

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Case Number:</b>	<b>2015-007</b>	<b>PC Meeting Date: 01-12-15</b>
<b>Subdivision Name:</b>	<b>Heritage Green Phase 3 Lots 74 thru 100</b>	
<b>Applicant Request:</b>	Preliminary Plat	
<b>Property Location:</b>	Rhodes Farm Way @ Julian Road	
<b>Property Owner:</b>	Saurin Patel	
<b>Applicant:</b>	David Mathews Surveying and Chattanooga Engineering Group	
<b>Total Acreage:</b>	10.26 Acres	
<b>Proposed Density:</b>	2.92 dwelling units per acre	
<b>Tax Map Number:</b>	170D-B-008.09 and 1711-H-004	
<b>Zoning:</b>	R-T/Z Residential Townhouse Zone	
<b>Staff Recommendation:</b>	<b>APPROVE, as a preliminary plat only</b>	

## 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 review and consideration.

1. Per Section 500.4 of the Chattanooga Subdivision Regulations add the following note: “No residential building permit is to be issued for Community Lot 86 and Community Lot 100. These community lots are to be used for recreational or drainage related purposes only. Maintenance to be assumed by the developer until the lots are deeded to the home owners or to a home owners association”.
2. Per Section 500.3 of the Chattanooga Subdivision Regulations show and label proposed waterlines.
3. Per Section 500.2 of the Chattanooga Subdivision Regulations show and label as such any drainage area or easements to be filled or relocated.
4. Per Section 500.2 of the Chattanooga Subdivision Regulations show the number of acres drained for existing drainage pipes in the right-of-way.
5. Per Section 500.9 of the Chattanooga Subdivision Regulations state the Base Flood Elevation of the 100 year flood hazard area.
6. Per Section 5001. of the Chattanooga Subdivision Regulations show the vicinity map and owner name, address, and phone number.

#### Additional Comments and Notes

The following items can be corrected prior to the submittal of the final plat for review and consideration.

1. Per the Land Disturbing Permit and plans submitted by the engineer show and label as such the drainage easement located along the rear of proposed Lots 87 thru 94.
2. On the lot located between Lots 77 and 78 removed the dashed property line to the rear. This area is to be added to the remaining area owned by Mr. Patel.
3. Change “Charles Rhodes Db 9834 Page 567” to “Saurin Patel Db 10122 Page 499” and show the number of acres remaining.
4. Label the type of easement located along the side property line between Lots 96/97 and Lot 77.

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5. Label the remaining lands owned by Mr. Saurin Patel Db 10122 Page 499 as "Conservation Easement".
6. Show and label as such the centerline radius of the proposed curve, which scales to 60'.

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### 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. Buffers may be required along the stream and any identified wetlands 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.

#### Chattanooga Sewer Staff Comments and Notes

1. Make changes and corrections as provided on the sanitary sewer profiles submitted for the preliminary plat.
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. Eric Douglas at (423) 643-5814.

#### Transportation Department Staff Comments and Notes

1. Street trees will be required in the verge between the curb and sidewalk. Show this on the typical street cross section.
2. Additional comments or requirements may be required and provided during the civil/construction plan review.
3. Explore the option on providing a greenway connection/easement on the conservation easement area property that will provide a connection to the area being discussed for a potential future greenway trail.
4. Questions concerning any requirements, comments, and notes contact Mr. Bert Kuyrkendall at (423) 643-5925.

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

1. This development will need at a minimum three (3) fire hydrants. Based on the revised preliminary plat it only shows two (2) fire hydrants.
  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. Michael Wright at (423) 643-5622.
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### 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. Per Section 500.1 of the Chattanooga Subdivision Regulations contact Hamilton County GIS for approval of proposed street names for proposed Road "B".
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. 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.

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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 or may not be required.
2. Questions concerning Land Disturbing Permit please contact Mr. Mark Heinzer at (423) 643-5880.

#### N.D.E.S. Permit

1. Since there is to be more than one acre of disturbed ground, including building sites, in this subdivision, an N.P.D.E.S. (National Pollutant Discharge Elimination System) Permit to discharge storm water associated with construction activity is necessary.
2. Although there is no local enforcement of this permit, the state can impose civil and criminal penalties on the developer for failure to obtain a permit when one is necessary. The developer should contact the following office to answer questions about filing such a permit:

Tennessee Department of Environment and Conservation  
Division of Water Pollution Control  
540 McCallie Avenue, Suite 550  
Chattanooga, TN 37402  
(423) 634-5745

#### A.R.A.P. Permit

1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
  2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.
  3. The developer is urged to contact the Tennessee Department of Environment, Division of Water Pollution Control at the above address and phone number to determine if an A.R.A.P. permit is
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required.

### **S.W.P.P.P. Permit**

1. As part of Storm Water Pollution Prevention Plan, the State of Tennessee may require 60' riparian buffer zones during construction along or in drainage areas of streams designated by the state as high quality or impaired. The developer should contact the Tennessee Department of Environment and Conservation to determine if buffer zones are required.

