

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Name:</b>	<b>Adams Place Lots 1 thru 3</b>	<b>PC Meeting Date: 06-09-14</b>
<b>Applicant Request:</b>	Preliminary and Final Plat	
<b>Property Location:</b>	1418, 1420, and 1422 Adams Street	
<b>Property Owner:</b>	Goodwin Southern Property, LLC	
<b>Applicant:</b>	David Mathews	
<b>Total Acreage:</b>	0.24	
<b>Proposed Density:</b>	12.5 dwelling units per acre	
<b>Tax Map Number:</b>	148L-G-019	
<b>Zoning:</b>	C-3 Central Business District	
<b>Staff Recommendation:</b>	<b>APPROVE as a preliminary and final plat, subject to the Subdivision and Zoning Requirements and resolution of the notes identified in the Infrastructure and Operational section below</b>	

## PROJECT ANALYSIS

### Subdivision & Zoning Regulation Requirements

1. In adjoining Lot 33 change "PB 2 Page 257" to "PB 2 Page 457".
2. Change "15' Ingress/Egress and Utility Easement" to "15' Private Ingres/Egress and Utility Easement".
3. Delete note 20 or the following: "The owners of lots 1-3 are responsible for the maintenance of the 15' private ingress-egress and utility easement".
4. Show the deed book and page number that references the "15' Private Ingress-Egress Easement".
5. Show a connection to the existing 15' Private Ingress/Egress Easement that is located to the rear of lots 1 thru 3. This could be accomplished by showing adjoining Lot 33 as recorded in PB 2 Page 457 and showing a "15' Private Ingress/Egress Easement" across Lot 33.

### 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. Provide measures to offset the flow into the existing sanitary sewer system.
2. Questions concerning comments and notes contact Mr. Mark Heinzer at (423) 643-5880.

### Chattanooga Sewer Staff Comments and Notes

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

### Transportation Department Staff Comments and Notes

1. Show a connection to the proposed "15' Private Ingress/Egress Easement" located to the rear of proposed Lots 1 thru 3.

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2. Questions concerning comments and notes contact Mr. Bert Kuyrkendall at (423) 643-5925.

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

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

### Land Development Office Staff Comments and Notes

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

### Hamilton County GIS Staff Comments and Notes

1. No additional comments or notes.
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 requirements.
2. Questions concerning 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 be required.
2. Questions concerning Land Disturbing Permit please contact Mr. Mark Heinzer at (423) 643-5880.

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### Reminders

1. No revised or corrected plat is required. Please cover the specified corrections, requirements and resolution of any notes and comments provided in this staff report and recommendation in the creation of the Mylar copy of the final plat for signatures.
2. This staff recommendation is tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
3. All plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
4. Review and approval of this preliminary and final plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.
5. Chattanooga Subdivision Regulations requires one (1) Mylar copy and at least three (3) other 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 City of Chattanooga acceptance of any public street right-of-way, drainage easements, etc.

Owner's Certification

I/We, 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.

Goodwin Southern Property, LLC.  
3119 Mt. Pisgah Road  
Ringgold, Georgia 30736  
(423) 313-4886

