

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Name:</b>	<b>Arbor Cove Subdivision Lots 10 thru 13</b>	<b>PC Meeting Date: 09-08-14</b>
<b>Applicant Request:</b>	Final Plat	
<b>Property Location:</b>	Brianna Way	
<b>Property Owner:</b>	Jared Smith	
<b>Applicant:</b>	Ingram, Gore and Associates	
<b>Total Acreage:</b>	0.43 Acres	
<b>Proposed Density:</b>	9.3 dwelling units per acre	
<b>Tax Map Number:</b>	148K-B-12.43	
<b>Zoning:</b>	R-1 Residential Zone	
<b>Staff Recommendation:</b>	<b>APPROVE, as a final plat</b>	

## 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. No additional comments or notes.

### 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. No additional comments or requirements.
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.

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

1. No additional comments or requirements.

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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.

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### Additional Permit Reminders

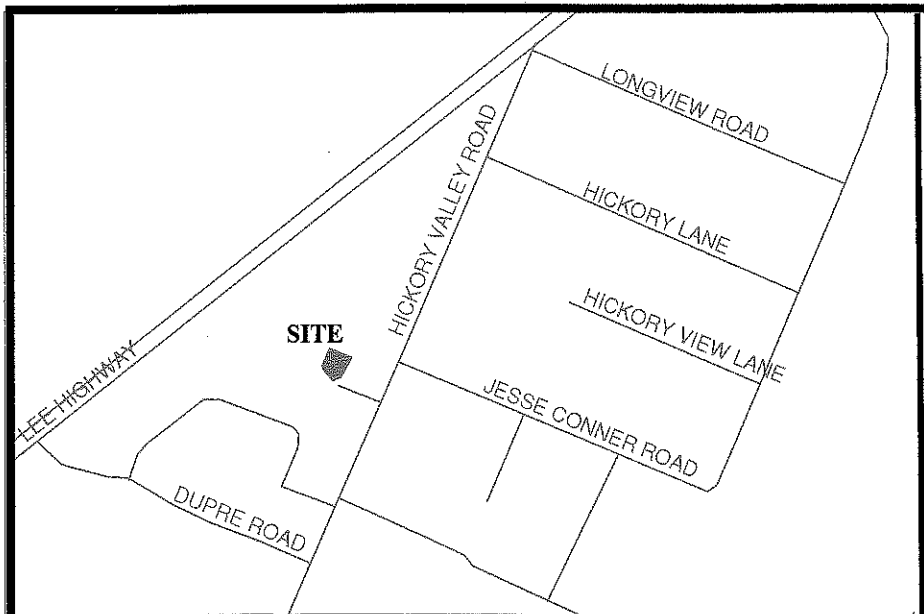
#### City of Chattanooga Land Disturbing Permit

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. 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. 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 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.



