

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Case Number:</b>	<b>2015-055</b>	<b>PC Meeting Date: 10-12-15</b>
<b>Subdivision Name:</b>	<b>Fasnacht S/D of Madison Street Lots 1 thru 42</b>	
<b>Applicant Request:</b>	Final Plat	
<b>Property Location:</b>	1344, 1401, 1427, 1433, and 1435 Park Street/Madison Street	
<b>Property Owner:</b>	Juliet Properties	
<b>Applicant:</b>	Chattanooga Engineering Group and David Mathews Surveying	
<b>Total Acreage:</b>	4.10 Acres	
<b>Proposed Density:</b>	10.24 dwelling units per acre	
<b>Tax Map Number:</b>	145L-H-001, 007, 008, and 009	
<b>Zoning:</b>	C-3 Central Business Zone and UGC Urban General Commercial Zone	
<b>Staff Recommendation:</b>	<p><b>APPROVE, as a final plat, subject to the following conditions:</b></p> <p><b>Installation and completion of all infrastructure related improvements in compliance with civil/construction plans submitted for a Land Disturbing Permit.</b></p> <p><b>Submittal of all applicable “as-builts” to the appropriate department for review.</b></p> <p><b>Correction and modification of items noted below.</b></p>	

## 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.

1. Show and label the location of control monuments for this subdivision.

#### Additional Comments and Notes

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

1. Add street addresses. Hamilton County GIS will assign street addresses after the final plat has been approved by the Planning Commission.
2. Contact Hamilton County GIS for street name approval.
3. Show the deed book and page number that references the 20' public sanitary sewer easement that crosses lots 34 thru 37.
4. Show the deed book and page number for the existing 10' Power and Communication, ROW and Paving Easement along lot 16.

### 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.

## **STAFF CASE REPORT TO PLANNING COMMISSION**

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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. 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. Mark Heinzer at (423) 643-5880.

### **Chattanooga Sewer 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. Eric Douglas at (423) 643-5814.

### **Transportation Department Staff Comments and Notes**

1. Provide street connection from Park/Madison Street to Jefferson Street.
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. Bert Kuyrkendall at (423) 643-5925.

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

1. Show and label 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.

### **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**

5. Add street addresses. Hamilton County GIS will assign street addresses after the final plat has been approved by the Planning Commission.
6. Contact Hamilton County GIS for street name approval.
7. Submit the Geo-referenced CAD file used to create the final subdivision plat prior to obtaining final plat signatures.
8. 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-
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## STAFF CASE REPORT TO PLANNING COMMISSION

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3259.

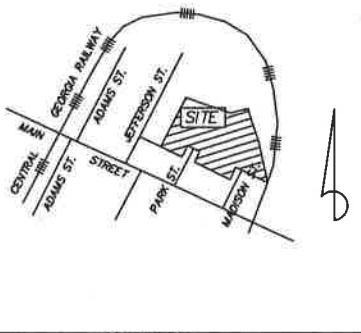
### Other Utilities Comments and Notes

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.
6. The Final plat cannot be signed or recorded until all infrastructure improvements have been completed and all required "as-builts" have been submitted for review in compliance with all codes and regulations for acceptance as public facilities.



