

RPA STAFF RECOMMENDATION

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|---------------------------------|--|----------------------------------|
| Subdivision Case Number: | 2015-045 | PC Meeting Date: 10-12-15 |
| Subdivision Name: | Smitherman-Steakley Subdivision Lots 1 and 2 | |
| Applicant Request: | Final Plat | |
| Property Location: | 15007 and 15029 Log Cabin Lane | |
| Property Owner: | Kathy Smitherman and Saleta Steakley | |
| Applicant: | Niles Surveying | |
| Total Acreage: | 1.13 Acres | |
| Proposed Density: | 1.76 dwelling units per acre | |
| Tax Map Number: | 02I-056.02 and 057.00 | |
| Zoning: | A-1 Agricultural District | |
| Staff Recommendation: | <p>APPROVE as a final plat subject to the following condition:</p> <p>Approval of a variance to Section 402.1(b)(c) of the Hamilton County Subdivision Regulations for Lot Less than 5 Acres on Private Road and Minimum Width of Easement-See Subdivision Case Number 2015-044.</p> | |

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

There are no additional Subdivision Regulation or Platting requirements all corrections and modifications have been completed.

Additional Comments and Notes

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

1. Add the following as a note: "On September 14, 2015 the Chattanooga-Hamilton County Regional Planning Commission granted a variance to Section 402.1 of the Hamilton County Subdivision Regulations to permit a lot less than five (5) acres on a private road and a variance for minimum width of the required easement."
2. State the date of approval letter from Hamilton County Groundwater Protection that approved septic tank use for Lot 2.
3. Show the phone numbers of both property owners.

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. Submit Geo-referenced CAD file used to create the subdivision plat to Hamilton County GIS prior to the signing of the final plat.
2. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

Electric Power Board Staff Comments and Notes

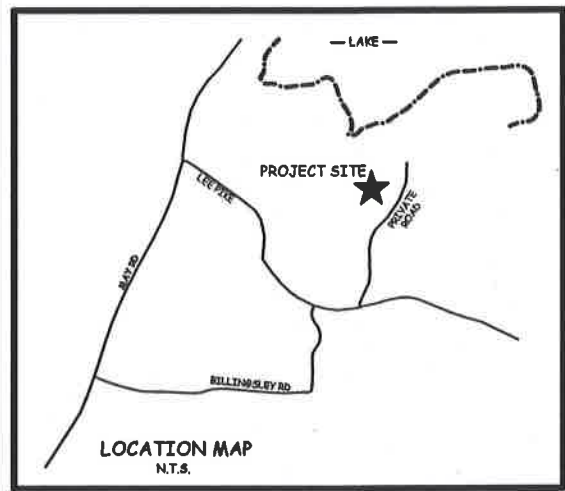
1. There are no additional comments and notes provided.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

Other Utilities and Fire Department Comments and Notes

1. There were no comments and notes provided by any of the utility providers of the Fire Department. Please check with the appropriate utility provider and Fire Department 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 to approve the final plat.
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OWNER'S CERTIFICATION
 I/WE ADOPT THIS AS OUR PLAN OF SUBDIVISION AND CERTIFY THAT I/WE ARE THE OWNER/OWNERS OF THE PROPERTY IN FEE SIMPLE.

