

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2015-025	PC Meeting Date: 08-10-15
Subdivision Name:	Moonhollow Subdivision Lots 1 and 2	
Applicant Request:	Final Plat	
Property Location:	522 Beck Avenue and 533 Moonhollow Lane	
Property Owner:	James and Julianne Hudson	
Applicant:	Sam Clemons Surveying	
Total Acreage:	0.14 Acres	
Proposed Density:	14.28 dwelling units per acre	
Tax Map Number:	136A-C-002 and 037	
Zoning:	R-2 Residential Zone	
Staff Recommendation:	<p>APPROVE, as a final plat, subject to the following condition:</p> <ul style="list-style-type: none"> • Approval of variance from the minimum lot frontage requirements of Sec 38-94 (2)(b) of the Chattanooga Zoning Code. See Subdivision Case 2015-034. 	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

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

Additional Comments and Notes

There are no additional comments or notes from RPA staff.

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. If the site disturbance is greater than one (1) acre a land disturbing permit may be required, or plan showing the amount of disturbance on the property.
2. Additional comments or requirements may be required and provided during the civil/construction plan review.
3. Questions concerning any requirements, comments, and notes contact Mr. Mark Heinzer at (423) 643-5880.

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Chattanooga Sewer Staff Comments and Notes

1. Lot 1 needs to show how it ties into public sanitary sewer.
2. May require street cuts for sewer for proposed Lots 3 and 6.
3. Additional comments or requirements may be required and provided during the civil/construction plan review.
4. Questions concerning any requirements, comments, and notes contact Mr. Eric Douglas at (423) 643-5814.

Transportation Department Staff Comments and Notes

1. Additional comments or requirements may be required and provided during the civil/construction plan review.
2. Questions concerning any requirements, comments, and notes contact Mr. Bert Kuyrkendall at (423) 643-5925.

Fire Marshall's Office Staff Comments and Notes

1. Additional comments or requirements may be required and provided during the civil/construction plan review.
2. Questions concerning any requirements, comments, and notes contact Mr. Michael Wright at (423) 643-5622.

Land Development Office Staff Comments and Notes

1. Additional comments or requirements may be required and provided during the civil/construction plan review.
2. Questions concerning comments and notes contact Mr. Ed LeCompte at (423) 643-5880.

Hamilton County GIS Staff Comments and Notes

1. Add street addresses. Hamilton County GIS will assign street addresses after the final plat has been approved by the Planning Commission.
2. Submit the Geo-referenced CAD file used to create the final subdivision plat prior to obtaining final plat signatures.
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 notes.
2. Questions concerning requirements, comments, and notes contact Mr. Billy McGhee at (423) 648-3259.

Other Utilities 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.

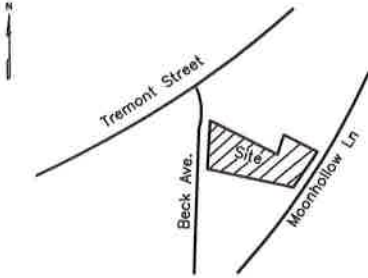
Reminders

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 offer of

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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 to approve the final plat.

