

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:	Fesco’s Addition to Ridgedale Preliminary and Final Plat Lots 1 thru 3	PC Meeting Date: 10-13-14
Applicant Request:	Preliminary and Final Plat	
Property Location:	East 12 th Street @ Lyerly Street	
Property Owner:	H.P. Partners, LLC	
Applicant:	Alan Haniszewski Surveying	
Total Acreage:	2.4 Acres	
Proposed Density:	1.25 dwelling units per acre	
Tax Map Number:	156C-B-001, 024, and 029	
Zoning:	R-2 Residential Zone and M-1 Manufacturing Zone	
Staff Recommendation:	APPROVE, as a preliminary and final plat.	

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 or platting requirements.

Additional Comments and Notes

1. In the title block add “Lots 1, 2, and 3”.
2. Add street addresses after the final plat is approved. Hamilton County GIS will assign street addresses after the final plat is approved.
3. Just as a reminder, prior to Hamilton County GIS signing the final plat please submit a geo-referenced CAD drawing used to create this subdivision plat. If GIS doesn’t receive a copy of the geo-referenced CAD drawing file GIS will not sign the final plat.
4. Label the property lines to be abandoned as “Lot lines to be abandoned by this plat”.

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. There appears to be a drainage area or state water on the property. A drainage easement will be required along this drainage area or waters of the state. The state will require a 30’ buffer/setback from the top of bank along Dobbs Branch.
2. Show a 10’ easement on either side of the top of the bank as a “20’ City of Chattanooga Drainage Easement”.
3. Questions concerning comments and notes contact Mr. Mark Heinzer at (423) 643-5880.

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Chattanooga Sewer Staff Comments and Notes

1. Add the following note: "Public sanitary sewers are available by gravity flow".
2. 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. Show and label as such any existing fire hydrants adjacent to 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. Show street addresses for each lot. Street addresses will be assigned after the Planning Commission has approved the final plat.
2. Prior to Hamilton County GIS signing the final plat please submit a geo-referenced CAD drawing used to create this subdivision plat. If GIS doesn't receive a copy of the geo-referenced CAD drawing file GIS will not sign the final plat.
3. 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.

Additional Permit Reminders

City of Chattanooga Land Disturbing Permit

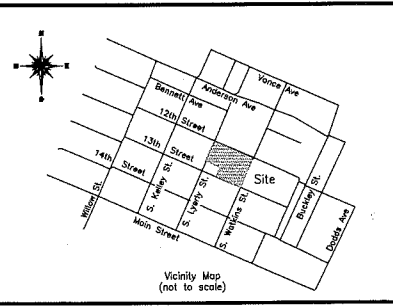
1. Per Section 31-320 of the Chattanooga Municipal Code a Land Disturbing Permit may be required.
2. Questions concerning the requirement of a Land Disturbing Permit please contact Mr. Mark Heinzer at (423) 643-5880.

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 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.
4. 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.
5. Approval of the final plat and recording of the final plat does not mean City of Chattanooga

