

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:		RTB Addition to Montagues Preliminary Plat and Final Plat Lots 1 thru 12	PC Meeting Date: 06-09-14
Applicant Request:	Preliminary and Final Plat		
Property Location:	East 16 th Street @ Madison Street and Jefferson Street		
Property Owner:	Parks Properties, LLC		
Applicant:	David Mathews		
Total Acreage:	1.27		
Proposed Density:	9.44 dwelling units per acre		
Tax Map Number:	145L-J-017		
Zoning:	M-3 Warehouse and Wholesale Zone. Applicant has applied to rezoned to C-3 Central Business District (Case 2014-051)		
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. In the signature block delete the signature block for "Hamilton County WWTA". The public sanitary sewers are city sewers.
2. Per Ordinance Number 9168 show and label as such the current property lines based on this approved Ordinance.
3. The remainder or the adjoining lots 52 and 54 Block 7 of Montagues Addn Number 1 must be surveyed and shown as a lot with a new lot number.
4. For the existing public sanitary sewer line located within East 16th Street show the master file number as "MF# 10570".
5. Ordinance Number 9168 reserved an easement for Chattanooga Gas; therefore, show and label as such this easement.
6. For the existing public sanitary sewer line located within the 12' Alley show the master file number as "MF# 10579".
7. Per Section 501.7.1 of the Chattanooga Subdivision Regulations show the location of control monuments on the boundary line of the proposed subdivision plat showing the position in Tennessee State Plane Coordinates.
8. Per Section 501.10.1 of the Chattanooga Subdivision Regulations show and label as such, if applicable, any drainage easements and drainage pipes within this subdivision.
9. Per Section 501.11.2 of the Chattanooga Subdivision Regulations show and label as such any existing and proposed utility easements such as gas, electric, telephone, water, etc.
10. Per Section 501.11.1 of the Chattanooga Subdivision Regulations show and label as such any existing and proposed fire hydrants located within and adjacent to this subdivision.

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.

STAFF CASE REPORT TO PLANNING COMMISSION

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. Stormwater will need to be detain for new plumbing fixtures.
2. Questions concerning comments and notes contact Mr. Mark Heinzer at (423) 643-5880.

Chattanooga Sewer Staff Comments and Notes

1. Stormwater will need to be detain for new plumbing fixtures.
2. Investigate the existing sanitary sewer line location in the existing alley located to the rear of Lots 1 thru 12.
3. Questions concerning comments and notes contact Mr. Eric Douglas at (423) 643-5814.

Transportation Department Staff Comments and Notes

1. Discuss with Brandon Sutton in Transportation Department about the design of the streets.
2. A 5' sidewalks and a 5' verge will be required on all three streets abutting this proposed development.
3. 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 and 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 and 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. Show and label as such a "10' Power and Communication Easement" along the lot frontage of lots 1 thru 12 abutting East 16th Street.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

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.

STAFF CASE REPORT TO PLANNING COMMISSION

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 plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.



LOCATION MAP

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.

Parks Properties, LLC.
711 E. Main Street
Chattanooga, Tennessee 37408
(423) 883-0410