LOCATION MAP



STATE GRID

**Owner's Certification**

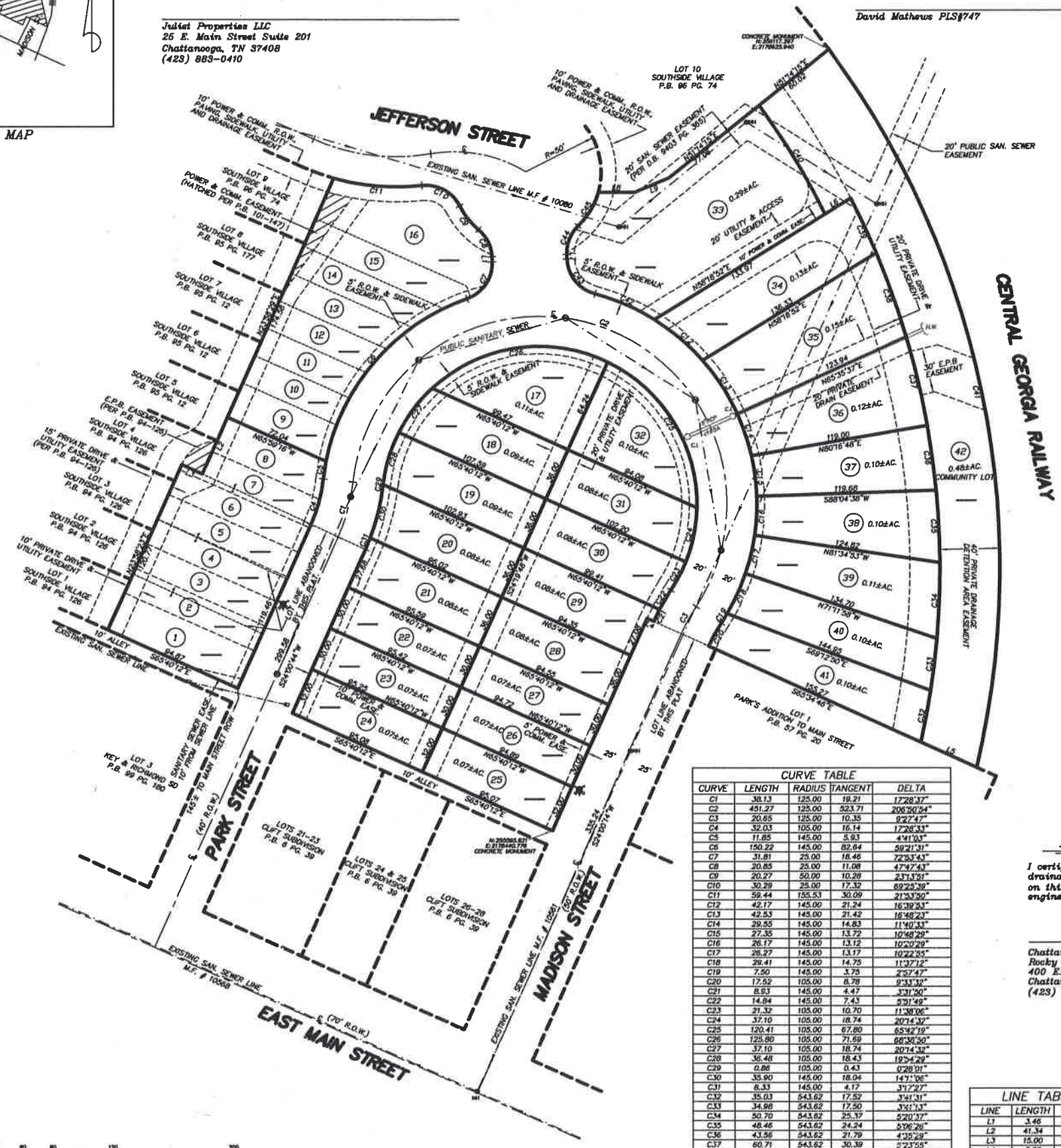
I/We, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner/s in fee simple. I/We dedicate the right-of-way as shown to the public use forever and certify there are no encumbrances on the property dedicated.

Judiet Properties LLC  
25 E. Main Street Suite 201  
Chattanooga, TN 37408  
(423) 885-0410

**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 "F" Survey.

David Mathews PLS#747



**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	38.13	125.00	18.21	1728.37"
C2	451.27	125.00	82.71	20850.94"
C3	20.85	125.00	10.35	20850.94"
C4	32.03	105.00	16.14	1728.33"
C5	11.85	145.00	5.93	4311.03"
C6	150.22	145.00	82.64	5921.31"
C7	31.81	25.00	18.48	7253.43"
C8	20.85	25.00	11.08	4747.43"
C9	20.27	50.00	10.28	2373.21"
C10	30.28	25.00	17.32	6922.99"
C11	58.44	155.53	30.09	21533.90"
C12	42.17	145.00	21.24	1639.53"
C13	42.53	145.00	21.42	1648.23"
C14	29.55	145.00	14.83	1140.33"
C15	27.35	145.00	13.72	1048.29"
C16	26.17	145.00	13.12	1023.29"
C17	26.27	145.00	13.15	1024.55"
C18	29.41	145.00	14.75	1132.12"
C19	7.50	145.00	3.75	257.47"
C20	17.52	105.00	8.78	933.38"
C21	8.93	145.00	4.47	331.50"
C22	14.84	145.00	7.43	531.49"
C23	21.32	105.00	10.70	1138.06"
C24	37.10	105.00	18.74	2074.32"
C25	120.41	105.00	67.80	6522.99"
C26	125.80	105.00	71.69	6838.50"
C27	37.10	105.00	18.74	2074.32"
C28	36.48	105.00	18.43	1954.28"
C29	0.86	105.00	0.43	0.2801"
C30	35.90	145.00	18.04	1471.06"
C31	8.33	4.17	4.17	312.27"
C32	35.03	543.62	17.52	3341.11"
C33	34.88	543.62	17.50	3341.13"
C34	50.70	543.62	25.37	520.37"
C35	48.46	543.62	24.24	506.28"
C36	43.56	543.62	21.79	435.29"
C37	60.71	543.62	30.39	523.55"
C38	58.43	543.62	28.75	615.56"
C39	46.50	543.62	23.15	414.43"
C40	84.88	523.62	42.53	817.77"
C41	594.78	503.62	299.40	4833.20"
C42	43.62	145.00	21.97	1713.30"
C43	31.81	25.00	18.48	7253.43"
C44	21.03	25.00	11.10	4071.43"
C45	15.34	50.00	15.34	3713.01"

