

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Name:</b>	<b>Jenkins Mills Subdivision Preliminary Plat Lots 1 thru 18</b>	<b>PC Meeting Date: 10-13-14</b>
<b>Applicant Request:</b>	Preliminary Plat	
<b>Property Location:</b>	Jenkins Road	
<b>Property Owner:</b>	Waters-Holland, LLC	
<b>Applicant:</b>	Richmond Surveying and Chattanooga Engineering Group	
<b>Total Acreage:</b>	4.22 Acres	
<b>Proposed Density:</b>	4.26 dwelling units per acre	
<b>Tax Map Number:</b>	149B-C-027 and 028	
<b>Zoning:</b>	R-T/Z Residential Townhouse Zone	
<b>Staff Recommendation:</b>	<b>APPROVE, as a preliminary plat only.</b>	

## PROJECT ANALYSIS

### RPA Comments

The following are additional comments and notes provided by RPA staff.

#### Subdivision Regulation and Platting Requirements

1. There are no additional subdivision regulation and platting requirements.

#### Additional Comments and Notes

1. State the width of the drainage easement on adjoining lots 8 thru 15 of Laurelton Subdivision.
2. State the width of the drainage easement on adjoining lots 149/150 of Ashwood Subdivision.
3. In the title block change "Jenkins Mill" to "Jenkins Mill Lots 1 thru 18".
4. Contact Hamilton County GIS for approval of proposed Jenkins Mill Lane.
5. In the adjoining lot owned by Brainerd Masonic Building Association add "Lot 5 Nolls Acres PB 14 Page 44".

### 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. Submit plans for review on how stormwater detention will be addressed.
2. Questions concerning comments and notes contact Mr. Mark Heinzer at (423) 643-5880.

#### Chattanooga Sewer Staff Comments and Notes

1. Show sewer profiles and sewer design, as well as a deed book page number for the 20' public sanitary sewer easement on adjoining Lot 15 of Laurelton Subdivision.
2. Submit flow calculations to Moccasin Bend.
3. Correct centerline station numbers for sewer profiles starting at 0 +00 for lowest point.

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4. Questions concerning comments and notes contact Mr. Eric Douglas at (423) 643-5814.

### Transportation Department Staff Comments and Notes

1. Show typical street cross section including edge of pavement, a 5' sidewalk, and a 5' verge between the curb and the sidewalk.
2. Sidewalks will be required along Jenkins Road.
3. A pavement width of 26' with a 5' sidewalk and a 5' verge will be required for Jenkins Mill Lane.
4. Questions concerning comments and notes contact Mr. Bert Kuyrkendall at (423) 643-5925.

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

1. Contact Randall Herron to determine if an additional fire hydrant will be required. If required show and label as such the location of the fire hydrant within this subdivision.
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. Contact Hamilton County GIS for review and approval of street names.
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

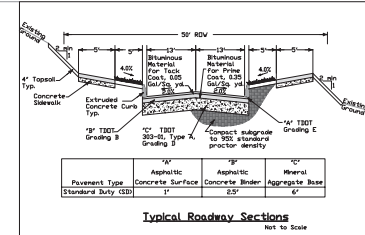
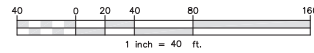
1. This staff recommendation is tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. All plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
3. Review and approval of this preliminary plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.
4. After preliminary plat approval submit construction/civil drawings to the Land Development Office for review and comment.
5. Final plat cannot be submitted for review until after the construction plans have been reviewed and approved by the Land Development Office and a Land Disturbing Permit has been granted.
6. Address any of the comments and additional requirements on the final plat submitted for review.

