

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:		Seven Lakes Subdivision Final Plat-Lots 215 thru 235, and Lots 238 thru 240	PC Meeting Date: 07-14-14
Applicant Request:	Final Plat		
Property Location:	Ooltewah-Georgetown Road		
Property Owner:	Seven Lakes Associates		
Applicant:	MAP Engineers		
Total Acreage:	8.27 Acres		
Proposed Density:	2.78 dwelling units per acre		
Tax Map Number:	104K-L-006 thru 026, and 104-039.01 and 104-039.02		
Zoning:	R-1 Single-Family Residential District-Planned Unit Development		
Staff Recommendation:	<p>APPROVE, as a final plat, subject the following conditions:</p> <ol style="list-style-type: none"> 1. Approval of the variances as requested from the Hamilton County Subdivision Regulations. If the variances are denied, the staff recommendation is to DENY. 2. Subject to the Subdivision and Zoning Requirements and resolution of the notes identified in the Infrastructure and Operational section below. 		

PROJECT ANALYSIS

Subdivision & Zoning Regulation Requirements

1. Add the following note: "Approval of Planned Unit Development Plan see Hamilton County Resolution 406-25B".
2. In the curve data table, it references curves C1 and C2. I don't believe these curves are identified on this plat. If they are not on this plat then remove C1 and C2 from the curve data table.
3. In the curve data table add the data for curve C14, which is indicated on the plat but not in the
4. Add the following note: "The Government of Hamilton County is not responsible for the construction or maintenance of any private access and utility easement".
5. Show and label as such any existing property lines to be abandoned by this plat on Lots 231/232 and Lots 233/234. Label lot lines being abandoned as "Lot Lines to be Abandoned by this Plat".
6. Show and label as such any existing property/deed lines to be abandoned by this plat on proposed Lots 238 thru 240. Label lot lines being abandoned as "Lot Lines to be Abandoned by this Plat".
7. If the variances are granted by the Chattanooga-Hamilton County Regional Planning Commission then add the following notes:
 - "The Chattanooga-Hamilton County Regional Planning Commission granted a variance on July 14, 2014 to permit Lots 238 thru 240 to a minimum flag lot width 10' and 20', which is less than the minimum required 25'".
 - "The Chattanooga-Hamilton County Regional Planning Commission granted a variance on July 14, 2014 to permit Lots 238 and 239 to a minimum size for a flag lot that is less than the minimum required one (1) acre".
 - "The Chattanooga-Hamilton County Regional Planning Commission granted a variance on July 14, 2014 to permit Lot 240 to obtain access by way of a private access easement on a lot that is less than five (5) acres in size".
8. Show the amount of acreage remaining for the future development area owned by Seven Lakes Development.
9. In the title block change "Revised-Planned Unit Development" to "Final-Planned Unit

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- Development Lots 215 thru 235 and Lots 238 thru 240”.
10. In the title block change “Seven Lakes S/D Phase 5, Lots 217-234” to “A Revision of Seven Lakes S/D Phase 5, Lots 215-235 as recorded in Plat Book 98 Page 198”.
 11. Show and label as such the existing right-of-way and temporary cul-de-sac for Seven Lakes Drive near existing Lot 186 as shown on Plat Book 96 Page 160”.
 12. In the Future Development area located to the rear of Lots 234/235, Lots 186/187, and proposed Lot 238 the property line of this odd shaped triangle area.
 13. In the notes section change “19) this creates 3 lots” to “19) this subdivision plat creates 3 new lots, lots 238 thru 240”.
 14. In the notes section change “Only detached single-family houses and accessory uses are permitted on Lots 217-234” to “Only detached single-family houses and accessory uses are permitted on Lots 215-235, and Lots 238-240”.
 15. In the notes section change “This plat revises Lots 217-234 Plat Book 98 Page 198, Hamilton County, and adds Lots 238-240” to “This plat revises Lots 215-235 Plat Book 98 Page 198 and adds Lots 238-240”.
 16. In the adjoining lot next to Lot 215 change “Lot 155” to “Lot 163”.
 17. When the plat abandons the existing flag lot and establishes a new lot line at Lots 163/215 then the remaining portion of the flag lot will remain almost as a reserve strip. This remaining portion of the flag lot will need to be abandoned and consolidated with the adjoining lots as well so as to not leave this remaining property as a remnant of property.
 18. Delete the “Engineer’s Statement/Certificate of Design” it’s not required since it was included on a previous recorded plat in Plat Book 98 Page 198”.
 19. Show and label as such an address for proposed Lot 238. Hamilton County GIS will assign an address after the Planning Commission has approved the final plat.
 20. Provide description of all existing corner monuments.
 21. In proposed Lots 239 and 240 remove the property line/dashed line that appears to be a continuation of the existing flag lot. Based on Hamilton County GIS the existing flag stem terminates at the rear of Lot 230.

