

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2015-024	PC Meeting Date: 05-11-15
Subdivision Name:	Scholze Addition to St. Elmo Lots 95 and 96	
Applicant Request:	Final Plat	
Property Location:	5106 Alabama Avenue and 1617 W. 52 nd Street	
Property Owner:	Kevin Osteen	
Applicant:	Alan Haniszewski Surveying	
Total Acreage:	0.26 Acres	
Proposed Density:	7.6 dwelling units per acre	
Tax Map Number:	167J-L-017	
Zoning:	R-1 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 size requirements of Sec 38-44. (5) Minimum Lot Area of the Chattanooga Zoning Code. See Subdivision Case 2015-023. 	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

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

1. Show direction of sanitary sewer flow.
2. Delete the following note: "The City of Chattanooga is not responsible for the installation, maintenance, or repair of any private sewer service line, or any private sewer line easement".
3. Label lot lines to be abandoned by this plat as such.
4. Add the following note: "The Chattanooga-Hamilton County Regional Planning Commission granted a variance on May 11, 2015 to permit Lots 95 and 96 to have a smaller lot size than required by the R-1 Residential Zone".

Additional Comments and Notes

There are no additional comments and 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.

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Water Quality Staff Comments and Notes

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

Chattanooga Sewer Staff Comments and Notes

1. Additional comments or requirements may be required and provided during any required civil/construction plan review.
2. Questions concerning any requirements, comments, and notes contact Mr. Eric Douglas at (423) 643-5814.

Transportation Department Staff Comments and Notes

1. Provide at a minimum a 5' sidewalk with a minimum of 2' to 3' green verge along Alabama Avenue.
2. Additional comments or requirements may be required and provided during any civil/construction plan review.
3. 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 any required 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 any 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.

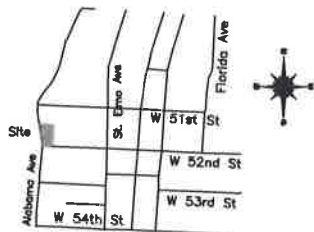
Other Utilities Comments and Notes

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.
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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 final plat does not constitute acceptance of any offer 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 to approve the final plat.



Locality Map
(not to scale)

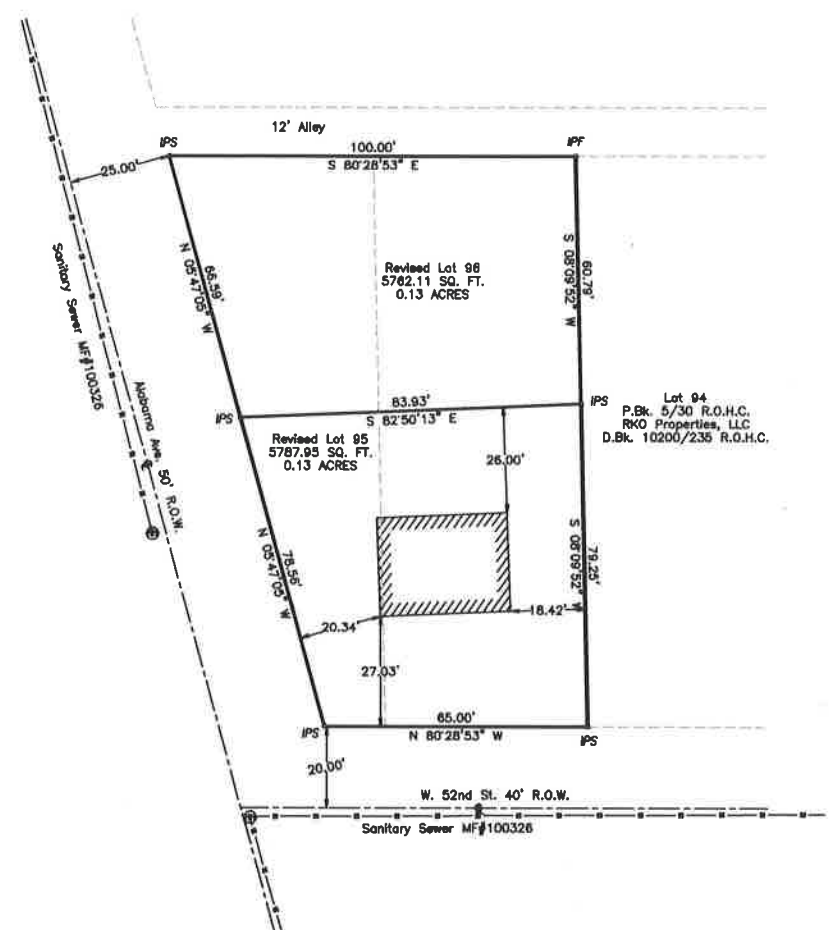
Revised Plat
 Being A Revision Of Lots 95 And 96 H Scholze's
 Addition To Saint Elmo
 Recorded In Plat Book 5, Page 30 R.O.H.C.
 Chattanooga, Hamilton County, Tennessee

Scale: 1" = 20' March 16, 2015

APPROVED FOR RECORDING
 HAMILTON CNTY GIS DEPT.
 DATE: _____
 BY: _____

JURISDICTIONAL
 AUTHORITY
 DATE: _____
 BY: _____

CHATTA/HAM CNTY
 REGIONAL
 PLANNING COMMISSION
 DATE: _____
 BY: _____



IPF = Iron Pin Found
 IPS = Iron Pin Set



Statement Of Ownership
 I, the Undersigned, hereby adopt this Plat as my
 plan of subdivision. I further certify that I am the
 owner of the property in fee simple.

Kevin Oaten
 4619 Michigan Ave
 Chattanooga, TN 37409
 423-309-5251

- Notes:**
- 1.) Zoning: R-1.
 - 2.) This Property is described in Deed Book 10170, Page 280 R.O.H.C.
 - 3.) Tax Map #167J-L-017.
 - 4.) Local Government does not certify that utilities or utility connections are available.
 - 5.) The purpose of this Plat is to reconfigure the two lots, as shown.
 - 6.) Property address: 1617 West 52nd Street, Chattanooga, TN.
 - 7.) Area subdivided by this plat: 0.26 ac.
 - 8.) This subdivision has been developed in accordance with the subdivision regulation of the City of Chattanooga.
 - 9.) Public sanitary sewers are available by gravity flow.
 - 10.) A 5' private drainage easement is reserved along the inside of all side and rear lot lines. These drainage easements are automatically abandoned if two or more lots are combined or used as one lot or no setback is required.
 - 11.) 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.
 - 12.) City Ordinance #9942 entitled "Storm Water Runoff And Erosion Control" shall apply to discharge of same from this subdivision of Property.
 - 13.) The City of Chattanooga is not responsible for the installation, maintenance, or repair of any private sewer service line, or any private sewer line easement.
 - 14.) Capped rebar set at all corners unless noted otherwise.

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 is greater than
 1:10,000 (Category I)

Alan Haniszewski
 Tennessee PLS #2398
 3073 Baggett Trail
 Signal Mountain, TN 37377
 423-364-6032

File Name: Scholze St Elmo 95-96
 Drawing No. 15-28-3