LOCATION MAP

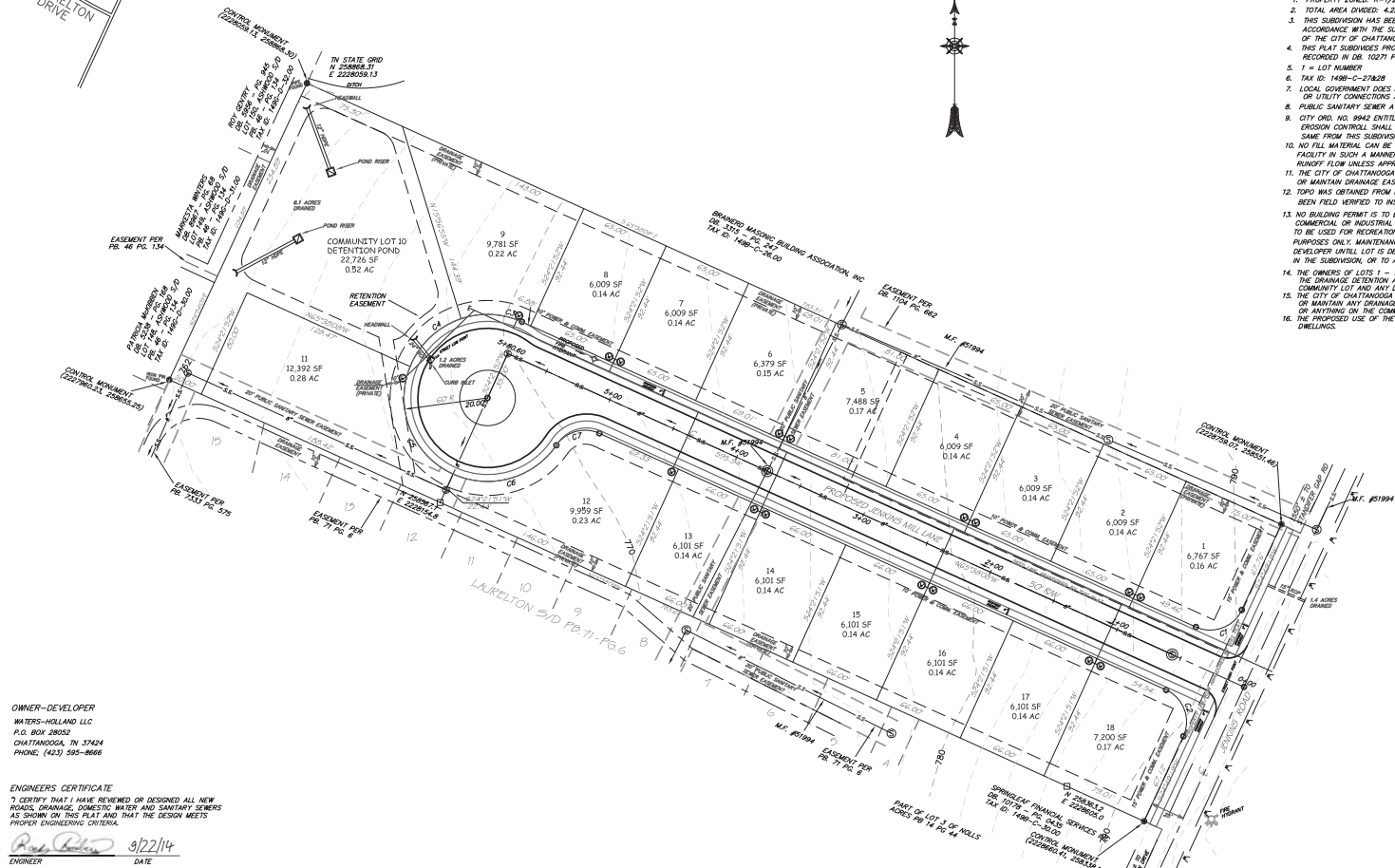


PRELIMINARY PLAT  
**JENKINS MILL**  
 LOCATED ON JENKINS ROAD IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE.