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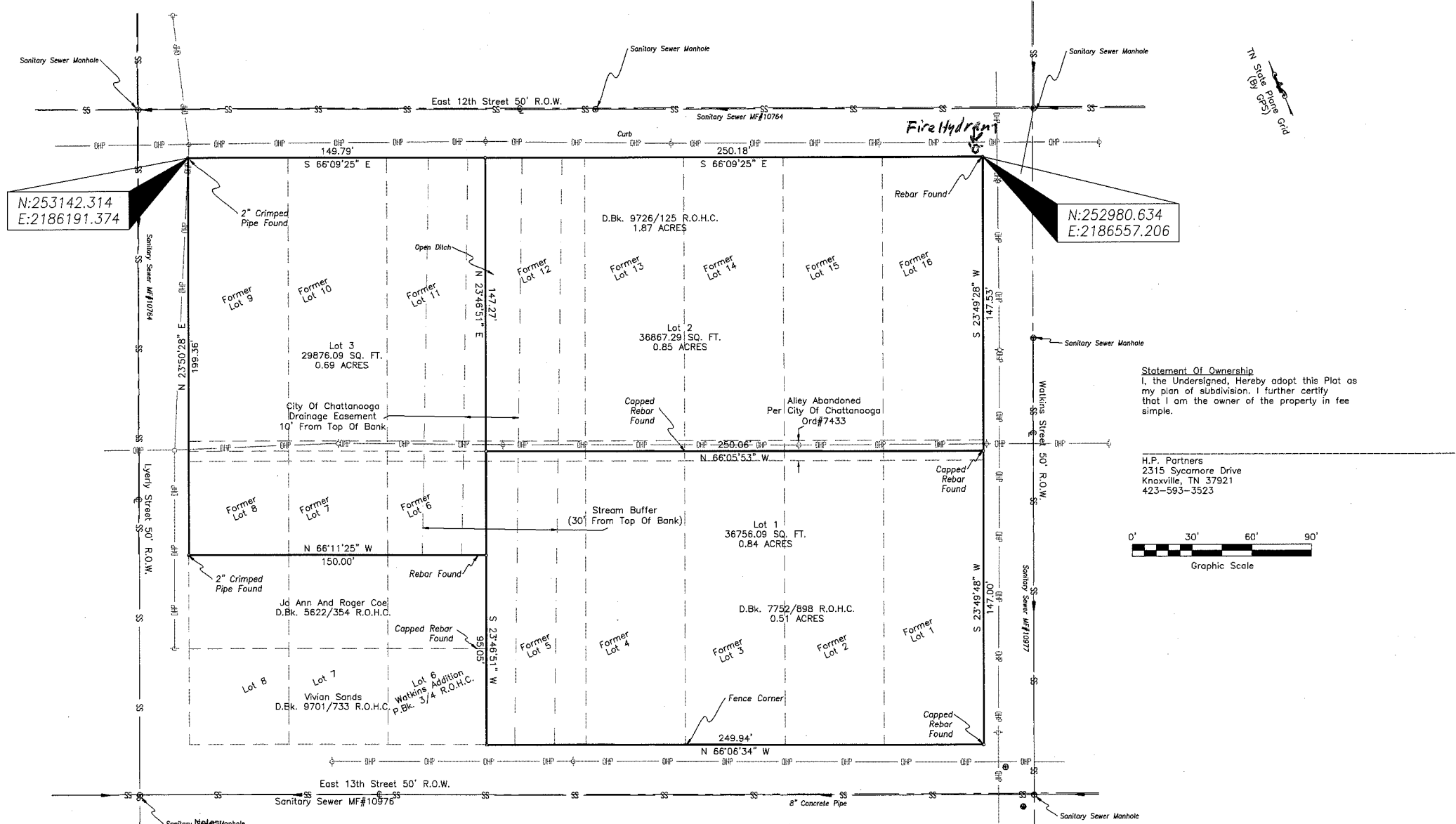
- acceptance of any public street right-of-way, drainage easements, etc.
6. Prior to Hamilton County GIS signing the final plat please submit a geo-referenced CAD drawing used to create this subdivision plat. If GIS doesn't receive a copy of the geo-referenced CAD drawing file GIS will not sign the final plat.



Final Plat
Fesco's Addition To Ridgedale
 Being A Revision Of Lots 1-5, 9-16 And Parts Of Lots
 6, 7 And 8, Block 13
 Watkins' Addition To Ridgedale
 Recorded In Plat Book 3, Page 44 R.O.H.C.
 Chattanooga, Hamilton County, Tennessee

Scale: 1" = 30' September 22, 2014

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

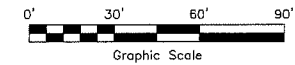


N:253142.314
 E:2186191.374

N:252980.634
 E:2186557.206

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.

H.P. Partners
 2315 Sycamore Drive
 Knoxville, TN 37921
 423-593-3523



- Notes**
- 1.) This property is currently zoned R-2 and M-1.
 - 2.) This Property is described in Deed Book 9726, Page 125 and Book 7752, Page 898 R.O.H.C.
 - 3.) Tax Map #156C-B-001, 024 and 029.
 - 4.) Public Sanitary Sewers are available by gravity flow, as shown.
 - 5.) Area subdivided by this Plat; 2.4 acre.
 - 6.) Local Government does not certify that utilities or utility connections are available.
 - 7.) City Ord. No. 9942 entitled "Storm Water Runoff and Erosion Control" shall apply to any discharge of same from this subdivision of property.
 - 8.) No fill material can be placed in a constructed drainage facility in such a manner as to impede storm water runoff flow unless approved by the city engineer.
 - 9.) The City of Chattanooga is not responsible to construct or maintain drainage easements.
 - 10.) The purpose of this plat is to abandon the old plat lines and create three lots, as shown.
 - 11.) Property address; 1209 South Watkins Street, Chattanooga, TN 37404.
 - 12.) This subdivision has been developed in accordance with the subdivision regulation of the City of Chattanooga.
 - 13.) This property does not lie within the 100 year flood area per FEMA FIRM Panel 47065C-0334-F, Dated November 7, 2002.
 - 14.) 1/2" Capped rebar set at all corners unless otherwise noted.
 - 15.) A private drainage easement shall be reserved along the inside of all lot lines of lots 2 and 3 except road frontages. these drainage easements shall be automatically abandoned if two or more lots are combined into one lot or if no setback is required.

File Name Fesco Addition
 Drawing No. 14-152-3

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

RECEIVED

SEP 22 2014

Chattanooga Hamilton County
 Regional Planning Agency
 Development Services