Variances

The following variances are required in order to approve the plat as a final plat. A separate staff report and recommendation will be prepared for the following variances. The Chattanooga-Hamilton County Regional Planning Commission will review and act on these variance as a stand-alone agenda item. The variances are included in the staff report and recommendation as a reminder only.

1. Section 303.1-All residential lots 5 acres or more in size which do not front a public road may obtain access by way of a permanent easement. Proposed Lot 238 is 2.5 acres in size and as proposed would not currently front a public road. Lot 238 will have access by a flag stem to a 20’ private easement. The applicant requesting a variance of 2.5 acres.
 2. Section 303.4.1.4-Minimum lot frontage on the street or private drive or easement for a residential flag lot shall not be less than twenty-five (25) feet. Proposed Lot 238 will have a lot frontage of 20’. Proposed Lots 239 and 240 will have a lot frontage of 10’. The applicant is requesting a variance of 5’ and 10’.
 3. Section 304.2-Minimum lot size for a residential flag lot, exclusive of the narrow portion of the lot used for access shall be one (1) acre in size. Proposed Lots 239 and 240 have a minimum area of 0.90 and 0.66 acres, which includes the narrow portion. The applicant is requesting a variance to the minimum required lot size of one (1) acre.
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County Departmental Infrastructure & Operational Comments

All land development projects are reviewed by Hamilton County Water Quality staff, Hamilton County Engineering staff, Hamilton County Groundwater Protection, or Hamilton County WWTAs, and various other utilities and utility districts. In addition to the requirements of the Hamilton County Subdivision Regulations and Zoning Resolution, all land development is further required to comply with current development regulations, building and development codes, storm water/water quality regulations, and the landscape requirements.

Additional comments and/or notes, if needed, are indicated by the appropriate departments below.

Hamilton County Engineering Staff Comments and Notes

1. Questions about Hamilton County Engineer's Office requirements should be directed to Mr. Mike Hendrix at 209-7810.

Hamilton County Water Quality Program Staff Comments and Notes

1. The site is operating under an existing state permit and will not need a permit from Hamilton County Water Quality. However, the contractor will need to ensure that they follow the Stormwater Pollution Prevention Plan to protect the stream that runs through the site.
2. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Piper at (423) 209-7851.

Hamilton County WWTAs Staff Comments and Notes

1. Please submit sewer plans and profiles for review following the review procedures established for WWTAs.
2. Questions regarding sanitary sewer requirements should contact Mr. Cleveland Grimes at 209-7842.

Hamilton County GIS Staff Comments and Notes

1. Check with GIS for approval of existing street addresses and a proposed street address for Lot 238.
2. Hamilton County GIS will provide street addresses after the Planning Commission has approved the final plat.
3. Questions about Hamilton County GIS comments and notes should be directed to Hamilton County GIS at 209-7760.

