

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-027	PC Meeting Date: 08-10-15
Subdivision Name:	Seebeck Brittany Farm Lane Property Lots 1 and 2	
Applicant Request:	Final Plat	
Property Location:	Brittany Farm Lane (Private)	
Property Owner:	Jurgen Seebeck	
Applicant:	Richmond Surveying	
Total Acreage:	2.84 Acres	
Proposed Density:	0.70 dwelling units per acre	
Tax Map Number:	123-025	
Zoning:	A-1 Agricultural District	
Staff Recommendation:	<p>DENY</p> <p>The proposed subdivision plat does not comply with Hamilton County Subdivision Regulation, Section 402.1 Required Access for Residential Lots.</p>	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

1. Section 402.1 Required Access for Residential lots requires that any lot less than five (5) acres in size shall have frontage along a county accepted and county maintained public road, or on a private road built to county standards and right-of-way standards.

Applicant has applied for a variance to Section 402.1 (See Subdivision Case 2015-026) to permit a two (2) lots with frontage along a private road/easement that are less than five (5) acres in size. Staff has recommended to deny the variance request. If the variance is approved by the Chattanooga-Hamilton County Regional Planning Commission then proposed final subdivision plat would comply with the requirements of the Hamilton County Subdivision Regulations.

Additional Comments and Notes

The following items can be corrected on the final plat submittal for signatures and recording.

County Departmental Infrastructure & Operational Comments

All land development projects are reviewed by Hamilton County Engineering and Water Quality staff, Hamilton County Engineering staff, Hamilton County Groundwater Protection, or Hamilton County WWTAs, and various other utilities and utility districts. In addition to the requirements of the Hamilton County Subdivision Regulations and Zoning Resolution, all land development is further required to comply with current development regulations, building and zoning codes, storm water/water quality regulations, and the landscape requirements.

Additional comments and/or notes, if needed, are indicated by the appropriate departments below.

RPA STAFF RECOMMENDATION

Hamilton County Engineering Staff Comments and Notes

1. There are no additional comments or requirements from the Hamilton County Engineer's Office as part of the review of this subdivision plat review.
2. Questions about Hamilton County Engineer's office requirements should be directed to Mr. Mike Hendrix at 209-7810.

Hamilton County Water Quality Program Staff Comments and Notes

1. There are no additional comments or requirements from the Hamilton County Water Quality Program as part of this subdivision plat review.
2. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Piper at (423) 209-7851.

Hamilton County Groundwater Protection Staff Comments and Notes

1. Hamilton County Groundwater Protection has granted preliminary approval of septic tank use on these lots.
2. Questions concerning Hamilton County Groundwater Protection comments and notes contact Hamilton County Groundwater Protection.

Hamilton County GIS Staff Comments and Notes

1. Show street addresses for each lot. Addresses will be assigned after the Chattanooga-Hamilton County Regional Planning Commission has formally approved the final subdivision plat.
2. Contact Hamilton County GIS for approval of proposed street names.
3. Submit Geo-referenced CAD file used to create the subdivision plat to Hamilton County GIS prior to the signing of the final plat.
4. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

Electric Power Board Staff Comments and Notes

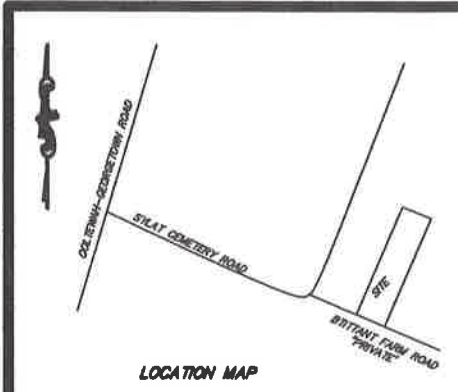
1. There are no additional comments and notes provided.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

Other Utilities and Fire Department Comments and Notes

1. There were no comments and notes provided by any of the utility providers. Please check with the appropriate utility provider for any additional comments, notes, or requirements.

Reminders

1. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
 2. Just as a reminder approval of the final plat does not constitute acceptance of any offers of dedication.
 3. Review and approval of this 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. Submit Geo-referenced CAD file used to create the subdivision plat to Hamilton County GIS prior to the signing of the final plat.
 5. Approval of final plat is valid for two (2) years from date the Planning Commission takes action approve the final plat.
-



