

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:	Brookside Commons Subdivision Preliminary and Final Plat Lots 1 thru 3	PC Meeting Date: 09-08-14
Applicant Request:	Preliminary and Final Plat	
Property Location:	Petty Road	
Property Owner:	Pratt and Associates	
Applicant:	Ingram, Gore, and Associates	
Total Acreage:	0.94 Acres	
Proposed Density:	3.19 dwelling units per acre	
Tax Map Number:	159K-A-11.03, 11.04, 11.05, 11.06, 11.07	
Zoning:	R-3MD Residential Moderate Density 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. No additional subdivision requirements are required.

Additional Comments and Notes

1. In the title block remove "townhomes". Based on lot layout townhomes cannot be constructed on this site.

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. For drainage detention and stormwater requirements contact Mark Heinzer.
2. Questions concerning comments and notes contact Mr. Mark Heinzer at (423) 643-5880.

Chattanooga Sewer Staff Comments and Notes

1. No additional comments or requirements.
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.

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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. 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.

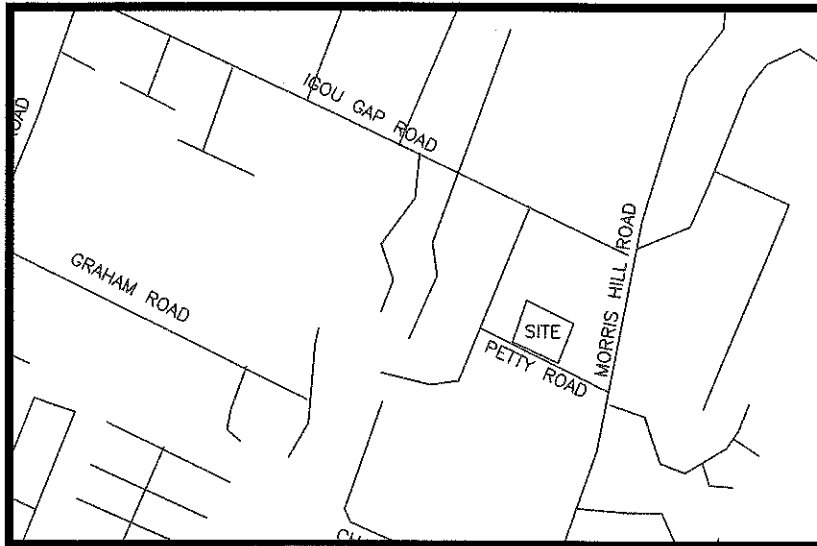
Additional Permit Reminders

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 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 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.
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 City of Chattanooga acceptance of any public street right-of-way, drainage easements, etc.
7. 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.