Reminders

1. This staff recommendation is tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Please cover the specified corrections, requirements and resolution of notes and comments provided in the staff report and recommendation in the preparation of the Mylar copy of the final plat for signatures and recording.
3. Per Section 305.3 of the Hamilton County Subdivision Regulations all corner monuments and iron pins shall be permanently installed prior to the signing of the Mylar by Hamilton County.
4. All plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
5. Hamilton County Subdivision Regulations requires one (1) Mylar copy and at least three (3) other

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copies of the final plat with original signatures. All original signatures must be in black ink on the size and format as required by the Hamilton County Register of Deeds Office.

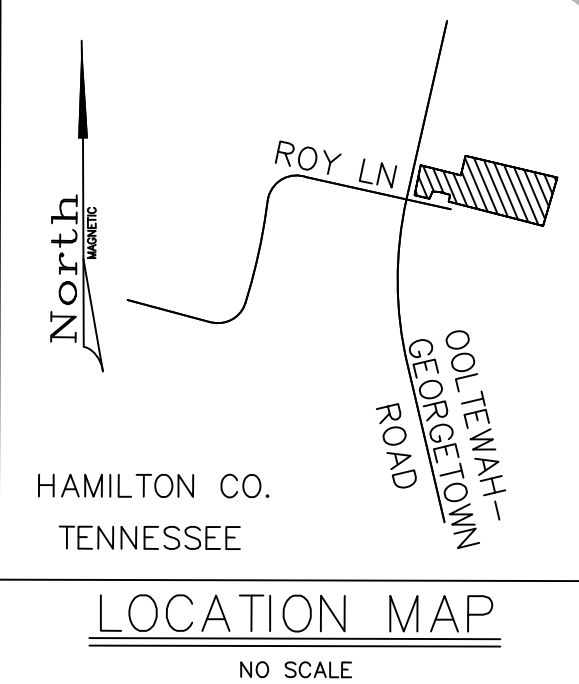
6. Approval of the final plat and recording of the final plat does not mean Hamilton County acceptance of any public street right-of-way, drainage easements, etc.

REFERENCE MATERIAL & NOTES:

