

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:	A.A. Bowman Subdivision Preliminary and Final Plat Lots 3 thru 6	PC Meeting Date: 09-08-14
Applicant Request:	Preliminary and Final Plat	
Property Location:	Igou Gap at Long Drive	
Property Owner:	Sterling Jetton	
Applicant:	Cornerstone Surveying	
Total Acreage:	3.03 Acres	
Proposed Density:	1.3 dwelling units per acre	
Tax Map Number:	159F-B-023	
Zoning:	R-1 Residential Zone	
Staff Recommendation:	<p>APPROVE, as a preliminary and final plat subject to the following condition:</p> <p>1. Approval of the variance as requested from the Chattanooga Zoning Regulations.</p> <p>If the variance is denied, the staff recommendation is to DENY the preliminary and final plat.</p>	

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 show the master file number of the sewer line in Igou Gap as "MF# 51818".
2. Per Section 501.11.4 show the master file number of the sewer line in Long Drive as "MF# 51818".

Additional Comments and Notes

1. Add the following note: "The Chattanooga-Hamilton County Regional Planning Commission granted a variance on September 08, 2014 to permit Lot 6 to have a smaller lot frontage that is less than the required 79' as required by the Suburban Infill Lot Frontage Requirements".
2. In the title block change "Revised" to "Final".
3. Label the edge of pavement in Long Drive.
4. In Long Drive add "Un-opened".
5. Show and label as such in Lot 6 along the drainage area a "10' Private Drainage Easement".
6. On adjoining Lot 2 show and label as such the existing "15' Power and Communication Easement".
7. On adjoining Carl Wallace property add " Pt of Lot 45 Le-Jon Acres PB 15 Page 123".

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.

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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.
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. Show and label as such a "10' Power and Communication Easement" along the lot frontages abutting Igou Gap Road and Long Drive.
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.

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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.

- NOTES:
- 1) Present zoning classification: R-1
 - 2) This plot subdivides property described in D.B. 10212, Pg. 960.
 - 3) This subdivision has been developed according to the Subdivision Regulations of the City of Chattanooga.
 - 4) Local Government does not certify that utilities or utility connections are available.
 - 5) Public Sanitary sewers are available by gravity flow.
 - 6) Tax Map No. 159F Group B parcel 023.
 - 7) City ordinance #9942, entitled Stormwater Runoff and Erosion control shall apply to any discharge of some from this subdivision.
 - 8) The City of Chattanooga is not responsible for the construction or maintenance of the drainage easements, or drainage detention area.
 - 9) The City of Chattanooga is not responsible to construct or maintain any drainage easements.
 - 10) The City of Chattanooga is not responsible to provide desired utilities beyond any Right-of-Way.
 - 11) IR(N) set at all lot corners unless noted otherwise.
 - 12) No fill material can be placed in constructed drainage facility, in such a manner as to impede storm water runoff flow unless approved by the City Engineer.
 - 13) The City of Chattanooga is not responsible for the construction or the maintenance of any private drainage easement.
 - 14) A 5' private drainage easement shall be reserved along the inside of all side & rear lot lines. These drainage easements are automatically abandoned if two or more lots are combined or used as one lot or if no setback required.
 - 15) Area subdivided by this plot 3.02 Acres.

Certificate of Ownership

I certify that I, the owner in fee simple of the property shown, adopt this as my plan of subdivision.