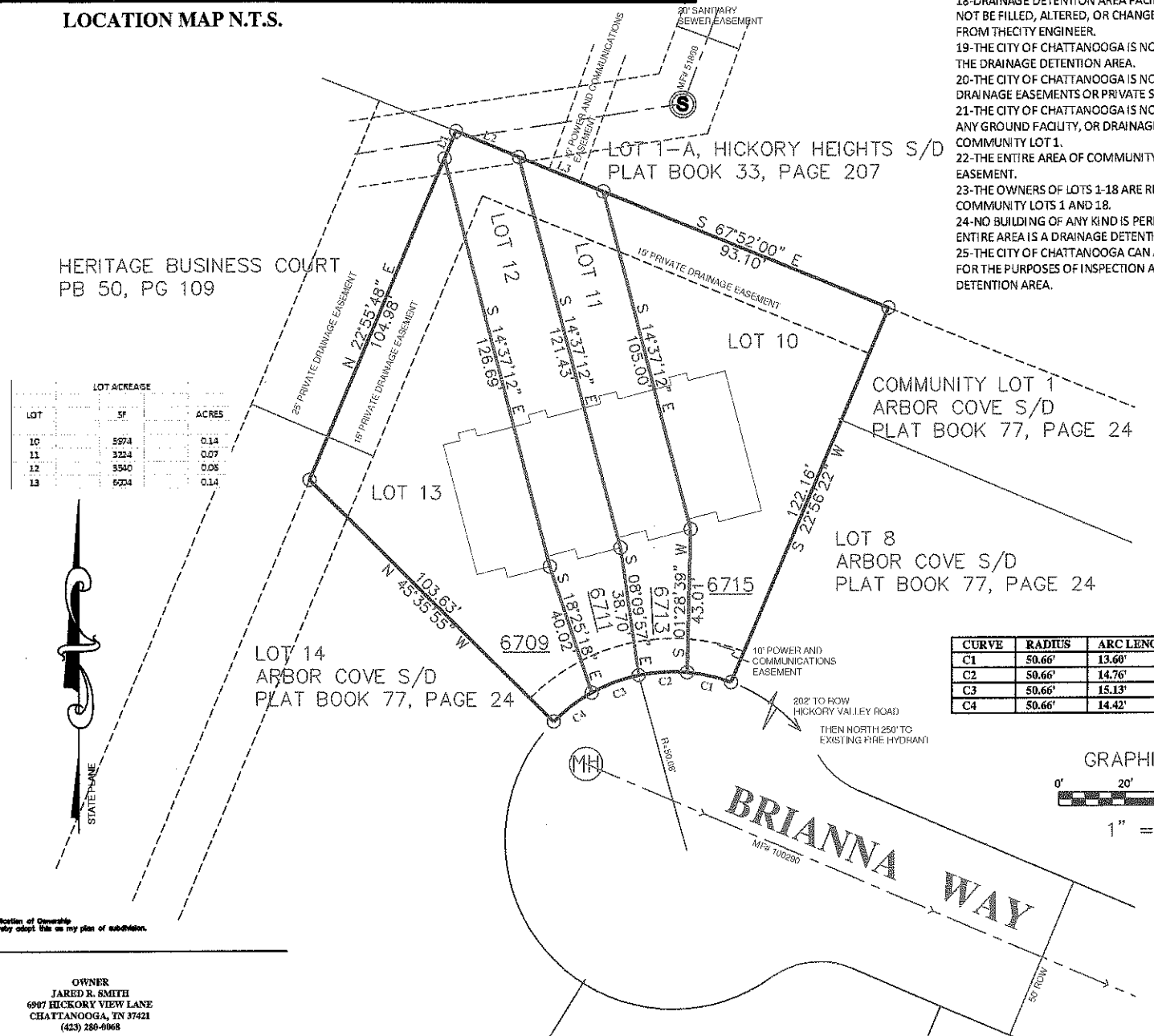
LOCATION MAP N.T.S.

