

STAFF CASE REPORT TO PLANNING COMMISSION

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|------------------------------|---|----------------------------------|
| Subdivision Name: | Kinsey Place Preliminary Plat Lots 1 thru 12 | PC Meeting Date: 09-08-14 |
| Applicant Request: | Preliminary Plat | |
| Property Location: | Kinsey Drive | |
| Property Owner: | Allen Headrick | |
| Applicant: | Richmond Surveying | |
| Total Acreage: | 4.49 Acres | |
| Proposed Density: | 2.67 dwelling units per acre | |
| Tax Map Number: | 1590-A-039 | |
| Zoning: | R-1 Residential Zone | |
| Staff Recommendation: | APPROVE, as a preliminary plat only. | |

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

1. Per Section 501.11.4 of label the master file number for the sanitary sewer line located in Community Lot 12 as "MF#51466".

Additional Comments and Notes

1. Per Plat Book 24, Page 84 show and label as such the "16" Drainage Easement" along the side lot line of proposed Lot 11.

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. Questions concerning comments and notes contact Mr. Mark Heinzer at (423) 643-5880.

Chattanooga Sewer Staff Comments and Notes

1. Show how sewers will be provided to proposed Lots 6 and 7.
2. Show existing sewer lines on road/street profiles.
3. Show master file number for all sewer lines.
4. Questions concerning comments and notes contact Mr. Eric Douglas at (423) 643-5814.

Transportation Department Staff Comments and Notes

1. Explore option of straightening the road (Kinsey Drive) to remove the two (2) cul-de-sacs from this

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subdivision.

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.
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. 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. Show and label a "10' Power and Communication Easement" along Lots 3 and 4 along East View Drive.
2. Show and label as "10 Power and Communication Easement" across Lot 1.
3. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