Sterling Jetton
 3012 Stepping Rock Dr.
 Apison, TN, 37302
 423-208-4105

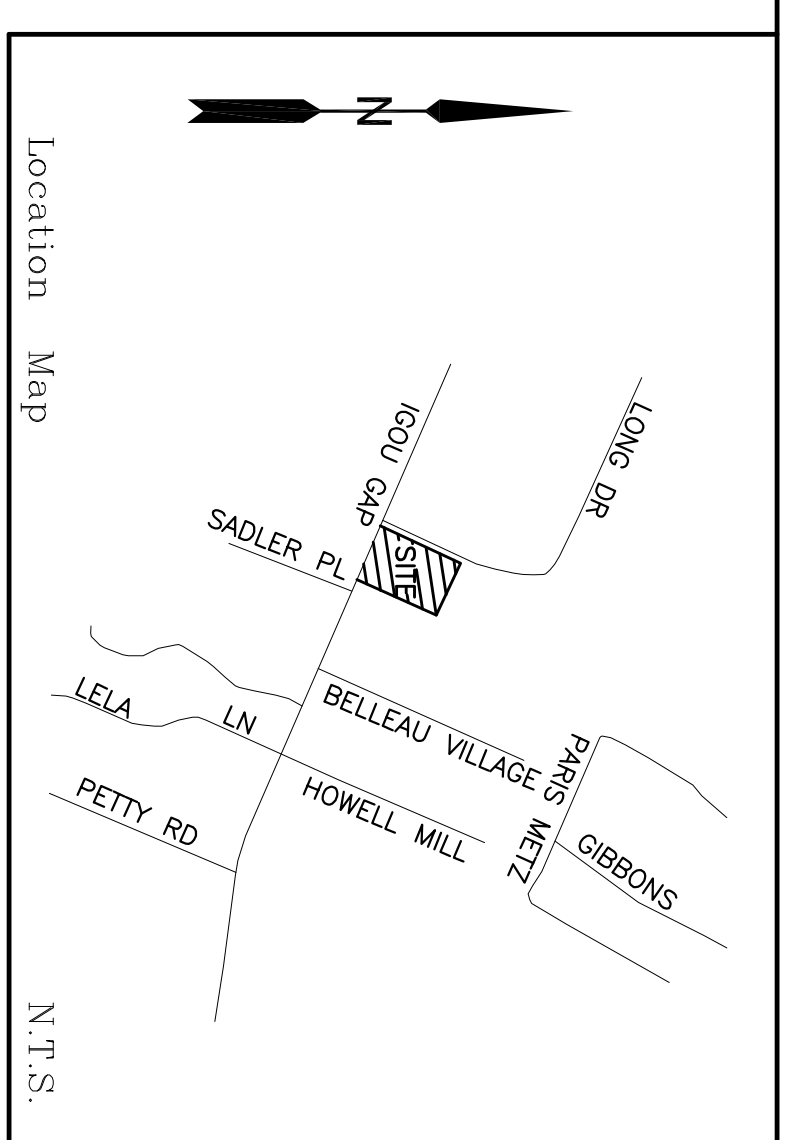
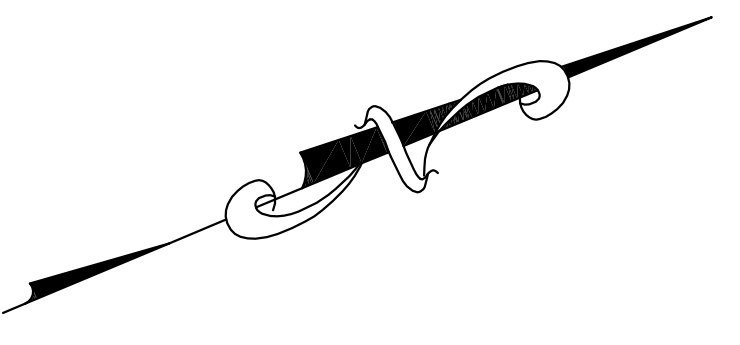
Legend

Iron Rod Old	IR(O)	o
Iron Pipe Old	IP(O)	o
Concrete Monument	Conc. Mon.	o
Iron Rod New	IR(N)	o
Deed Book	DB	•
Plat Book	PB	•
Page	PG	•

