

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2015-061	PC Meeting Date: 10-12-15
Subdivision Name:	Claude Spragues Subdivision Lots 1 thru 3	
Applicant Request:	Final Plat	
Property Location:	5402 and 5404 Alabama Avenue	
Property Owner:	KCTL Investments LLC	
Applicant:	Alan Haniszewski	
Total Acreage:	0.43 Acres	
Proposed Density:	6.9 Dwelling Units Per Acre	
Tax Map Number:	1670-B-006 and 006.01	
Zoning:	R-1 Residential Zone	
Staff Recommendation:	<p>APPROVE, as a final plat subject to the following condition:</p> <p>Approval of a variance to Section 38-44(5)(6) of the Chattanooga Zoning Regulations-See Subdivision Case Number 2015-057.</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 required for this subdivision. All corrections have been completed.

Additional Comments and Notes

The following corrections can be made on the final plat submitted for signatures.

1. Show and label the property being dedicated for additional right-of-way for the 25' rounded radius at the intersection of Alabama Avenue and W. 54th Street.
2. Add to the owners certification the dedication statement for the additional land being dedicated as right-of-way for the 25' rounded radius.

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. There are no additional comments or requirements.
2. Questions concerning any requirements, comments, and notes contact Mr. Tony Kinder at (423) 643-5880.

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Chattanooga Sewer Staff Comments and Notes

1. There are no additional comments or requirements.
2. Questions concerning any requirements, comments, and notes contact Mr. Eric Douglas (423) 643-5814.

Transportation Department Staff Comments and Notes

1. There are no additional comments or requirements.
2. Questions concerning any requirements, comments, and notes contact Mr. Brandon Sutton at (423) 643-5925.

Fire Marshall's Office Staff Comments and Notes

1. There are no additional comments or requirements.
2. Questions concerning any requirements, comments, and notes contact Mr. Michael Wright at (423) 643-5622.

Land Development Office Staff Comments and Notes

1. There are no additional comments or requirements.
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 street addresses.
2. Submit Geo-referenced CAD file used to create the subdivision plat to Hamilton County GIS prior to the signing of the final plat.
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. There are 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

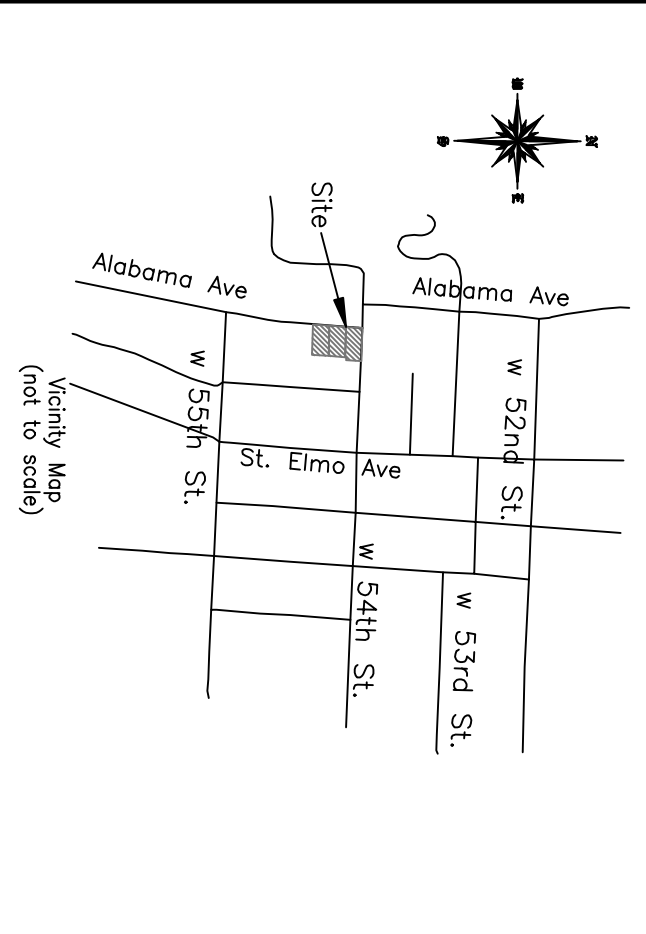
1. There were no comments and notes provided by any of the utility providers. Please check with the appropriate utility provider for any additional comments, notes, or requirements.

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 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