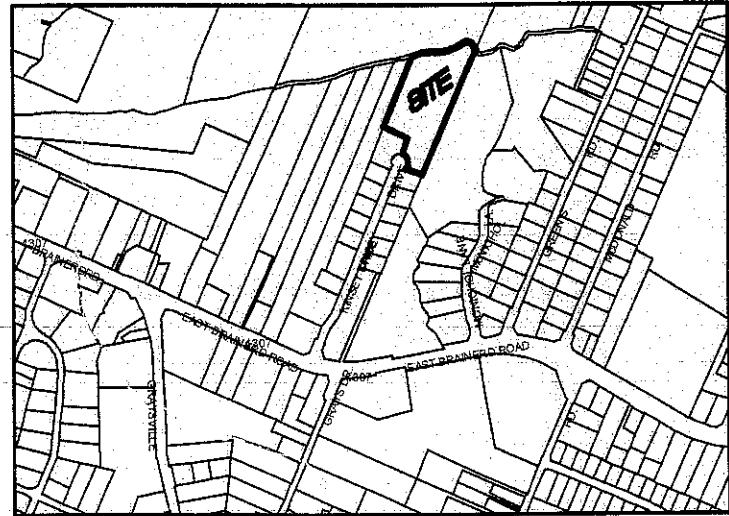
Additional Permit Reminders

City of Chattanooga Land Disturbing Permit

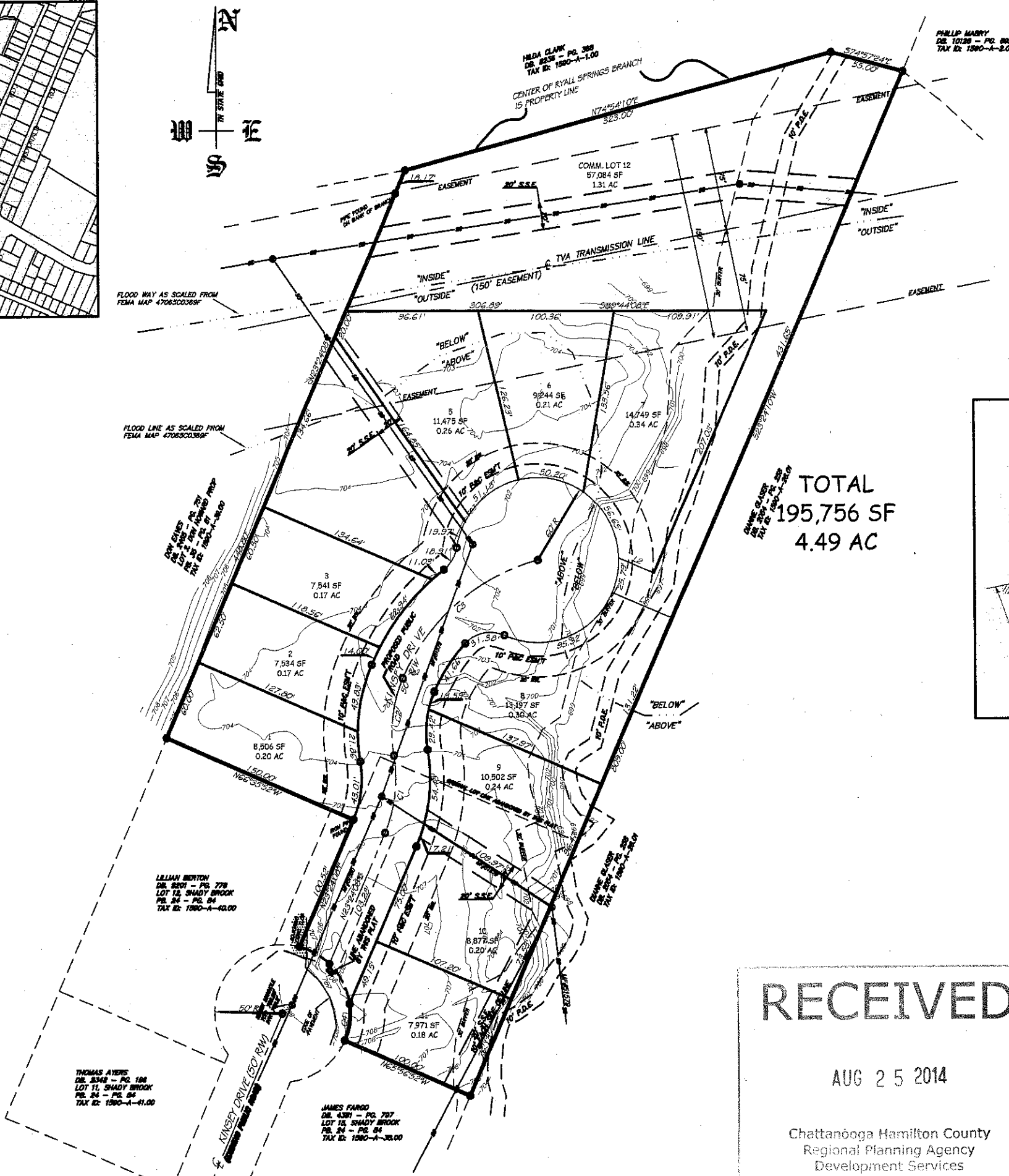
1. Per Section 31-320 of the Chattanooga Municipal Code a Land Disturbing Permit may be required.
2. Questions concerning Land Disturbing Permit please contact Mr. Mark Heinzer at (423) 643-5880.

Reminders

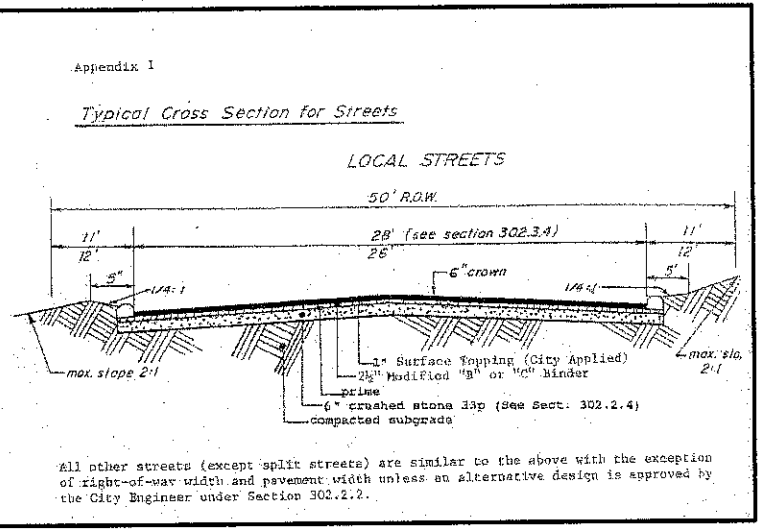
1. This staff recommendation is tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. All plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
3. Review and approval of this preliminary plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.
4. Submit final plats for review after receiving approval of construction/engineering plans from the Land Development Office.