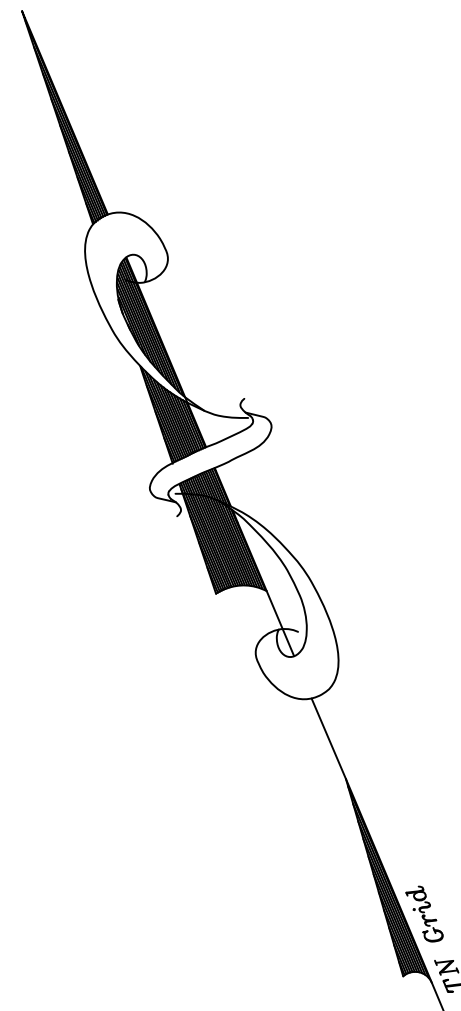
- ELEVATION DATUM: NGVD 1929. MEAN SEA LEVEL.
- TAX ID: 104K-A-014
- THIS PLAT REVISES LOTS 217-234, PLAT BOOK 98, PAGE 198, HAMILTON COUNTY, AND ADDS LOTS 238-240. DEED BOOK 8118 / 94 & 1007 / 988, HAMILTON CO., T1
- ALL OTHER MATTERS OF RECORD ARE EXEMPT.
- ATTENTION IS CALLED TO THE HAMILTON COUNTY CODES AS AMENDED
- AREA BEING SUBDIVIDED = 8.287 ACRES± (NOT INCLUDING ROADS)
- OVERALL DENSITY = 2.0 UNITS PER ACRE
- THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF HAMILTON COUNTY, TENNESSEE, EXCEPT VARIANCES GRANTED BY THE PLANNING COMMISSION ON SEPTEMBER 11, 2006.
- ALL BEARINGS SHOWN ON THIS PLAN ARE RELATIVE TO TENNESSEE GRID NORTH (NAD 83).
- PUBLIC SANITARY SEWER AVAILABLE BY H.C.W.W.T.A.
- THE ONLY MINIMUM BUILDING SETBACKS REQUIRED ARE 25' FROM P.U.D. OUTER BOUNDARY, 10' BETWEEN FREE-STANDING BUILDINGS AND 10' FROM ROAD RIGHT-OF-WAY. OTHER THAN ABOVE, NO MINIMUM BUILDING SETBACKS ARE REQUIRED.
- THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS, DRAINAGE DETENTION AREA PONDS, ROADS, BUILDINGS, GROUNDS OR ANTHING ELSE IN THIS P.U.D.
- THE ROADS IN THIS P.U.D. ARE PRIVATE. THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN ANY ROADS IN THIS P.U.D.
- ONLY DETACHED, SINGLE-FAMILY HOUSES & ACCESSARY USES ARE PERMITTED ON LOTS 217-234
- LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE
- ZONED: R-1
- ROAD RIGHT OF WAYS SHOWN ARE ALSO UTILITY EASEMENTS.
- F.H. = FIRE HYDRANT LOCATION
- THIS CREATES 3 LOTS
- A 5' WIDE PRIVATE DRAINAGE EASEMENT IS RESERVED ALONG ALL INTERIOR SIDE AND REAR LOT LINES IN ALL CASES WHERE BUILDINGS ARE CONSTRUCTED AT LEAST 5' FROM THE LINES. IN CASES WHERE BUILDINGS ARE CONSTRUCTED CLOSER TO THE LINES THAN 5 FEET, AS THE CODE ALLOWS, THE EASEMENT SHALL BE THE REMAINING DISTANCE BETWEEN THE HOUSE AND PROPERTY LINE. THESE EASEMENTS ARE AUTOMATICALLY ABANDONED ALONG THE INTERIORS, SHOULD TWO OR MORE LOTS BE COMBINED.

FLOOD HAZARD NOTE:

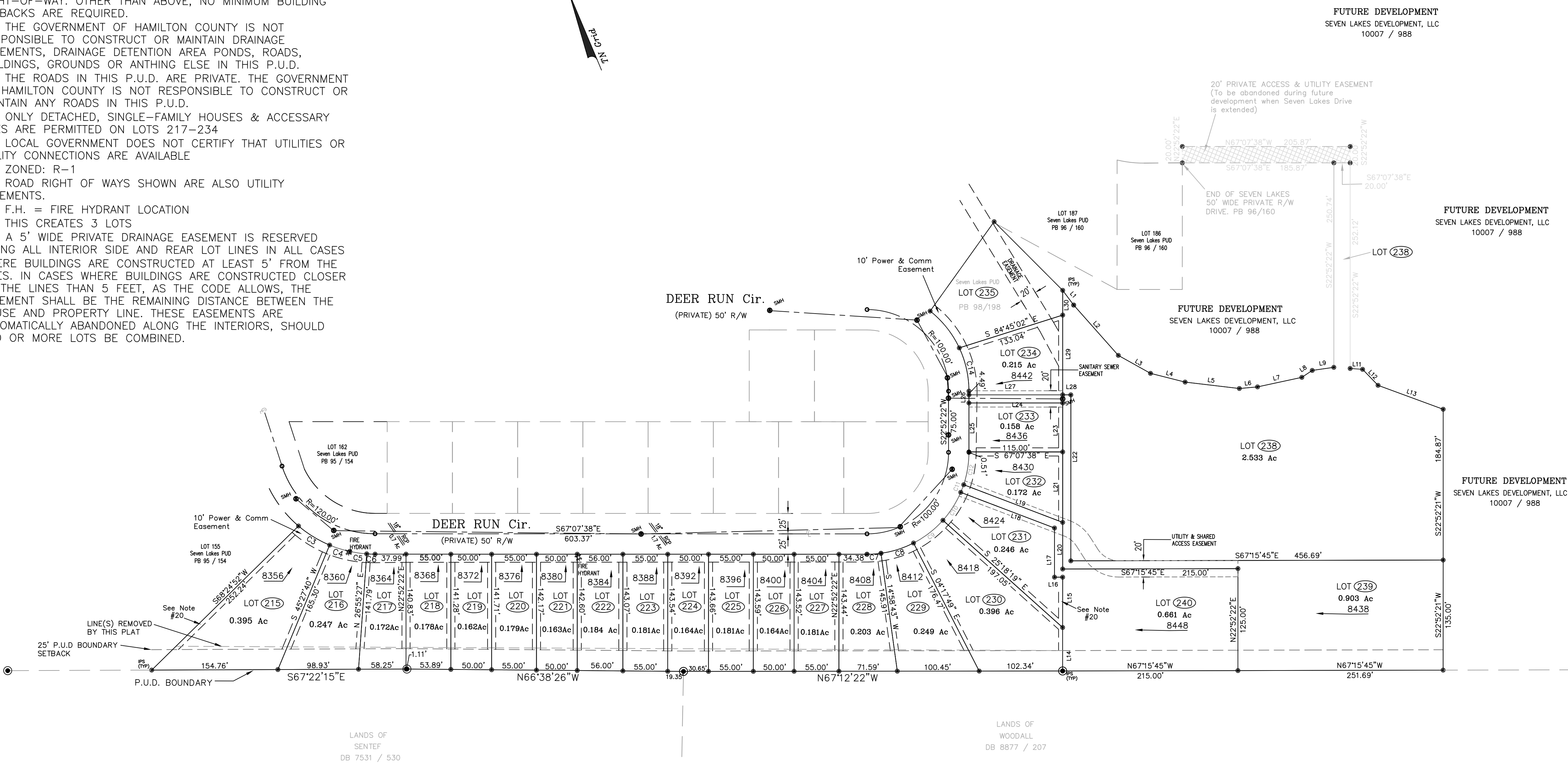
THIS PROPERTY LIES WITHIN ZONE "X" (AREA OUTSIDE FLOODING) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAP OF HAMILTON CO. TN COMMUNITY PANEL NUMBER 47065C-0268-F DATED NOVEMBER 7, 2002



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



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LINE DATA TABLE

LINE	DIRECTION	DISTANCE
L1	S13°52'13"E	22.53'
L2	S18°42'43"E	82.48'
L3	S37°57'45"E	45.19'
L4	S52°59'53"E	43.77'
L5	S60°23'41"E	67.02'
L6	S72°09'53"E	22.37'
L7	S79°17'32"E	55.60'
L8	N79°16'14"E	15.31'
L9	S75°16'46"E	26.75'
L10	S63°10'50"E	20.05'
L11	S63°10'50"E	15.30'
L12	S21°10'43"E	27.28'
L13	S46°58'37"E	85.10'
L14	N22°52'22"E	53.32'
L15	N22°52'22"E	61.69'
L16	N67°15'45"W	10.00'
L17	N22°52'22"E	60.31'
L18	N46°18'50"W	123.06'
L19	S46°18'50"E	129.85'
L20	S22°52'22"W	57.18'
L21	S22°52'22"W	86.39'
L22	N22°52'22"E	203.55'
L23	N22°52'22"E	60.00'
L24	N67°07'38"W	115.00'
L25	N22°52'22"E	60.00'
L26	N22°52'22"E	10.00'
L27	S67°07'38"E	115.00'
L28	N67°07'38"W	10.00'
L29	N22°52'22"E	97.79'
L30	N22°52'22"E	30.33'

