

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:		Fasnacht of Madison Street	PC Meeting Date: 10-13-14
		Variance Request-Reduction in Minimum Right-of-Way Standards	
Applicant Request:	Variance to Chattanooga Subdivision Regulations Section 302.3.4 Minimum Right-of-Way from 50' to 40'		
Property Location:	Park Street and Madison Street		
Property Owner:	Juliet Properties, LLC		
Applicant:	David Mathews Surveying and Chattanooga Engineering Group		
Total Acreage:	4.10 Acres		
Proposed Density:	10 dwelling units per acre		
Tax Map Number:	145L-H-001, 007, 008, and 009		
Zoning:	UGC Urban General Commercial Zone and C-3 Central Business Zone		
Staff Recommendation:	APPROVE		

PROJECT ANALYSIS

The applicant is requesting a variance from Section 302.3.4 of the Chattanooga Subdivision Regulations which requires a minimum right-of-way of 50'. The applicant is asking for a reduction in the minimum right-of-way from 50' to 40'.

RPA Comments

1. The applicant intends to extend Madison and Park Streets, which currently, have a 50' right-of-way.
2. The extension of these streets will be a 40' right-of-way with a 10' Drainage, Utility, Paving, Sidewalk, and Right-of-Way Easement" provided along the front of the properties abutting Madison and Park Streets.
3. The extension will have the required 26' of pavement.
4. The Transportation Department does not object to the variance request since the applicant is providing a 10' Drainage, Sidewalk, Utility, Paving, and Right-of-Way 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 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.

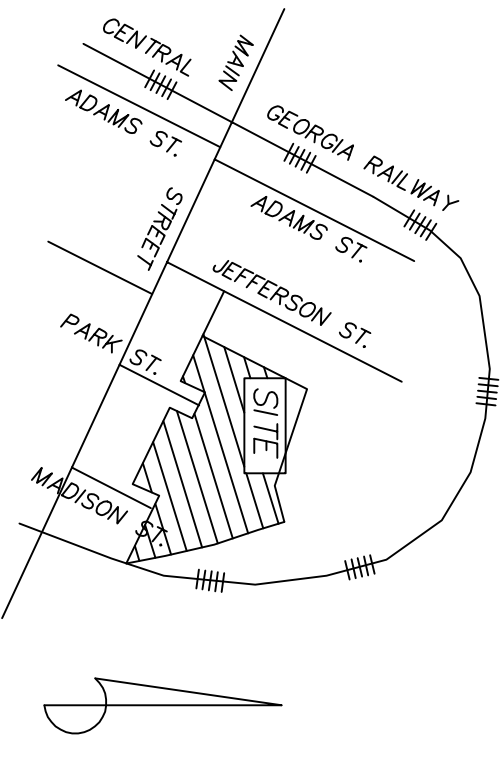
Transportation Department Staff Comments and Notes

1. A pavement width of 26' with a 5' sidewalk and a 5' verge will be required; therefore, increase the right-of-way from 40' to 50' or add a "10' Drainage, Sidewalk, Paving, Utility, and Row Easement" along the property fronting the extension of Madison Street and Park Street.
2. Explore the possibility of providing a street connection to Jefferson Street with a planted median installed by the developer Jefferson Street.
3. At the minimum a pedestrian connection/sidewalk will be required from this development to

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Jefferson Street.

4. Show and label on the plat a ROW/Connection from Park Street to Jefferson Street.
 5. Questions concerning comments and notes contact Mr. Bert Kuyrkendall at (423) 643-5925.
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Owner's Certification

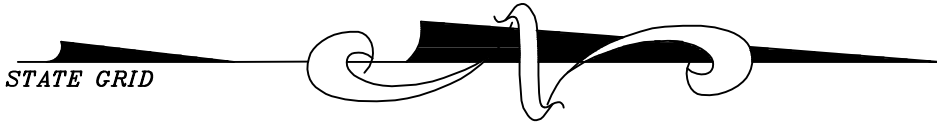
I/We, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner/s of the strip/s.

Judlet Properties LLC
25 E. Main Street Suite 201
Chattanooga, TN 37408
(423) 883-0410

Surveyor's Certification

I certify that I have surveyed the property shown hereon, that the same is as shown and believe and that the ratio of precision of the undisturbed survey exceeds 1:10,000. This is a Category "1" Survey.

