

# STAFF CASE REPORT TO PLANNING COMMISSION

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|------------------------------|---|----------------------------------|
| <b>Subdivision Name:</b>     | <b>Jefferson Trace<br/>Preliminary and Final Plat<br/>Lots 30 thru 33</b>   | <b>PC Meeting Date: 06-09-14</b> |
| <b>Applicant Request:</b>    | Preliminary and Final Plat  |                                  |
| <b>Property Location:</b>    | Rossville Avenue @ Madison Street   |                                  |
| <b>Property Owner:</b>       | ALC Holdings, LLC   |                                  |
| <b>Applicant:</b>            | Alan Haniszewski  |                                  |
| <b>Total Acreage:</b>        | 0.36  |                                  |
| <b>Proposed Density:</b>     | 11.1 dwelling units per acre  |                                  |
| <b>Tax Map Number:</b>       | 145M-U-010  |                                  |
| <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. Show and label as such the existing public sanitary sewer line and manholes in Madison Street and Rossville Avenue.
2. Show the Master File Number for the sewer line located in Rossville Avenue as "MF# 10566."
3. Show the Master File Number for the sewer line located in Madison Street as "MF# 15678".
4. Show and label as such the "lot numbers" on the proposed lots within this subdivision. These lot numbers should be "Lots 30 thru 33".
5. Change "Lot 11" to "Former Lot 11".
6. Change "Lot 12" to "Former Lot 12".
7. Change "Lot 13" to "Former Lot 13".
8. In the adjoining 10' Alley add "Unopened".
9. In the adjoining land owned by Georgia Industrial Realty add the following: "Pt of Lots 5-8 Block 9 Boyce Amended Addn Number 2 PB 5 Page 39".
10. In the title block change "Recorded in PB 4 Page 39 ROHC" to "Recorded in PB 5 Page 39 ROHC".
11. Show and label as such the "End of Pavement" for Rossville Avenue.
12. Show and label as such the adjoining property line as a dashed line and label as "Lots 14 thru 15 Block 9 Boyce Amended Number 2 PB 5, Page 39".
13. In note 6 insert the address for these lots per this note.
14. Per Deed Book 7704 Page 477 show and label as such the "Cable Side Corridor Easement".
15. In the adjoining land just beneath the Alabama Great Southern Railway L&N Railroad delete "Georgia Industrial Realty D.BK. S-8/59 R.O.H.C.".
16. In the notes section change "Deed Book 10,058 Page 49" to "Deed Book 10,058 Page 449".
17. Show and label as such the proposed "15' Private Ingress/Egress Easement" to provide access to the proposed lots.
18. Add the following note: "The City of Chattanooga is not responsible for the construction or maintenance of the 15' Private Ingress/Egress Easement".

### 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

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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. If applicable, show and label as such a “10’ Private Drainage Easement” along the drainage ditch located to the rear of the proposed lots.
2. Questions concerning comments and notes contact Mr. Mark Heinzer at (423) 643-5880.

### **Chattanooga Sewer Staff Comments and Notes**

1. Show and label as such existing sanitary sewer lines and manholes located in Madison Street and Rossville Avenue.
2. Show the “Master File Number” for the existing sanitary sewer lines located in Madison Street and Rossville Avenue.
3. Questions concerning comments and notes contact Mr. Eric Douglas at (423) 643-5814.

### **Transportation Department Staff Comments and Notes**

1. Show and label as such the proposed “15’ Private Ingress/Egress Easement” that will provide access to the proposed lots.
2. Add the following note: “The City of Chattanooga is not responsible for the construction or maintenance of the 15’ Private Ingress/Egress Easement”.
3. Provide a 5’ sidewalk and a 5’ verge with curb and gutter along Madison Street. The sidewalk should connect to the existing sidewalk located along Madison Street.
4. 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. Provide street addresses per Hamilton County GIS. GIS will assign street addresses after the final plat is approved by Hamilton County Regional Planning Commission.
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**

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### **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. All corner monuments must be installed prior to the city signing the Mylar copy of the final plat.
6. 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.
7. 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.

APPROVED FOR RECORDING  
 HAMILTON COUNTY GIS DEPT.  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 CHATTA/HAM C-1Y  
 REGIONAL PLANNING COMMISSION  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 SUBORDINATE AUTHORITY  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_

P.Bk. 15/23 R.O.H.C.

**Final Plat**  
**Being Lots 30-33 Jefferson Trace**  
**Being A Revision Of Lot 11 And Parts Of Lots 12 And 13 Boyce's**  
**Amended Addition No. 2**  
**Recorded In Plat Book 4, Page 39 R.O.H.C.**  
**Chattanooga, Hamilton County, Tennessee**  
 Scale: 1" = 20' April 30, 2014

**Statement Of Ownership**  
 I, the Undersigned, hereby adopt this Plat as my plan of subdivision. I further certify that I am the owner of the property in fee simple.

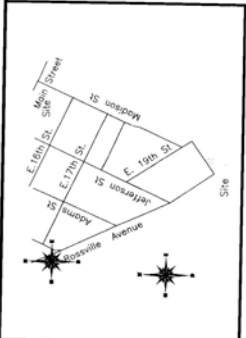
ALC Holdings, LLC  
 1925 Rossville Ave  
 Chattanooga, TN 37408  
 423-500-5187

- Notes:**
- 1.) Zoning: C-3.
  - 2.) This Property is described in Deed Book 10,058, Page 49 R.O.H.C.
  - 3.) Tax Map #145M-U-10.
  - 4.) Government does not certify that utilities or utility connections are available.
  - 5.) The utility address: Rossville, Chattanooga, TN.
  - 6.) Property address: Rossville, Chattanooga, TN.
  - 7.) Area subdivided by this plat 0.36 acres.
  - 8.) This subdivision has been developed in accordance with the subdivision regulation of the City of Chattanooga.
  - 9.) Public sanitary sewers are available by gravity flow.
  - 10.) No fill material can be placed in a constructed drainage facility in such a manner as to impede or restrict the normal flow of water.
  - 11.) City of Chattanooga water runoff flow unless approved by the city engineer.
  - 12.) The City of Chattanooga Storm Water Runoff And Erosion Control shall apply to the discharge of some from the property.
  - 13.) This property does not lie within the 100 year flood hazard are per FEMA FIRM panel 47065C-0367-F, dated November 7, 2002.
  - 13.) 1/2" capped rebar set at all corners unless otherwise noted.

10005

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 is greater than 1:10,000 (Category I)

Alan Haniszewski  
 Tennessee PLS #2398  
 3073 Baggett Trail  
 Signal Mountain, TN 37377  
 423-364-6032



Vicinity Map  
(Not to Scale)

