259.

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### Additional Permit Reminders

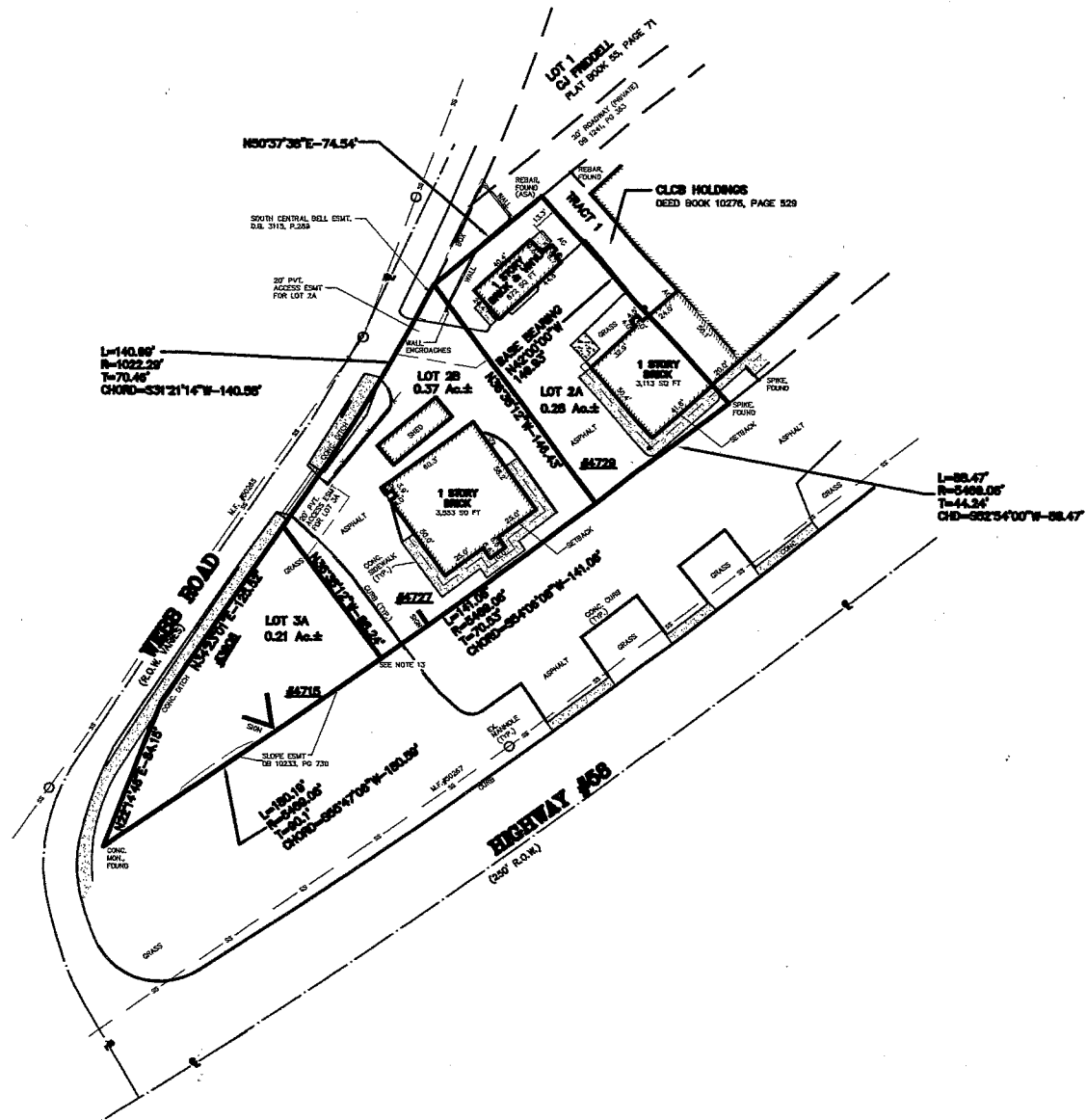
#### City of Chattanooga Land Disturbing Permit

1. Per Section 31-320 of the Chattanooga Municipal Code a Land Disturbing Permit may or may not be required.
2. Questions concerning Land Disturbing Permit please contact Mr. Mark Heinzer at (423) 643-5880.