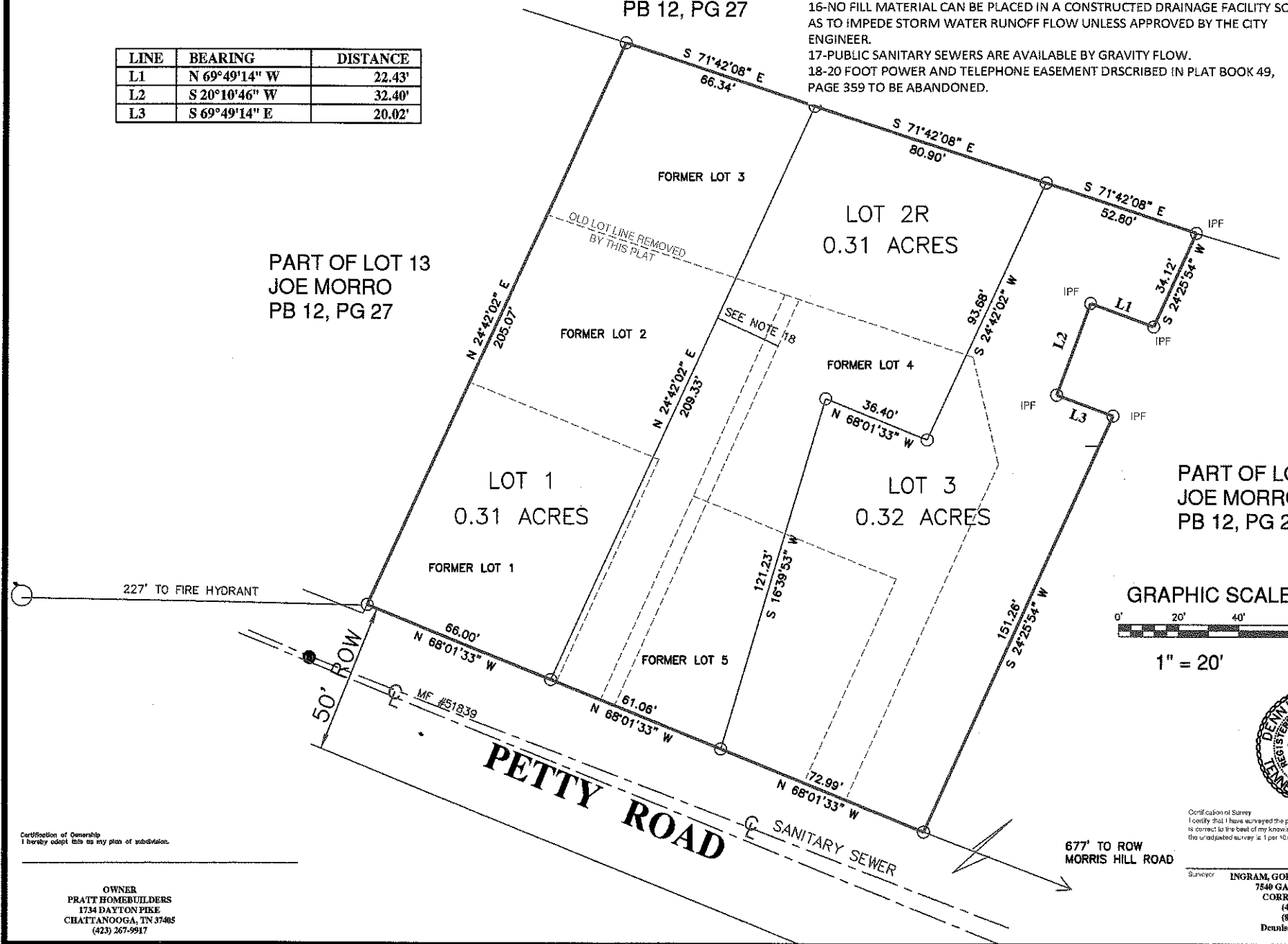


LOCATION MAP N.T.S.

PART OF LOT 13
JOE MORRO
PB 12, PG 27

LINE	BEARING	DISTANCE
L1	N 69°49'14" W	22.43'
L2	S 20°10'46" W	32.40'
L3	S 69°49'14" E	20.02'

PART OF LOT 13
JOE MORRO
PB 12, PG 27

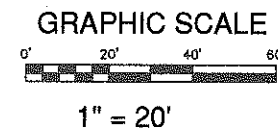


- GENERAL NOTES**
- 1-THE PROPERTY IS ZONED R-3MD.
 - 2-THE SUBDIVISION HAS BEEN DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF CITY OF CHATTANOOGA, TENNESSEE.
 - 3-THE PLAT SUBDIVIDES PROPERTY DESCRIBED IN DEED BOOK 9370, PAGE 230.
 - 4-100 EQUALS ADDRESS.
 - 5-TAX MAP 159-K, GROUP A, PARCELS 11.03, 11.04, 11.05, 11.06, AND 11.07.
 - 6-LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
 - 7-THE SUBDIVISION CONTAINS 0.94 ACRES DIVIDED INTO THREE LOTS.
 - 8-THE PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS OF WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH.
 - 9-THE SURVEY IS A PROFESSIONAL OPINION AND DOES NOT CONVEY OR WARRANT TITLE.
 - 10-NORTH IS STATE PLANE AS DETERMINED ON SURVEY BY THIS SURVEYOR, THIS DATE.
 - 11-ALL IRON PINS SET NEW UNLESS OTHERWISE NOTED.
 - 12-ALL EXISTING STRUCTURES ON THIS SITE TO BE DEMOLISHED AND REMOVED.
 - 13-CITY OF CHATTANOOGA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENT.
 - 14-A 5' PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE INSIDE OF ALL SIDE AND REAR LOT LINES, EXCEPT ALONG STREET FRONTAGES. THESE DRAINAGE EASEMENTS SHALL BE AUTOMATICALLY ABANDONED IF TWO OR MORE LOTS ARE COMBINED OR USED AS ONE LOT, OR IF NO SETBACK IS REQUIRED.
 - 15-CITY ORDINANCE #9942 ENTITLED STORMWATER RUNOFF CONTROL SHALL APPLY TO DISCHARGE OF THE SAME FROM THIS SUBDIVISION.
 - 16-NO FILL MATERIAL CAN BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY SO AS TO IMPEDE STORM WATER RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.
 - 17-PUBLIC SANITARY SEWERS ARE AVAILABLE BY GRAVITY FLOW.
 - 18-20 FOOT POWER AND TELEPHONE EASEMENT DESCRIBED IN PLAT BOOK 49, PAGE 359 TO BE ABANDONED.

APPROVED FOR RECORDING
HAMILTON CNTY GIS DEPT
DATE: _____
BY: _____

JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____

HAMILTON COUNTY REGIONAL
PLANNING COMMISSION
DATE: _____



Certification of Survey
I certify that I have surveyed the property shown hereon; that this survey is correct to the best of my knowledge and belief and that the ratio of reduction of this unscaled survey is 1:40,000 as shown hereon.

Surveyor: DENNIS N. GORE & ASSOCIATES, LLC
7640 GARY WHITE ROAD
CORYRTON, TN 37221
(423) 774-7177
(865) 216-9355
Dennis@IngramGore.com

Certification of Ownership
I hereby adopt this as my plan of subdivision.

OWNER
PRATT HOMEBUILDERS
1734 DAYTON PIKE
CHATTANOOGA, TN 37405
(423) 267-9917

FINAL PLAT
BROOKSIDE COMMONS TOWNHOMES
CHATTANOOGA, TENNESSEE

RECEIVED

AUG 25 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services

No.	Revision/Year	Date
<p>ALL RIGHTS RESERVED THIS DRAWING IS THE PROPERTY OF INGRAM, GORE & ASSOCIATES, LLC AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART. THIS DRAWING SHALL NOT BE USED FOR THE CONSTRUCTION OF ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF INGRAM, GORE, & ASSOCIATES, LLC.</p>		
<p>Project: 14010A</p> <p>Date: 25 AUGUST 2014</p> <p>Scale: 1" = 50'</p>		

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