CURVE DATA TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	75.00'	117.81'	106.07'	S 22°07'38" E	89°59'59"	75.00'
C2	75.00'	117.81'	106.07'	S 67°52'22" W	90°00'00"	75.00'
C3	145.00'	44.98'	44.80'	S 35°39'07" E	17°46'25"	22.67'
C4	145.00'	25.93'	25.89'	S 49°39'41" E	10°14'42"	13.00'
C5	145.00'	20.98'	20.97'	S 58°55'47" E	8°17'31"	10.51'
C6	145.00'	10.25'	10.25'	S 65°06'05" E	4°03'05"	5.13'
C7	125.00'	17.22'	17.21'	S 71°04'27" E	7°53'39"	8.62'
C8	125.00'	42.05'	41.85'	S 84°39'33" E	19°16'32"	21.23'
C9	125.00'	45.83'	45.58'	N75°11'56"E	21°00'30"	23.18'
C10	125.00'	40.83'	40.65'	N55°20'12"E	18°42'58"	20.60'
C11	125.00'	4.64'	4.64'	S44°54'53"W	02°07'40"	2.32'
C12	125.00'	40.43'	40.25'	N31°59'38"E	18°31'49"	20.39'

LEGEND



OWNER'S CERTIFICATION:
I HEREBY CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE TRACT OF LAND SHOWN HEREON. I HEREBY ADOPT THIS FINAL PLANNED UNIT DEVELOPMENT PLAN AS MY NEW PLAN OF PROPERTY.

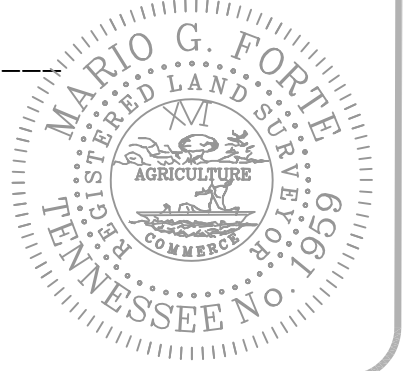
OWNER: EMERSON RUSSELL
SEVEN LAKES ASSOCIATES, LLC
6148 LEE HIGHWAY, SUITE 300
CHATTANOOGA, TN 37421
423-899-2753

ENGINEERS STATEMENT:
I HEREBY CERTIFY THAT I HAVE REVIEWED OR DESIGNED THE SANITARY SEWERS & DRAINAGE STRUCTURES LARGER THAN 42" ON THIS PLAT AND THE DESIGN MEETS PROPER ENGINEERING CRITERIA.

MICHAEL A. PRICE, P.E.
MAP ENGINEERS
7380 APPELEGATE LANE
CHATTANOOGA, TN 37421
423-855-5554

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:20,000 AS SHOWN HEREON. I FURTHER CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR
TENN. REG # 1959



BEGINNING POINT SURVEYS, INC.
Consulting Land Surveyors
101 Tuxedo Circle, Chattanooga TN 37411
(423) 624-0020

REVISED - Planned Unit Development
SEVEN LAKES S/D Phase 5, LOTS 217-234
Hamilton Co. Tennessee
PREPARED FOR
SEVEN LAKES DEVELOPMENT, LLC

DATE	REVISION	MGF

SHEET NO. **1** OF **1**
JOB NO.
TN-0565 P5