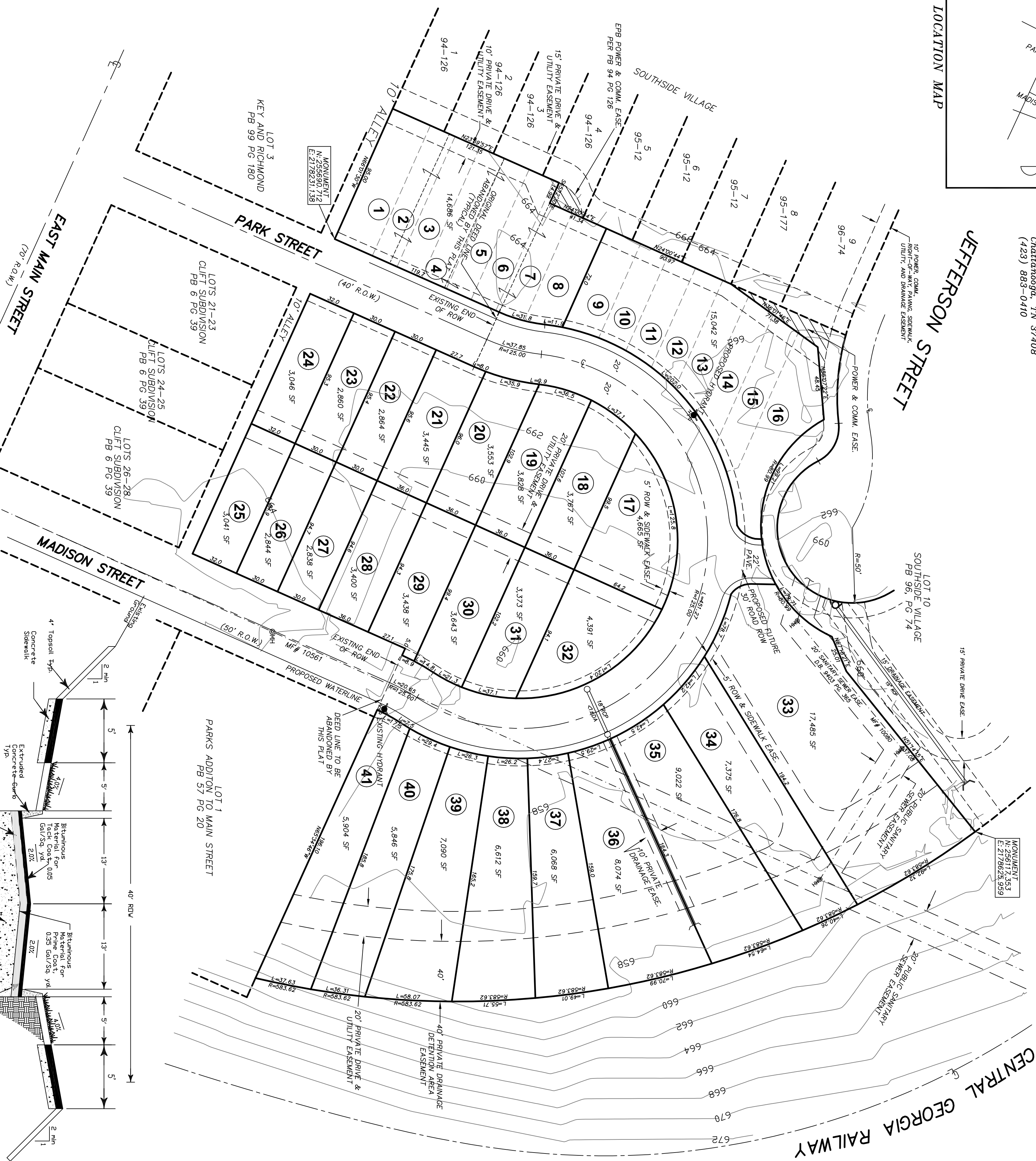
David Mathews PLS#747



LOCATION MAP

JEFFERSON STREET

CENTRAL GEORGIA RAILWAY



GENERAL NOTES

1. Zoned : C-3 & UCC
2. Area subdivided 4.10±AC
3. All lot lines and boundaries determined by this plat.
4. Water Supply: Tennessee American Water Co.
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. 1451-H-1, 7, 8 & 9
8. All corners are Iron Pins Set, unless otherwise noted.
9. All corners are 1/2" diameter stainless steel pins of 1/2" and Erection of Property 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 unless approved by The City Engineer.
11. The City of Chattanooga is not responsible to construct or maintain drainage easements.
11. Lot number: **(38)**
12. This subdivision will be comprised of both single family homes, and multi-family home sites.

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

PRELIMINARY PLAT

FASSNACHT SD OF MADISON ST

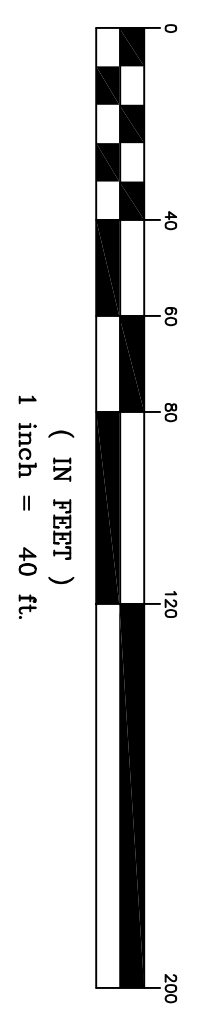
LOTS 1 thru 41

CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 8-20-14 Drawn: R. Middleton

Scale: 1"=40' Checked: DLW Job#: 14-389

DMS DAVID MATHEWS SURVEYING 14-S4399



TYPICAL ROADWAY SECTIONS