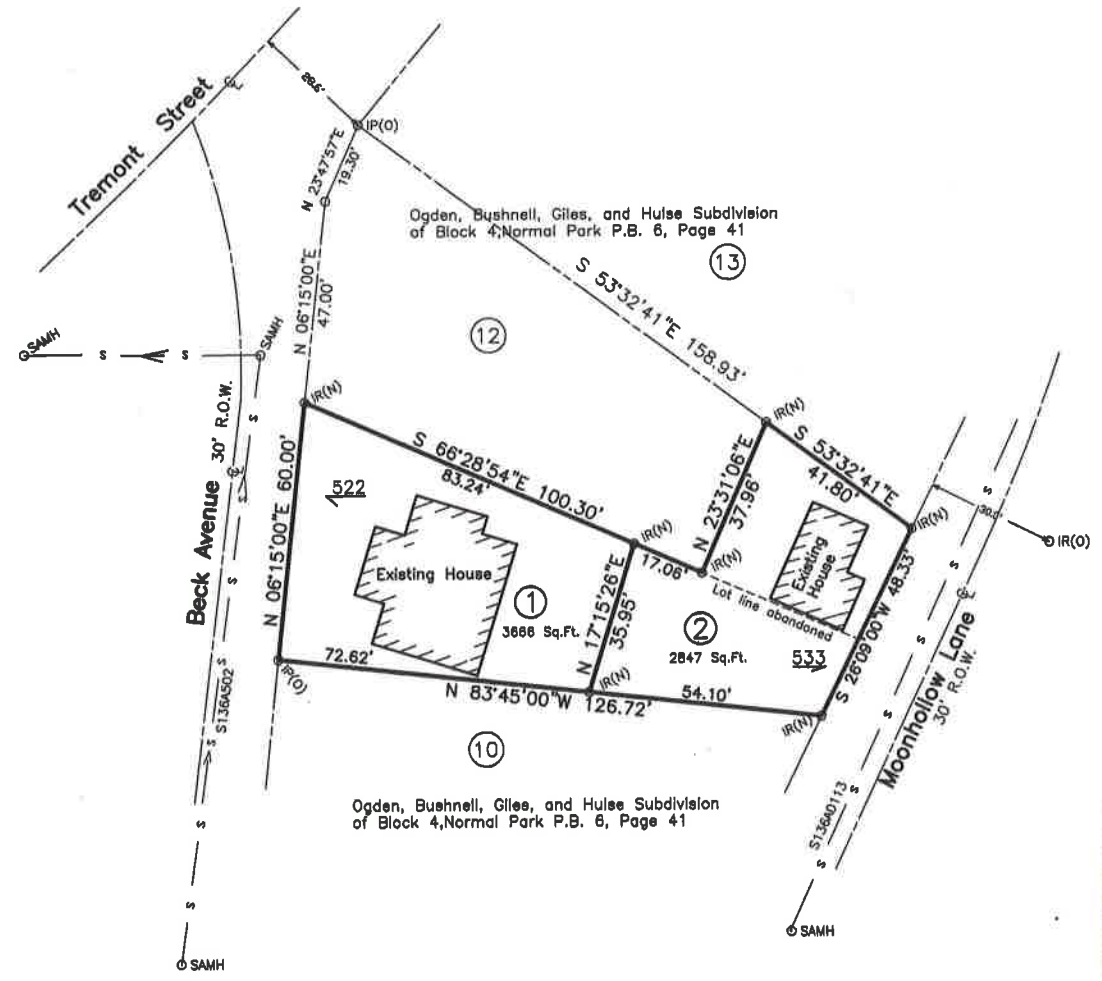


- LEGEND**
- IR(O) ○ IRON ROD(OLD)
 - IR(N) ○ IRON ROD(NEW)
 - 1/2" CAPPED
 - IP(O) ○ IRON PIPE(OLD)
 - IP(N) ○ IRON PIPE(NEW)
 - S— Sanitary Sewer
 - ① Lot Number

APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT.
 DATE _____
 BY _____
 JURISDICTIONAL AUTHORITY
 DATE _____
 BY _____
 CHATTANOOGA-HAMILTON CO.
 REGIONAL PLANNING COMM.
 DATE _____
 BY _____

Vicinity Map
 Not to Scale

- NOTES:**
1. Zoning: R-2
 2. Local Government does not certify that utilities or utility connections are available.
 3. This plat subdivides the property recorded in Deed Book 10430, page 385, in the Register's Office of Hamilton County.
 4. This subdivision has been developed according to the design standards of the City of Chattanooga Subdivision Regulations.
 5. The property shown hereon is Tax Map 136A, Group C, parcels 002.00 and 037.00.
 6. The property shown hereon does not lie in a flood hazard area as shown on FEMA flood map number 47085C 0333F dated: 11-07-02.
 7. Public sanitary sewer is available by gravity flow.
 8. The purpose of this plat is to abandon all interior lot lines of the Lot shown hereon and create two new lot out of the lots previously shown as Lot 11, and part of Lot 12 of the Ogden, Bushnell, Giles, and Hulse resubdivision of Block 4, Normal Park Addition recorded in Plat Book 6, Page 41.
 9. City Ordinance No. 12900 entitled Storm Water Runoff and Erosion Control shall apply to any discharge of same from this subdivision of property.
 10. No fill material can be placed in a constructed drainage facility in such a manner as to impede storm water runoff flow unless approved by the City Engineer.
 11. Cleans capped half inch rebars set at all property corners shown hereon not marked otherwise.
 12. A 5' Private Drainage Easement shall be reserved along the inside of all side lot lines. 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.
 13. City of Chattanooga is not responsible for the maintenance of any drainage easement.



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

James D. Hudson Date
 1410 Cowart Street
 Chattanooga, TN 37408
 423-643-0612

Julianne Hudson Date
 1410 Cowart Street
 Chattanooga, TN 37408
 423-643-0612

RECEIVED

JUN 19 2015

Chattanooga-Hamilton County
 Regional Planning Agency
 Development Services