- GENERAL NOTES**
- 1- THIS PROPERTY IS ZONED RT-1.
  - 2- THIS SUBDIVISION HAS BEEN DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF CITY OF CHATTANOOGA, TENNESSEE.
  - 3- THIS PLAT SUBDIVIDES PROPERTY DESCRIBED IN DEED BOOK 10058, PAGE 279.
  - 4- 100 EQUALS ADDRESS.
  - 5- TAX MAP 148-K, GROUP B, PARCELS 12.43.
  - 6- LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
  - 7- THIS SUBDIVISION CONTAINS 0.43 ACRES DIVIDED INTO FOUR LOTS.
  - 8- THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS OF WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH.
  - 9- THIS 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- CITY OF CHATTANOOGA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENT.
  - 13- A 10' PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE INSIDE OF THE EXTERIOR PROPERTY LINES OF THE SUBDIVISION. 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.
  - 14- CITY ORDINANCE #9942 ENTITLED STORMWATER RUNOFF CONTROL SHALL APPLY TO DISCHARGE OF THE SAME FROM THIS SUBDIVISION.
  - 15- 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.
  - 16- THIS SUBDIVISION CONTAINS 0.43 ACRES DIVIDED INTO 4 LOTS.
  - 17- PUBLIC SANITARY SEWER IS AVAILABLE BY GRAVITY FLOW.
  - 18- DRAINAGE DETENTION AREA FACILITIES INSTALLED BY THE DEVELOPER CAN NOT BE FILLED, ALTERED, OR CHANGED IN ANYWAY WITHOUT PERMISSION FROM THE CITY ENGINEER.
  - 19- THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE DETENTION AREA.
  - 20- THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS OR PRIVATE STORM SEWER EASEMENTS.
  - 21- THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY GROUND FACILITY, OR DRAINAGE FACILITY, OR ANYTHING ELSE ON COMMUNITY LOT 1.
  - 22- THE ENTIRE AREA OF COMMUNITY LOT 1 IS A DRAINAGE DETENTION AREA EASEMENT.
  - 23- THE OWNERS OF LOTS 1-18 ARE RESPONSIBLE FOR THE MAINTENANCE OF COMMUNITY LOTS 1 AND 18.
  - 24- NO BUILDING OF ANY KIND IS PERMITTED IN COMMUNITY LOT 1 BECAUSE THE ENTIRE AREA IS A DRAINAGE DETENTION AREA EASEMENT.
  - 25- THE CITY OF CHATTANOOGA CAN ACCESS AT ANYTIME COMMUNITY LOT 1 FOR THE PURPOSES OF INSPECTION AND EVALUATION OF THE DRAINAGE DETENTION AREA.

APPROVED FOR RECORDING  
HAMILTON CNTY GIS DEPT  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

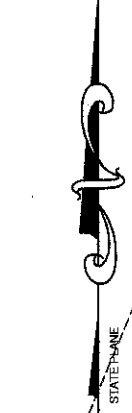
JURISDICTIONAL AUTHORITY  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

CHATT/HAMILTON COUNTY REGIONAL  
PLANNING COMMISSION  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_



HERITAGE BUSINESS COURT  
PB 50, PG 109

LOT	SF	ACRES
10	5574	0.14
11	3224	0.07
12	3540	0.08
13	5034	0.14



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

OWNER  
JARED R. SMITH  
6907 HICKORY VIEW LANE  
CHATTANOOGA, TN 37421  
(423) 286-0968

LOT 1-A, HICKORY HEIGHTS S/D  
PLAT BOOK 33, PAGE 207

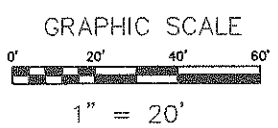
COMMUNITY LOT 1  
ARBOR COVE S/D  
PLAT BOOK 77, PAGE 24

LOT 8  
ARBOR COVE S/D  
PLAT BOOK 77, PAGE 24

LOT 14  
ARBOR COVE S/D  
PLAT BOOK 77, PAGE 24

LINE	BEARING	DISTANCE
L1	N 22°55'48" E	8.95'
L2	N 67°52'00" W	20.65'
L3	N 67°52'00" W	27.46'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.66'	13.60'	13.56'	S 77°18'50" E	15°23'02"
C2	50.66'	14.76'	14.71'	N 86°38'54" E	16°41'30"
C3	50.66'	15.13'	15.07'	N 69°44'59" E	17°06'20"
C4	50.66'	14.42'	14.37'	N 53°02'37" E	16°18'24"



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 precision of the unadjusted survey is 1 per 10,000 as shown hereon.

Surveyor INGRAM, GORE & ASSOCIATES, LLC  
7540 GARY WHITE ROAD  
CORYTON, TN 37221  
(423) 774-7177  
(865) 216-9355  
Deants@ingramgore.com

REVISED LOTS 10-13  
ARBOR COVE SUBDIVISION  
CHATTANOOGA, TENNESSEE

# RECEIVED

AUG 25 2014

Chattanooga Hamilton County  
Regional Planning Agency  
Development Services

No.	Revision/Issue	Date

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Project: **13016**  
Date: **25 AUGUST 2014**  
Scale: **1" = 20'**

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