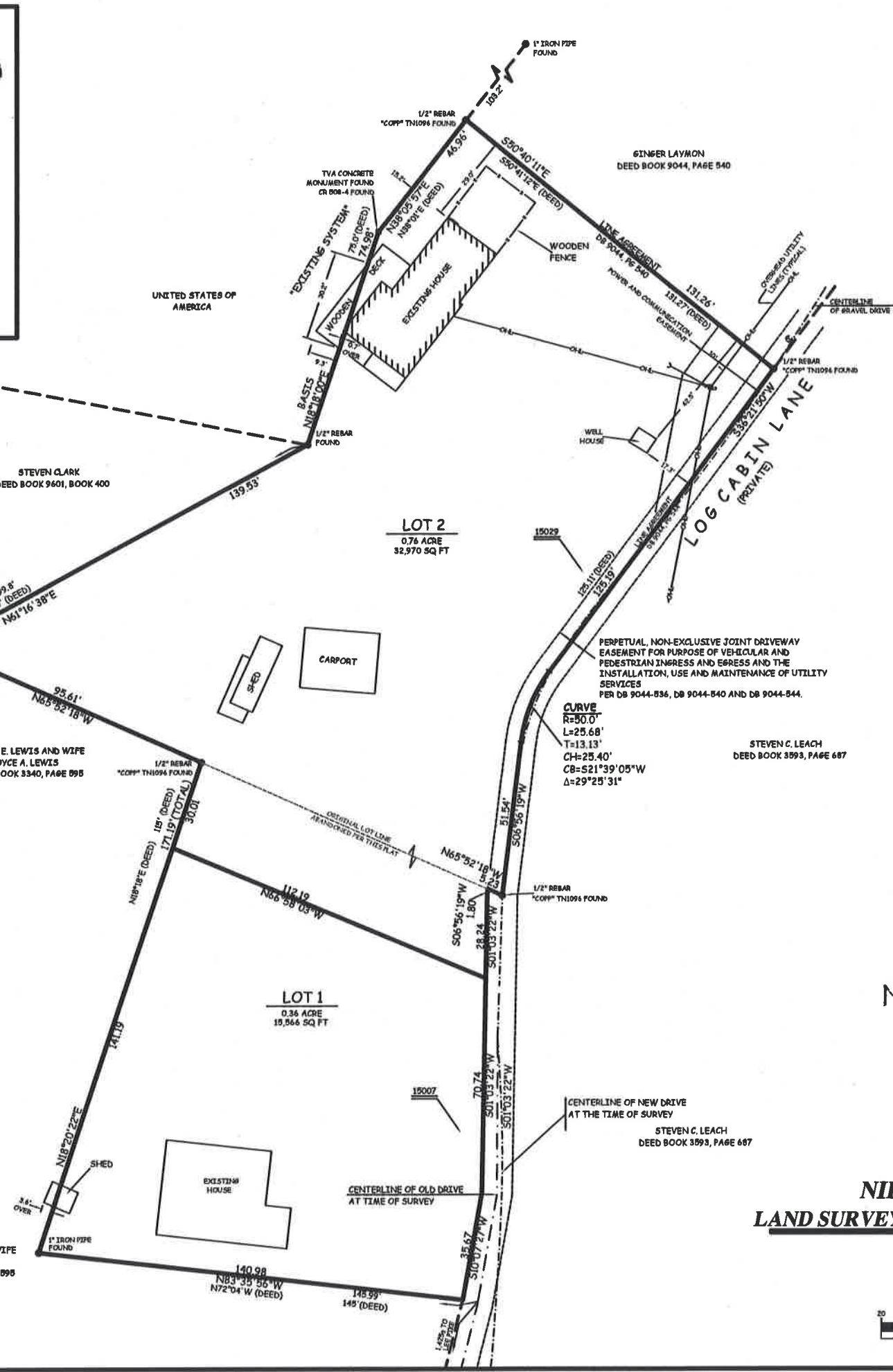
SALETA STEAKLEY LOT 1
 15007 LOG CABIN ROAD
 SODDY DAISY, TENNESSEE 37379
 PHONE: (423) 883-7564

KATHY SMITHERMAN LOT 2
 15029 LOG CABIN ROAD
 SODDY DAISY, TENNESSEE 37379
 PHONE: (423) 883-7564

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAT OR MAP REPRESENTS A CATEGORY SURVEY WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING ONE FOOT IN FEET AND THAT SAID SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYING AS OF MARCH 17, 2011.