Surveyor's Certification

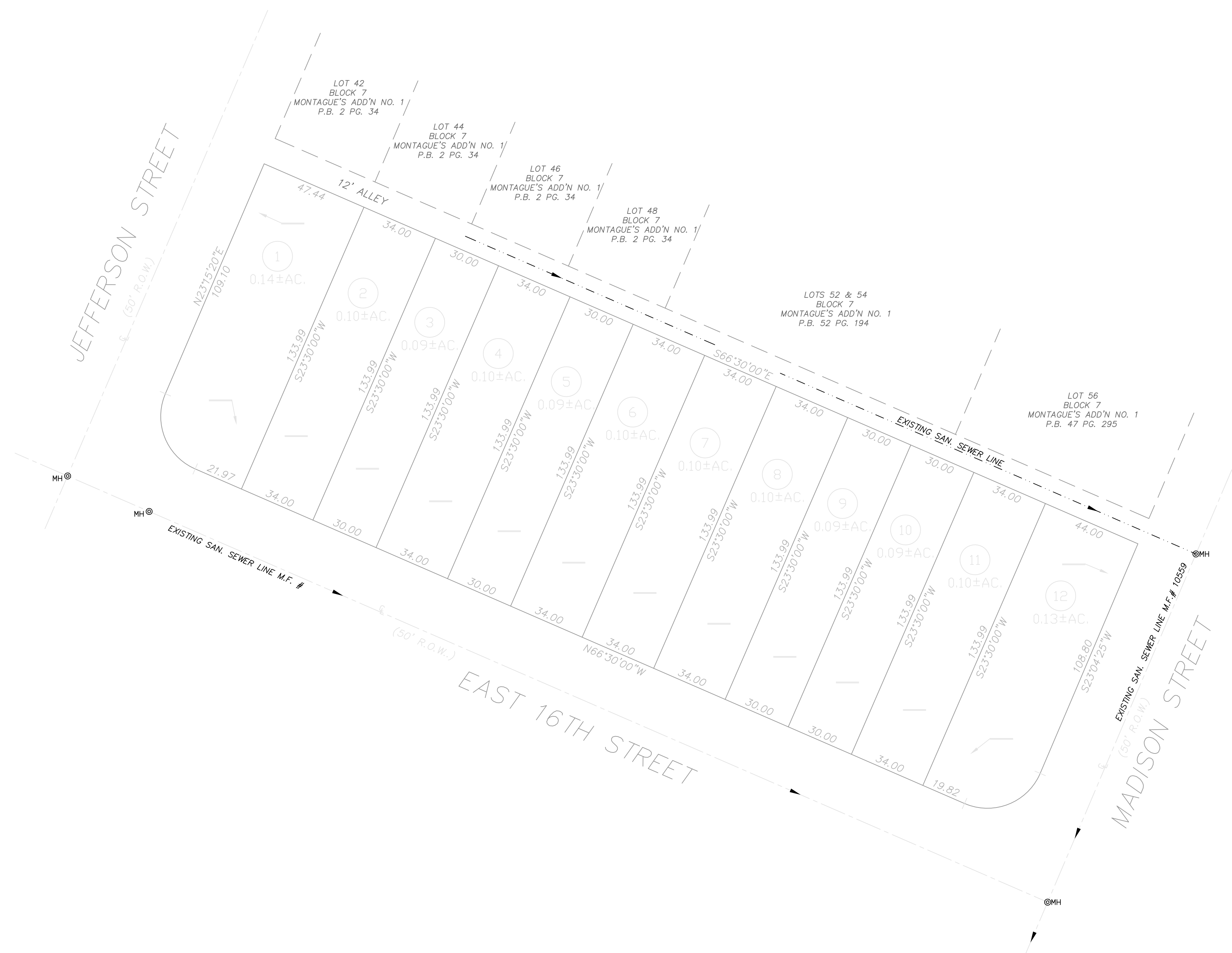
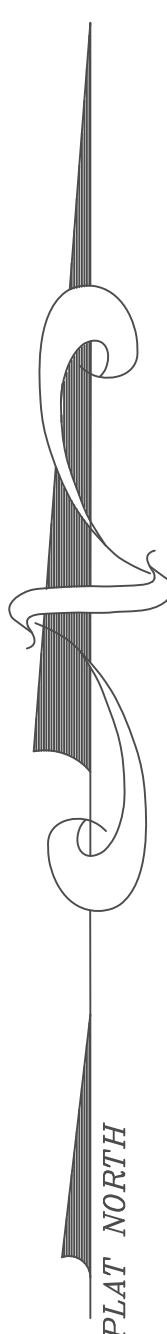
I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief; and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "1" Survey.

David Mathews PLS#747

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

GENERAL NOTES

1. Zoned : M-3
2. Acres subdivided : 1.27± Acres
3. This plat subdivides deed : 4841-699
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-J-017
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.



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

FINAL PLAT

RTB ADDITION TO MONTAGUES

LOTS 1 THRU 12
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 5-7-2014 Drawn: BOON
Scale: 1" = 30' Checked: DLM Job#: 14-287

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

14-S4369