- LEGEND:**
- - CORNER FOUND (DESC. ON PLAT)
 - - CORNER SET (1/2" REBAR 16' CAP)
 - - POINT NOT SET/FOUND
 - 10' P.D.E. - 10' PRIVATE DRAINAGE EASEMENT
 - 20' S.S.E. - 20' SANITARY SEWER EASEMENT
 - ⊙ - SEWER MANHOLE
 - - SANITARY SEWER LINE



- NOTES:**
1. PRESENT ZONING: R-1
 2. TAX ID: MAP: MAP 1590 - GROUP A - PARCEL 39.00
 3. DEED REFERENCE: DB. 2465 - PG. 751
 4. TOTAL ACREAGE: 4.49 ACRES
 5. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL PUBLIC OR PRIVATE EASEMENTS, RESTRICTIONS OR ROW'S, EITHER WRITTEN OR IMPLIED, THAT MAY EXIST.
 6. WATER BY: TENNESSEE AMERICAN WATER COMPANY
 7. ELECTRICITY BY: ELECTRIC POWER BOARD
 8. SEWAGE DISPOSAL BY: PUBLIC SANITARY SEWER
 9. AS PER FEMA FIRM PANEL NO. 47063C0369F (DATED 11-7-2002), THIS TRACT DOES LIE IN A FLOOD HAZARD AREA (ZONE AE, BE, B, X).
 10. BEARINGS AND ELEVATIONS FOR THIS SURVEY ARE BASED ON THE STATE GRID (NAD 83, NAVD 83), AND WERE OBTAINED USING SATELLITE OBSERVATION.
 11. THE 100 YEAR FLOOD LINE SHOWN WAS SCALED FROM FEMA FIRM PANEL NO. 47063C0369F. THE FLOOD ELEVATION IS BETWEEN 698' AND 697' BASED ON MAP. THIS DOES NOT MATCH THE EXISTING GROUND ELEVATIONS DUE TO APPARENT FILL TO THE PROPERTY. A LETTER OF MAP REVISION OR A LETTER OF MAP AMENDMENT MAY BE NECESSARY TO CORRECT THIS PORTION OF FLOOD LINE.
 12. TOPO WAS OBTAINED FROM AN ACTUAL FIELD SURVEY DATED 6-27-2014 CONDUCTED BY RICHMOND SURVEYING CO. ELEVATIONS WERE DETERMINED FROM BENCHMARK OR MONUMENT LOCATED AT (DETERMINED FROM SATELLITE OBSERVATION) ELEVATION (NA).
 13. NO BUILDING PERMIT IS TO BE ISSUED FOR A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL BUILDING ON COMMUNITY LOT 12. THIS LOT IS TO BE USED FOR RECREATIONAL AND/OR DRAINAGE RELATED PURPOSES ONLY. MAINTENANCE TO BE ASSUMED BY THE DEVELOPER UNTIL ITS DEEDED TO THE HOMEOWNERS OR A HOMEOWNER'S ASSOCIATION.



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AUG 25 2014

Chattanooga Hamilton County
Regional Planning Agency
Development Services

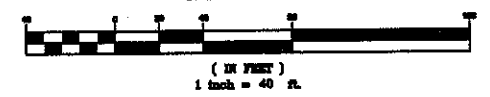
PRELIMINARY PLAT
KINSEY PLACE

A PROPOSED SINGLE FAMILY DEVELOPMENT
LOCATED ON KINSEY DRIVE, LYING IN THE CITY OF CHATTANOOGA,
FIRST CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE.

DATE: 8-18-2014 SCALE: 1" = 40'

OWNER/DEVELOPER: ALLEN HEADRICK
5183 POPLAR SPRINGS ROAD
RINGGOLD, GA. 30738
PHONE: 706-463-4030

GRAPHIC SCALE



I HEREBY CERTIFY THAT THIS IS A CORRECT AND TRUE COPY OF THE ORIGINAL SURVEY AS SHOWN ON THE PLAT, AND THAT THIS SURVEY IS CONDUCTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS AYERS
DB. 8348 - PG. 108
LOT 11, SHADY BROOK
PB. 24 - PG. 64
TAX ID: 1590-A-41.00

JAMES FARGO
DB. 4357 - PG. 707
LOT 15, SHADY BROOK
PB. 24 - PG. 64
TAX ID: 1590-A-38.00

LILLIAN BERTON
DB. 8201 - PG. 778
LOT 12, SHADY BROOK
PB. 24 - PG. 64
TAX ID: 1590-A-41.00

HILDA CLARK
DB. 8238 - PG. 388
TAX ID: 1590-A-1.00
CENTER OF RYALL SPRINGS BRANCH
IS PROPERTY LINE

PHILIP MARRY
DB. 10128 - PG. 602
TAX ID: 1590-A-3.00

COMM. LOT 12
57,084 SF
1.31 AC

TOTAL
195,756 SF
4.49 AC