

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:	Lee Pointe Preliminary and Final Plat Lots 2 thru 5	PC Meeting Date: 06-09-14
Applicant Request:	Preliminary and Final Plat	
Property Location:	6401 Lee Highway	
Property Owner:	HAL Developers, LLC	
Applicant:	Betts Engineering and Associates	
Total Acreage:	14.64 Acres	
Proposed Density:	0.20 units per acre	
Tax Map Number:	148K-A-003	
Zoning:	C-2 Convenience Commercial Zone	
Staff Recommendation:	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	

PROJECT ANALYSIS

Subdivision & Zoning Regulation Requirements

1. Show the deed book and page number that references the private sanitary sewer easements on the plat.
2. Show and label as such the deed book and page number that references the "50' Ingress/Egress Easement".
3. Change "50' Ingress/Egress Easement" to "50' Private Ingress/Egress Easement".
4. Show the deed book and page number for the "50' Non-Exclusive Easement" adjacent to the adjoining lot owned by Stacy Michelle Perkinson.
5. Per Plat Book 41 Page 179 show and label as such the minimum setbacks created and recorded on Plat Book 41 Page 179.
6. Show and label as such the existing "50' Private Ingress/Egress Easement" connecting to Lot 5 for access.
7. Change the following "The Government of Chattanooga is not responsible to construct or maintain access easements, drainage easements, driveways, or service drives" to "The City of Chattanooga is not responsible for the construction or maintenance of access easements, drainage easements, driveways, service drives, or private sanitary sewer lines".
8. Add the following note: "Per PB 41 Page 179 and City of Chattanooga Ordinance Number 8519 no access to the development shall be permitted from Carver Street, Fisk Avenue, Meharry Drive or adjoining lots in Washington Park Subdivision".
9. In the title block change "Revised Plat" to "Final Plat".
10. Show the deed book and page number that references the "50' EPB Easement".
11. In the owners certification show the phone number for the property owned by International Congress of Churches and Ministers.
12. In the property owned by International Congress of Churches and Ministers add "Lot 5".
13. Add the following note: "Present owners will not convey, sell or transfer any properties as shown heron until a covenant is signed and recorded to run with the land, which sets forth maintenance responsibilities of access maintenance unless it is so stated in the deed of conveyance that the new owners will be responsible for access maintenance".

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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. Check to make sure existing "Private Drainage Easements" are shown properly on the subdivision plat. Some of the private drainage easements may connect to each other.
2. Questions concerning comments and notes contact Mr. Mark Heinzer at (423) 643-5880.

Chattanooga Sewer Staff Comments and Notes

1. Add the following note: "The owner of Lot 5 is responsible for the replacement, repair, and maintenance of the private sanitary sewer line that crosses Lot 3.
2. Add the following note: "The owner of Lot 4 is responsible for the replacement, repair, and maintenance of the private sanitary sewer line that crosses Lot 3, Lot 2, and Lot 1.
3. Questions concerning comments and notes contact Mr. Eric Douglas at (423) 643-5814.

Transportation Department Staff Comments and Notes

1. No additional comments or requirements.
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. Add street addresses to the plat. GIS will assign street addresses after the final plat is approved by the Chattanooga-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. Show and label as such the existing "50' EPB Easement" connecting from Lot 1 and Lot 4. As shown it doesn't connect.
 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.

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 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 the City of Chattanooga will accept any public street right-of-way, drainage easements, etc.
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