CORNERSTONE SURVEYING, LLC
 7023 SNOW HILL ROAD
 COLEMAN, TN 37363
 (423) 238-4692

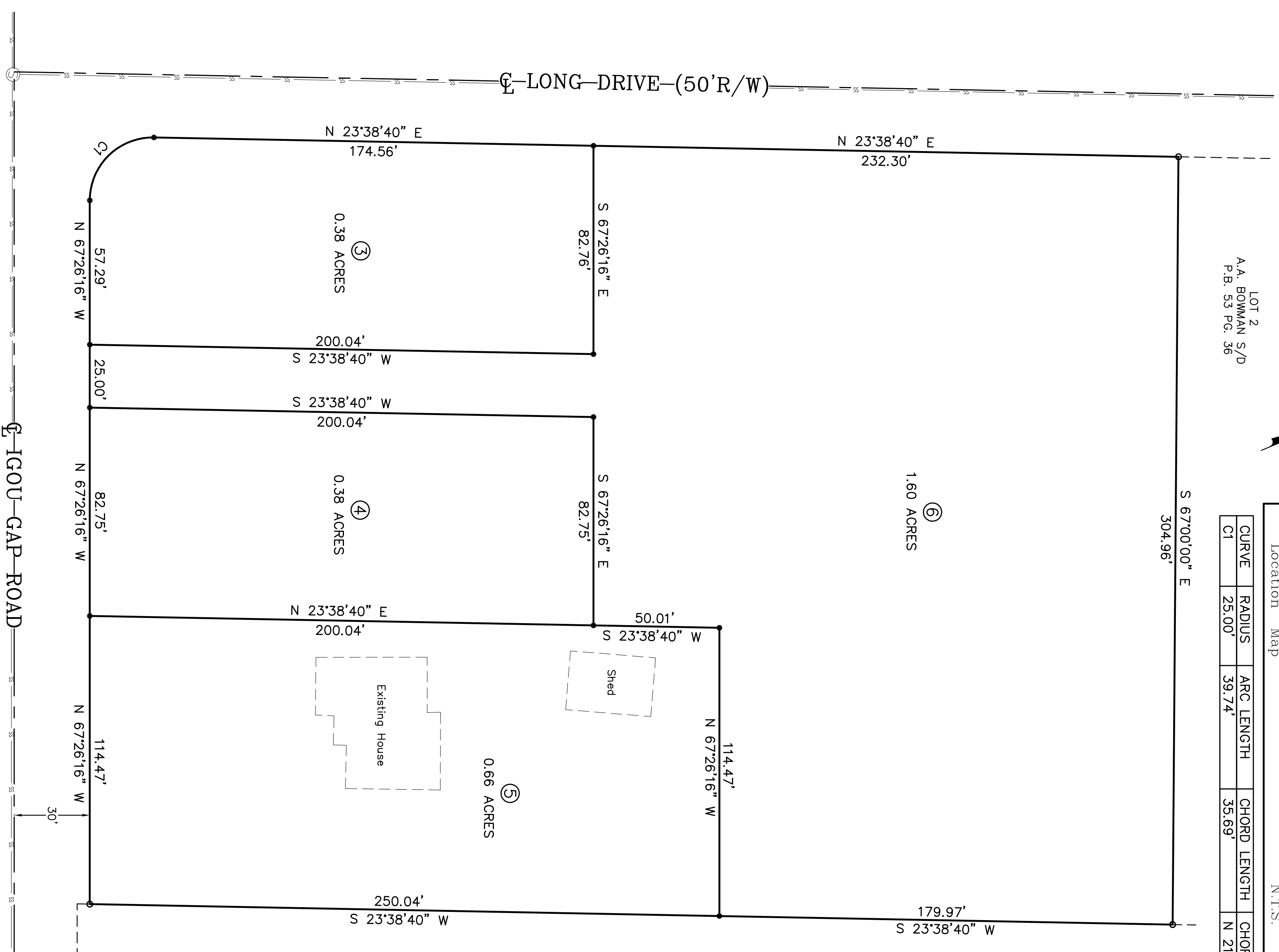
I hereby certify that this is a Category I survey and that the accuracy of the undisturbed survey is greater than 1:10,000. I am not responsible for any errors or omissions with current Tennessee minimum standards. This plat is true and correct to the best of my knowledge, and belief and was prepared by me or under my supervision from an actual field survey.

Travis A. Wheeler TN RLS #2285 Date



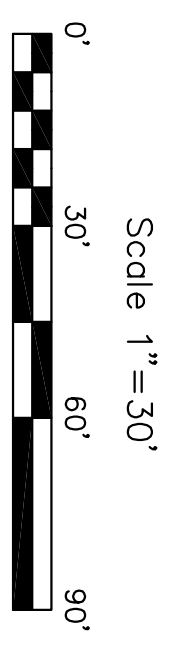
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	DEGREE OF CURVE
C1	25.00'	39.74'	35.69'	N 21°53'48" W	91°04'56"	25.48'	229°10'59"

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



CARL & ELIZABETH WALLACE
 D.B. 3377 PG. 187

REVISED PLAT
 (LOTS 3-6) A.A. BOWMAN S/D
 P.B. 53 PG. 36
 City of Chatt., Hamilton County, Tennessee



JOB NO. 39-14
 DATE 08/22/14