C. BARTON CRATTIE, LS 1742, CFM DATE

VP: 49 STEAKLEY SALETA 1
 PP: 43-110
 JOB #: 15-188



DEED BOOK 9044, PAGE 549

APPROVED FOR RECORDING
 HAMILTON COUNTY RES DEPT
 DATE _____
 JURISDICTIONAL AUTHORITY
 DATE _____
 CHATTA/HAM ONTY REGIONAL
 PLANNING COMMISSION
 DATE _____
 CHATTA/HAMILTON COUNTY
 HEALTH DEPARTMENT
 DATE _____

- GENERAL NOTES:**
- 1) AREA SUBDIVIDED: 112 ACRES (48,836 SQ FT)
 - 2) THIS PLAT INCLUDES PROPERTY DESCRIBED IN DEED BOOK 9488, PAGE 658 & DEED BOOK 9488, PAGE 765
 - 3) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
 - 4) 1/2" REBAR WITH A YELLOW PLASTIC CAP LABELED "NILES SURVEYING" PLACED AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - 5) PRESENT ZONING: A-1
 - 6) TAX MAP PARCEL: 021-0056.02, 021-007
 - 7) THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF HAMILTON COUNTY TENNESSEE.
 - 8) ACCORDING TO F.E.M.A. COMMUNITY PANEL NO. 47045C-0145-F, (11-7-2002), THIS PROPERTY IS NOT INCLUDED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD HAZARD ZONE. (AREA IN ZONE "X")
 - 9) THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS OR PRIVATE ACCESS EASEMENTS.
 - 10) APPROVAL OF THIS PLAT DOES NOT IMPLY THAT HAMILTON COUNTY WILL APPROVE ANY SUBSEQUENT DEVELOPMENT USING ROADS, RIGHTS-OF-WAY OR EASEMENTS SHOWN ON THIS PLAT.
 - 11) THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN JOINT DRIVEWAY EASEMENTS AND IS NOT RESPONSIBLE TO PROVIDE ANY DESIRED UTILITIES OR SERVICES BEYOND THE RIGHT-OF-WAY OF PUBLIC ROADS.
 - 12) LOG CABIN LANE IS SHOWN SOLELY TO COMPLY WITH THE ADOPTED ADDRESSING POLICY AND TO PROVIDE ACCESS TO THE INCLUDED PROPERTY. LOG CABIN LANE IS A PRIVATE ROAD NOT MAINTAINED BY HAMILTON COUNTY. NOTHING HEREON SHOULD BE INTERPRETED TO MEAN THAT HAMILTON COUNTY WILL NOW OR IN THE FUTURE ACCEPT MAINTENANCE RESPONSIBILITY FOR LOG CABIN LANE.
 - 13) LOT 2 AREA AND WIDTH OF JOINT DRIVEWAY EASEMENT VARIANCE GRANTED BY THE CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING COMMISSION ON JULY 11, 2011.
 - 14) H.C.W.P. APPROVAL FOR LOT 2 BASED ON SEPTIC TANK INSPECTION LETTER DATED 2015
 - 15) NO POOLS WITHOUT PRIOR WRITTEN APPROVAL FROM THE H.C.W.P.
 - 16) ALL NOTES REGARDING THE SUBSURFACE SEWAGE DISPOSAL SYSTEM EASEMENT WILL BECOME NULL AND VOID IF THE STRUCTURE IS EVER CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM.
 - 17) THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN OF ANY DRAINAGE EASEMENTS.
 - 18) HAMILTON COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS.
 - 19) A 5' PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE INSIDE OF ALL SIDE AND REAR 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.
 - 20) LOT 1 HAS NOT BEEN EVALUATED PURSUANT TO THIS PLAT REVIEW FOR A SDDS AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM.

PRELIMINARY FOR REVIEW
NOT TO BE RECORDED
FINAL PLAT

SMITHERMAN - STEAKLEY TRACE

LOTS 1 & 2

HAMILTON COUNTY, TENNESSEE

NILES SURVEYING CO., INC.
LAND SURVEYING - MAPPING - FLOOD CONSULTING

3962 CHURCHILL ROAD
 CHATTANOOGA, TENNESSEE, 37406-1616
 PHONE: (423) 624-5041 FAX: (423) 629-7813
 EMAIL: ADMIN@NILESSURVEY.COM



DATE: JUNE 22, 2015

RECEIVED

SEP 28 2015

Chattanooga Hamilton County
 Regional Planning Agency
 Development Services