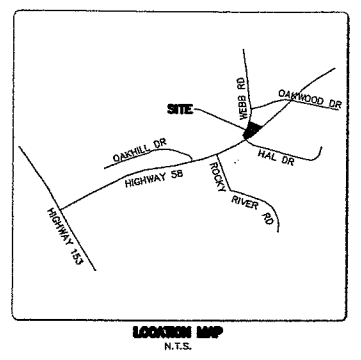
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### Reminders

1. This staff recommendation is tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. All plat final plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
3. Review and approval of this final plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.



APPROVED FOR RECORDING  
 HAMILTON COUNTY GIS DEPT  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 APPROVED FOR RECORDING  
 CHATTAHOOGA CITY REGIONAL  
 PLANNING COMMISSION  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_



**OWNER STATEMENT**  
 I CERTIFY THAT I AM THE OWNER IN FEE  
 SIMPLE OF THE PROPERTY SHOWN AND  
 ADOPT THIS AS MY PLAN OF SUBDIVISION.

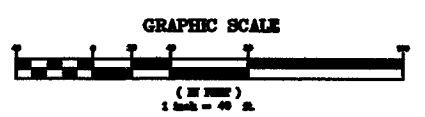
CLCB HOLDINGS, LLC  
 832 GEORGIA AVE  
 CHATTANOOGA, TN 37402  
 423-756-6600

RECEIVED

NOV 21 2014

Chattanooga Hamilton County  
 Regional Planning Agency  
 Development Services

- NOTES:**
- 1.) PRESENT ZONING CLASSIFICATION C-2.
  - 2.) AREA SUBDIVIDED BY THIS PLAT IS 0.88 ACRES.
  - 3.) TAX MAP NUMBER 1228-D-10.
  - 4.) THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED IN DEED BOOK 10276 PAGE 526.
  - 5.) THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE SUBDIVISION REGULATIONS OF THE CITY OF CHATTANOOGA.
  - 6.) THE PURPOSE OF THIS PLAT IS TO CREATE NEW LOTS.
  - 7.) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
  - 8.) PUBLIC SANITARY SEWERS ARE AVAILABLE BY GRAVITY FLOW.
  - 9.) STREET ADDRESS 4222.
  - 10.) CITY ORDINANCE #6942 ENTITLED "STORMWATER RUNOFF AND EROSION CONTROL" SHALL APPLY TO ANY DISCHARGE OF SAME FROM THIS SUBDIVISION OF PROPERTY.
  - 11.) NO FILL MATERIAL CAN BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPED STORM WATER RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.
  - 12.) THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF THE 20' PRIVATE ACCESS EASEMENT.
  - 13.) ALL CORNERS ARE 5/8" REBAR WITH CAP UNLESS NOTED OTHERWISE.
  - 14.) THE CHATT-HAM CO. REGIONAL P.C. GRANTED FRONT YARD SETBACK REDUCTION TO PERMIT EXISTING STRUCTURES TO HAVE SMALLER SETBACK THEN REQUIRED BY THE C-2 ZONE.



DWG. NO. 2014-146-3

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON, THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE UNIFORM STANDARDS OF PRACTICE AND THAT THE RATIO OF PRECISION OF UNADJUSTED SURVEY IS >=1:15,000 (CATEGORY 1)

**FINAL PLAT - LOTS 2A-2B-3A**  
**CARR FARM SUBDIVISION**

LYING IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5, RANGE 3, WEST OF BASIS LINE, COOKE DISTRICT, BEING ALSO PART OF LOTS ONE, TWO, AND THREE, BLOCK ONE, CARR FARM, AS RECORDED IN DEED BOOK 4294, PAGE 547, AND DEED BOOK 5306, PAGE 806, R.O.H.C., CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE.

**HOPKINS SURVEYING GROUP**  
 175 Hamn Road - P.O. Box 4386  
 Chattanooga, Tennessee 37405  
 (423) 287-3751 Office / (423) 287-0611 Facsimile  
 Copyright - By Hopkins Surveying Group

DESIGNER: J. B. ELIVER	SHEET NO. 1 OF 1	DWG. NO. 2014-146PLAT-3
SCALE: 1" = 40'	DATE: SEPT. 25, 2014	REV. DATE: 10-10-14
PROPERTY ADDRESS: 4222 & 4720 HERRIN RD, CHATTANOOGA, TN	THIS MAP MAY BE RECORDED	