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### **Reminders**

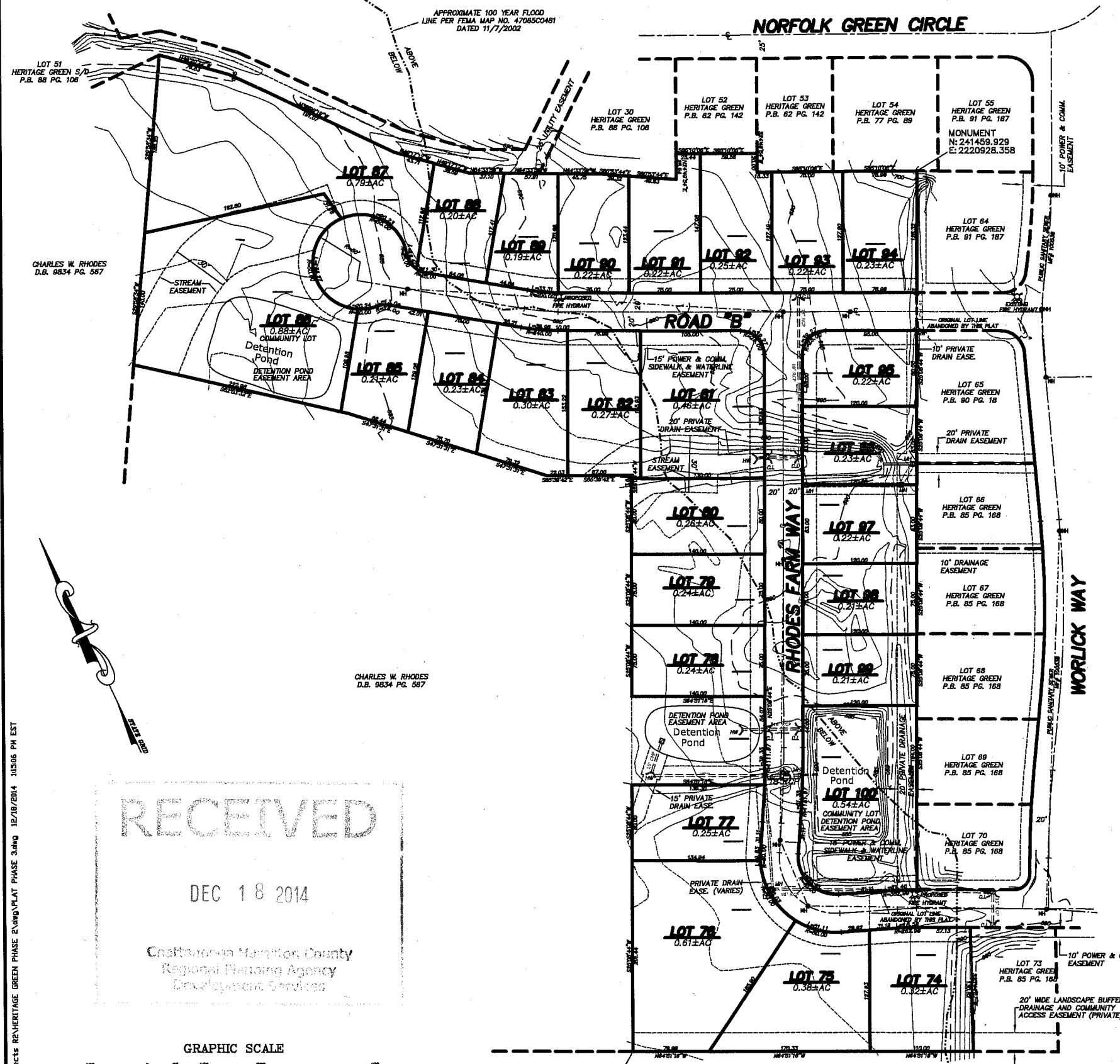
1. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Just as a reminder approval of the preliminary plat does not constitute approval of the subdivision nor does it guarantee approval of the final plat. Approval of preliminary plat indicates general approval of the arrangement of streets, lots, and drainage as a guide in the preparation of the final plat.
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.

Surveyor's Certification

I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief; and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "1" Survey.

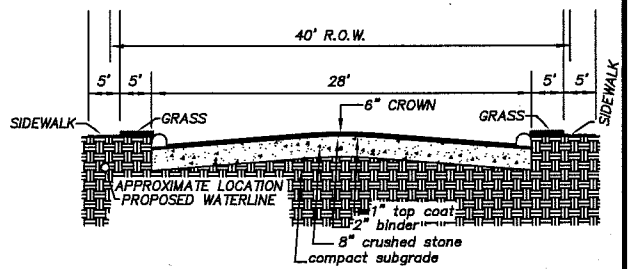
David Mathews PLS#747

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



GENERAL NOTES

1. Zoned : R-T/Z
2. Acres subdivided : 10.26±Ac
3. This plat subdivides deed : 10122-499 & 10186-687
4. Local Government does not certify that utilities or utility connections are available.
5. This subdivision has been developed according to the design standards of the City of Chattanooga Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 170D-B-8.09 & 1711-H-4
8. All corners are Iron Pins Set unless otherwise noted.
9. City Ordinance No:9942 entitled "Storm Water Run-Off and Erosion Control" shall apply to any discharge of same from this Subdivision of Property.
10. No fill material is to be placed in a constructed drainage facility in such a manner as to impede storm water run-off flow unless approved by The City Engineer.
11. The City of Chattanooga is not responsible to construct or maintain drainage easements.
12. Water Supply: Tennessee American Water Company
13. Source of Topographic information: Field shot topographics.



**TYPICAL CROSS SECTION FOR STREET**

N.T.S.  
PRELIMINARY PLAT

**HERITAGE GREEN PHASE 3**

LOTS 74 THRU 100

CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

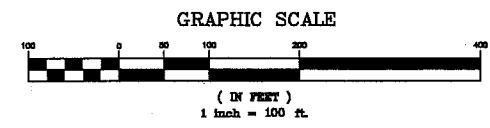
Date: 11-20-14 Drawn: R Middleton  
Scale: 1"=100' Checked: DLM Job#: 14-36

**DMS** DAVID MATHEWS SURVEYING  
1880 HAMILL ROAD CHATTANOOGA, TENN 37348  
TEL: 423-870-9671 FAX: 423-870-4808  
14-S4418

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Chattanooga Hamilton County  
Regional Planning Agency  
Development Services



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