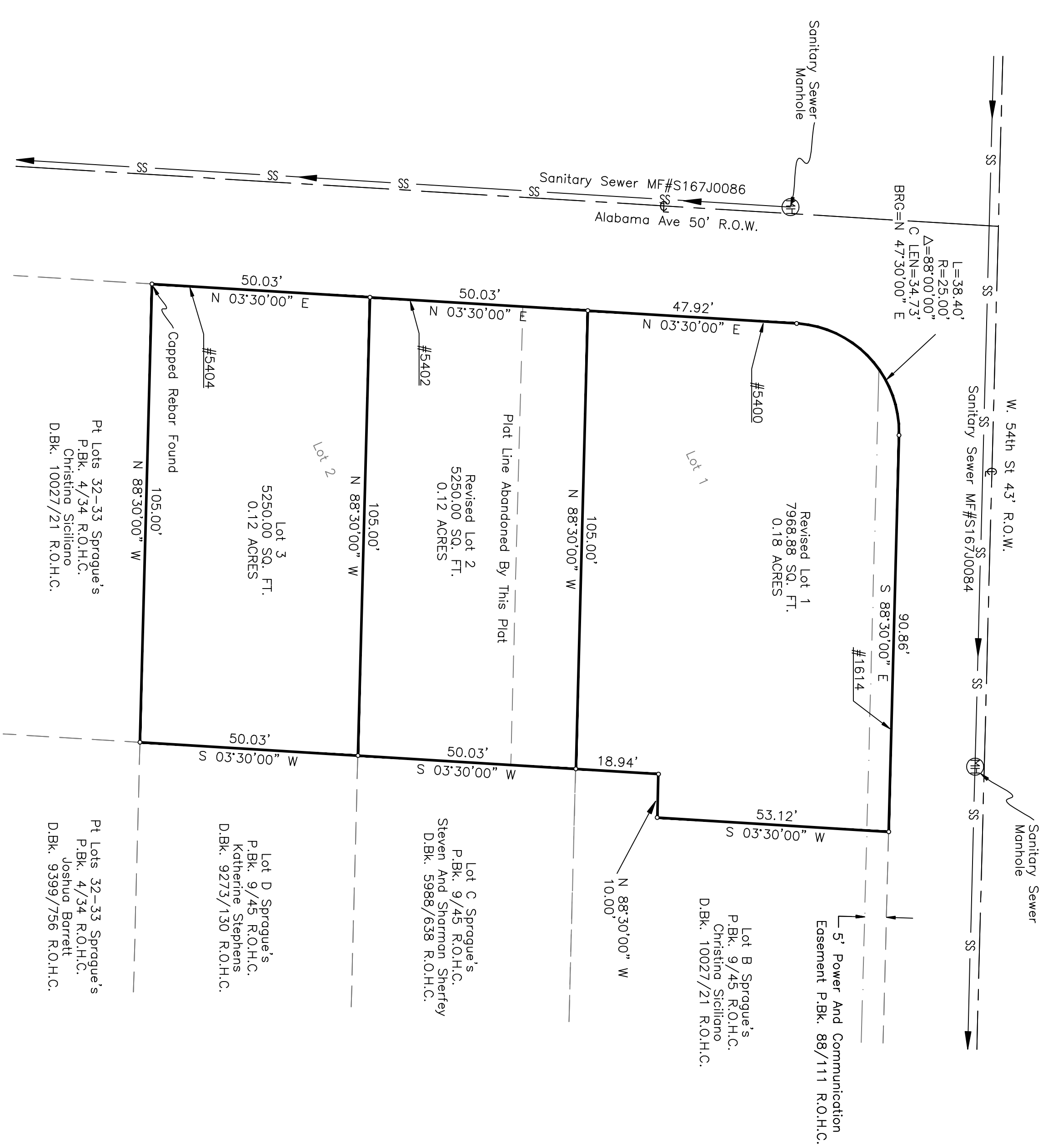
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approve the final plat.



Final Plat
Lot 3 And Revised Lots 1 And 2 Claude E. Sprague's Subdivision
Being A Revision Of Lots 1 And 2, Claude E. Sprague's Subdivision
Recorded In Plat Book 88, Page 111 R.O.H.C.
Chattanooga, Hamilton County, Tennessee

Scale: 1" = 20' September 22, 2015



APPROVED FOR RECORDING
 HAMILTON CNTY GIS DEPT.
 BY: _____
 CHATTA/HAM CNTY
 REGIONAL
 PLANNING COMMISSION
 DATE: _____
 JURISDICTIONAL
 W/PRINT
 DATE: _____
 BY: _____

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.

KKTL Investments, LLC
 P.O. Box 2136
 Chattanooga, TN 37419
 423-421-4946

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
 accuracy of the non-adjusted survey is greater than
 1:10,000 (Category 1)

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

- Notes:
- 1.) Zoning: R-1.
 - 2.) This Property is described in Deed Book 10513, Page 752 R.O.H.C.
 - 3.) Tax Map #1670-B-006 and 006.01.
 - 4.) Local Government does not certify that utilities or utility connections are available.
 - 5.) The purpose of this Plat is make three lots from two lots, as shown.
 - 7.) Property address: 1614 West 54th Street, and 5402 Alabama Ave., Chattanooga, TN.
 - 8.) Area subdivided by this plat: 0.43 ac.
 - 9.) This subdivision has been developed in accordance with the subdivision regulation of the City of Chattanooga.
 - 10.) Public sanitary sewers are available by gravity flow.
 - 11.) 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.
 - 12.) 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.
 - 13.) City Ordinance #12900 entitled "Storm Water Runoff And Erosion Control" shall apply to discharge of some from this subdivision of Property.
 - 14.) Capped rebar set at all corners unless noted otherwise.
 - 15.) The Chattanooga-Hamilton County Regional Planning Commission granted a variance on October 12, 2015 to permit lots 2 and 3 to be surveyed as a single lot for residential zoning.
 - 16.) See sub case #2015-057 for variance request.