DATE: 8-25-2014 SCALE: 1"=40'



- NOTES:
1. PROPERTY ZONED: R-1/2
  2. TOTAL AREA DIVIDED: 4.22 AC
  3. THIS SUBDIVISION HAS BEEN DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CHATTANOOGA, TENNESSEE.
  4. THIS PLAT SUBDIVIDES PROPERTY DESCRIBED BY DEED RECORDED IN DB 10271 PG. 552, RHCCT.
  5. 1 = LOT NUMBER
  6. TAX ID: 149B-C-27228
  7. LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
  8. PUBLIC SANITARY SEWER AVAILABLE BY GRANTY FLOW
  9. CITY ORD. NO. 8942 ENTITLED STORM WATER RUNOFF AND EROSION CONTROL SHALL APPLY TO ANY DISCHARGE OF SAME FROM THIS SUBDIVISION OF PROPERTY.
  10. NO FILL MATERIAL CAN BE PLACED IN CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPIDE STORM WATER RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.
  11. THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS.
  12. TOPOG WAS OBTAINED FROM HAMILTON COUNTY GIS FIELD AND HAS BEEN FIELD VERIFIED TO INSURE ITS ACCURACY.
  13. NO BUILDING PERMIT IS TO BE ISSUED FOR A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL BUILDING ON COMMUNITY LOT 10 IS TO BE USED FOR RECREATIONAL AND DRAINAGE RETENTION PURPOSES ONLY. MAINTENANCE TO BE ASSUMED BY THE DEVELOPER UNTILL LOT IS DEEDED TO THE HOME OWNERS IN THE SUBDIVISION, OR TO A HOMEOWNERS ASSOCIATION.
  14. THE OWNERS OF LOTS 1 - 18 ARE RESPONSIBLE TO MAINTAIN THE DRAINAGE DETENTION AREA AND FACILITIES ON THE COMMUNITY LOT AND ANY DAMAGED EASEMENT ON THEIR LOT.
  15. THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN ANY DRAINAGE DETENTION AREA OR FACILITY OR ANYTHING ON THE COMMUNITY LOT.
  16. THE PROPOSED USE OF THE LOTS ARE FOR SINGLE-FAMILY DWELLINGS.



OWNER-DEVELOPER  
 BAYTES-HOLLAND LLC  
 P.O. BOX 28052  
 CHATTANOOGA, TN 37424  
 PHONE: (423) 595-8686

ENGINEERS CERTIFICATE  
 I HEREBY CERTIFY THAT I HAVE REVIEWED OR DESIGNED ALL NEW ROADS, DRAINAGE, DOMESTIC WATER AND SANITARY SEWERS AS SHOWN ON THIS PLAT AND THAT THE DESIGN MEETS PROPER ENGINEERING CRITERIA.  
 [Signature] 8/22/14  
 ENGINEER DATE



CHATTANOOGA  
 ENGINEERING GROUP  
 405 East 4th Street, Suite 110  
 Chattanooga, TN 37408  
 Phone: 423-608-9110  
 www.ChattanoogaEngineeringGroup.com

SURVEYORS CERTIFICATE  
 I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY BY ME OR UNDER MY SUPERVISION, AND THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY IS A CLASS B (SUBURBAN) LAND SURVEY WITH AN UNADJUSTED ERROR OF CLOSURE OF 1/11,200, AS SHOWN HEREON.

RICHMOND SURVEYING CO.  
 363 1st STREET, SW  
 CLEVELAND, TN. 37311  
 PHONE: (423) 479-7749

CURVE	DELTA	TANGENT	APPROX. L	LENGTH	CHORD D/C	CHORD
C1	88°32'33"	24.80	53.00	53.00	89.07	86°33'35"W 35.21
C2	90°22'27"	25.00	55.00	55.00	82°04'25"W 35.50	
C3	42°36'29"	25.00	60.00	60.00	84°51'35"W 41.64	
C4	48°30'26"	27.66	60.00	61.64	84°34'52"W 30.23	
C5	48°30'26"	27.66	60.00	61.64	83°14'56"W 43.09	
C6	72°00'00"	50.00	60.00	63.60	74°38'47"E 77.00	
C7	72°00'00"	20.93	25.00	34.43	87°42'42"W 32.08	