**LINE TABLE**

LINE	LENGTH	BEARING
L1	3.46	S021828.7E
L2	41.34	N0335829.2E
L3	18.00	S821227.7E
L4	5.00	S853441.7E
L5	40.83	S853446.7E
L6	20.12	N881832.7E
L7	3.12	S021239.7E
L8	24.30	S895017.7E
L9	25.01	N671621.7E

**GENERAL NOTES**

- Zoned : C-3 & UGC
- Acres subdivided : 4.39±AC
- This plat subdivides deed : 10231-551 & 10319-379
- Local Government does not certify that utilities or utility connections are available.
- This subdivision has been developed according to the design standards of the City of Chattanooga Subdivision Regulations.
- All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
- Tax Map No: 146L-H-1, 7, 8 & 9
- All corners are Iron Pins Set unless otherwise noted.
- City Ordinance No: 12900 entitled "Storm Water Run-Off and Erosion Control" shall apply to any discharge of same from this Subdivision of Property.
- 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.
- The City of Chattanooga is not responsible to construct or maintain drainage easements.
- Lot number: (30)
- This subdivision will be comprised of both single family homes, and multi-family home sites.
- Preliminary plat was approved on October 13, 2014.
- On October 13, 2014 the CHC Regional Planning Commission granted a variance to permit a 40' ROW.
- City of Chattanooga is not responsible for the construction or maintenance of any private drive & utility easements.
- See Ordinance # 12706 for zoning conditions placed on the property.
- No residential building permit is to be issued for any Community Lot. Community Lot is to be used for recreation, open space or drainage related purposes only. Said lot to be maintained by the developer until the lot is dedicated to the home owners or to a home owners association.
- Public sanitary sewers are available by gravity flow.
- The owner/developer is to install all drainage structures & improved easements as shown. Maintenance of drainage easements to be assumed by the property owner & not the City of Chattanooga.
- The entirety of Community Lot 42 as a drainage detention area easement.
- The private drive & utility easement are to be privately maintained by the owners & not the City of Chattanooga. The owners are responsible for providing all utilities & services to the existing public road. Present owners will not convey, sell, or transfer any properties as shown hereon until a covenant is signed & recorded to run with the land which sets forth maintenance responsibilities of access maintenance, unless it is so stated in the deed of conveyance that the new owners will be responsible for maintenance.

**ENGINEERS CERTIFICATION**

I certify that I have reviewed or designed all new roads, drainage, domestic water and sanitary sewers, as shown on this plat, and that the design meets the proper engineering criteria.

Chattanooga Engineering Group  
Rocky Chambers  
400 E. Main St  
Chattanooga, Tennessee 37408  
(423) 600-9110

**FINAL PLAT**

**FASSNACHT SD OF MADISON ST**

LOTS 1 THRU 42  
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 9-23-15	Drawn: R Middleton	Job#: 14-389
Scale: 1"=40'	Checked: DLM	

**DAVID MATHEWS SURVEYING**  
DMS 1300 HAMILTON ROAD CHATTANOOGA, TENN. 37403 • PHONE: 423-870-0871 • FAX: 423-870-4808

14-S4399

RECEIVED

SEP 28 2015

Chattanooga Hamilton County  
Regional Planning Agency  
Development Services

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

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