Surveyor's Certification

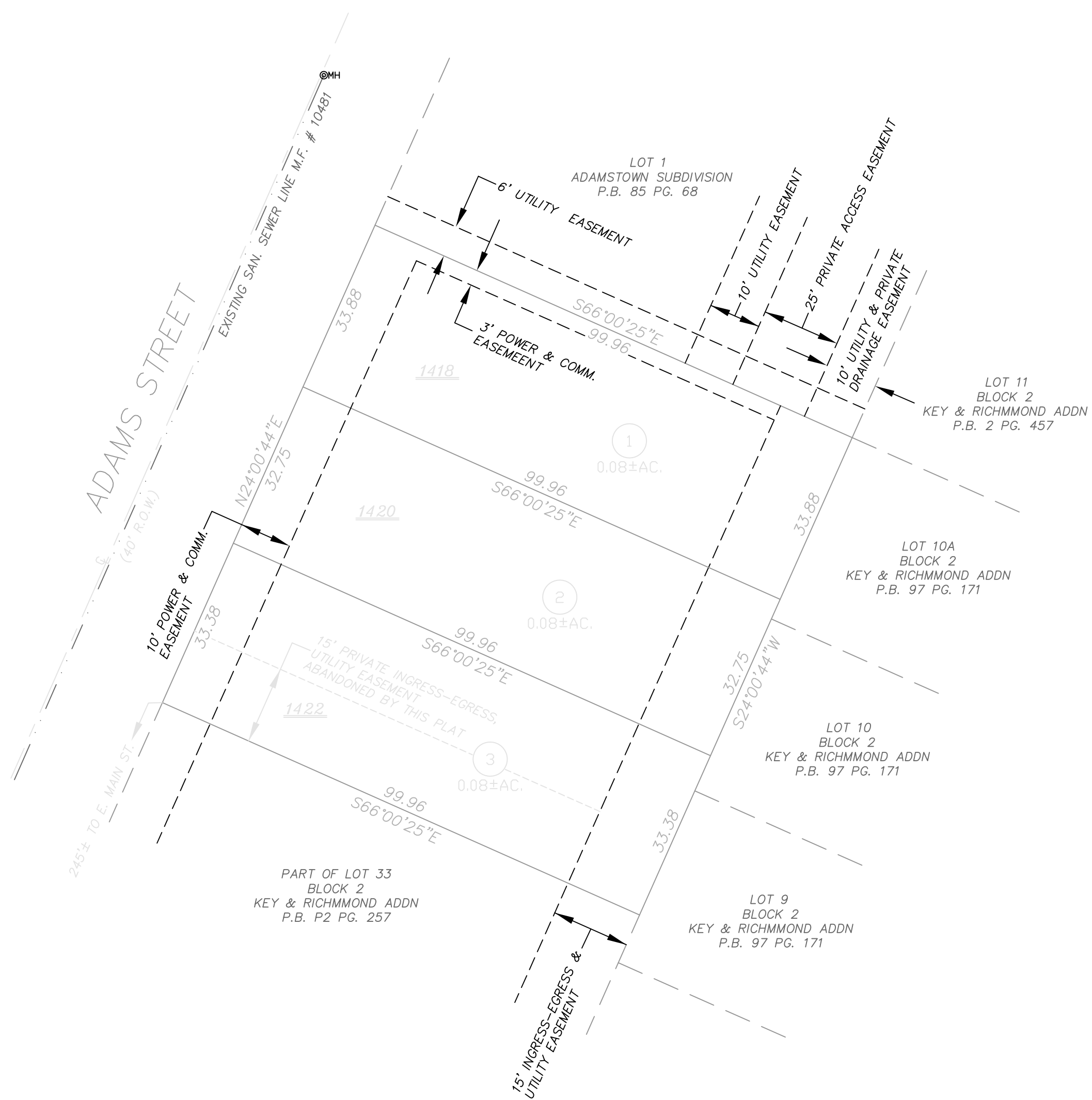
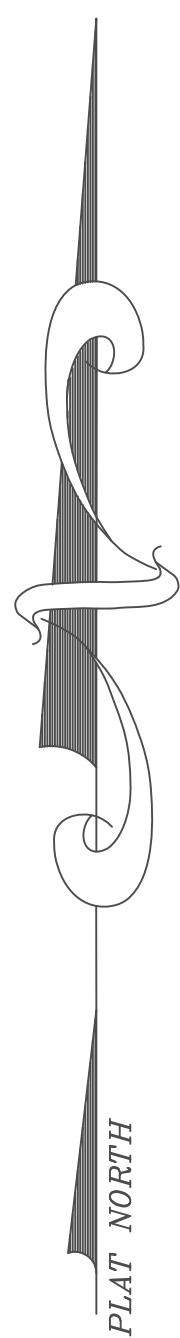
I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief; and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "1" Survey.

David Mathews PLS#747

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



LOCATION MAP



GENERAL NOTES

1. Zoned : C-3
2. Acres subdivided : 0.24±Acres
3. This plat subdivides deed : 9939-272
4. Local Government does not certify that utilities or utility connections are available.
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: 145 L-C-19
8. All corners are Iron Pins Set unless otherwise noted.
9. City Ordinance No:9942 entitled "Storm Water Run-Off and Erosion Control" shall apply to any discharge of same from this Subdivision of Property.
10. No fill material is to be placed in a constructed drainage facility in such a manner as to impede storm water run-off flow unless approved by The City Engineer.
11. The City of Chattanooga is not responsible to construct or maintain drainage easements.
12. Public sanitary sewers are available by gravity flow.
13. Purpose of plat: To abandoned lot lines and record new lot lines as shown.
14. The City of Chattanooga is not responsible for the construction or maintenance of the private ingress-egress and utility easement.
15. The owners of lots 1 thru 3 are responsible for the maintenance of the private ingress-egress and utility easement.
16. The City of Chattanooga is not responsible for providing any desired services or utilities beyond the public right-of-way.
17. Present owners will not convey, sell or transfer any property as shown until a covenant is signed and recorded to run with the land which sets forth responsibilities of maintenance of the private ingress-egress and utility easement.
18. For previous recording see plat book 97, page 171.
19. ① = Lot number
20. The owner of lots 1-3 are responsible for the maintenance of the 15' private ingress-egress and utility easement.

FINAL PLAT

ADAMS PLACE

LOTS 1 THRU 3  
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 5-6-2014 Drawn: BOON  
Scale: 1" = 20' Checked: DLM Job#: 14-282

**DAVID MATHEWS SURVEYING**  
1820 HAMIL ROAD CHATTANOOGA, TENN. 37343 FX: 423-870-9871 PH: 423-870-4208

14-S4367

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.