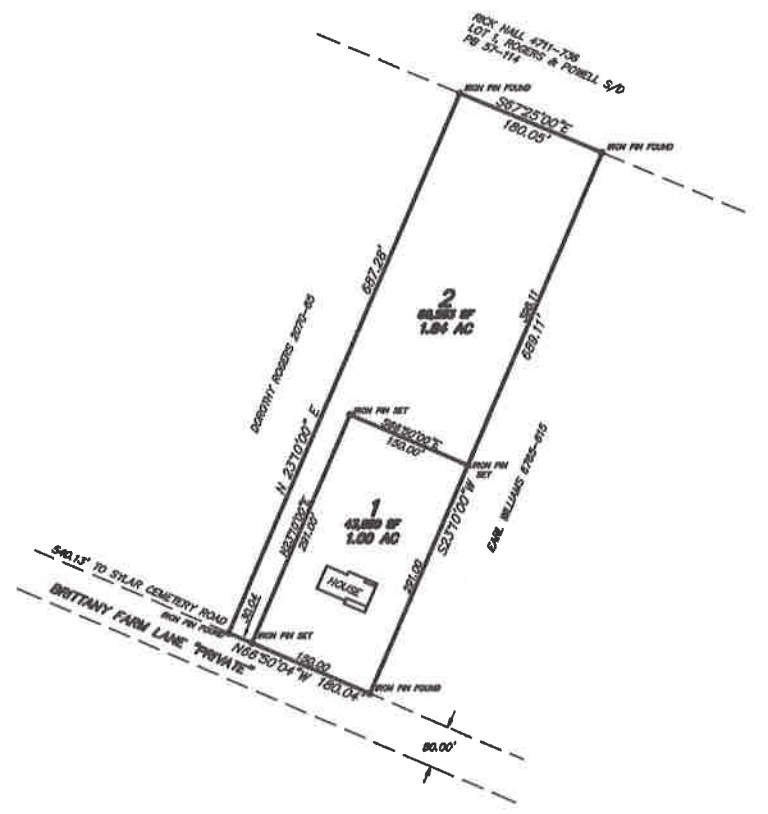
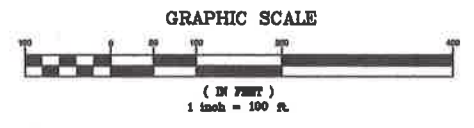
LOCATION MAP



FINAL PLAT
SEEBECK BRITANNY FARM LANE PROPERTY

SECOND CIVIL DISTRICT, HAMILTON COUNTY, TN.

DATE: 5-18-2015 SCALE: 1"=100'



APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
DATE _____
BY _____
HAMILTON COUNTY GROUND WATER PROTECTION
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHAFTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____

NOTES:

1. PROPERTY ZONED:
2. TOTAL AREA DIVIDED: 2.84 AC
3. THIS SUBDIVISION HAS BEEN DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAMILTON COUNTY, TENNESSEE.
4. THIS PLAT SUBDIVIDES PROPERTY DESCRIBED BY DEED RECORDED IN DB. 8068-327, ROHCT
5. 1 = LOT NUMBER
6. TAX ID: MAP 123-025.0
7. THE GOVERNMENT OF HAMILTON COUNTY DOES NOT CERTIFY UTILITIES OR UTILITY CONNECTIONS.
8. HATCHED AREA IS A SUBSURFACE SEWAGE DISPOSAL SYSTEM AND DUPLICATION AREA EASEMENT. ANY CUTTING, FILLING OR CONSTRUCTION WITHIN TEN (10) FEET OF THIS AREA, TWENTY-FIVE (25) FEET FOR A BASEMENT CUT, WITHOUT PRIOR WRITTEN APPROVAL FROM THE HAMILTON COUNTY GROUND WATER PROTECTION AND RECORDING OF A CORRECTIVE PLAT MAY RENDER THIS LOT UNBUILDABLE.
9. LOT 2 APPROVED FOR A MAXIMUM NUMBER OF _____ BEDROOMS.

LOT 1 NOT EVALUATED PURSUANT TO THIS PLAT REVIEW AND APPROVAL OF THIS PLAT DOES NOT CONSTITUTE APPROVAL OF LOT 1 OR THE EXISTING SSD SYSTEM.
10. NO POOLS WITHOUT WRITTEN APPROVAL FROM THE HAMILTON COUNTY GROUND WATER PROTECTION.
11. ALL NOTES REGARDING THE SUBSURFACE SEWAGE DISPOSAL SYSTEM WILL BECOME NULL AND VOID IF THE HOME IS CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM.
12. HAMILTON COUNTY GROUND WATER PROTECTION MAY REQUIRE THAT THE SSD EASEMENT BE FIELD LOCATED BY A SURVEYOR PRIOR TO SSD PERMIT ISSUANCE IF WE ARE UNABLE TO VERIFY COMPLIANCE WITH THE REGULATIONS DURING OUR SITE VISIT.

OWNERS CERTIFICATE

I, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION, AND CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THIS PROPERTY.

JURGEN D. SEEBECK
9049 BRITANNY FARM LANE
OOLTEWAH, TN. 37363
PHONE: 544-8113

JANET SEEBECK

DATE _____

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY BY ME OR UNDER MY SUPERVISION, AND THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY IS A CLASS B (SUBURBAN) LAND SURVEY WITH AN UNADJUSTED ERROR OF CLOSURE OF 1/10,000+, AS SHOWN HEREON.

RICHMOND SURVEYING CO.
363 FIRST STREET, SW
CLEVELAND, TN. 37311
PHONE: (423)479-7749

