

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2015-041	PC Meeting Date: 09-14-15
Subdivision Name:	Haisten on McCallie Lots 1 thru 3	
Applicant Request:	Final Plat	
Property Location:	504, and 506 East 17 th Street	
Property Owner:	Haisten Family Partners	
Applicant:	David Mathews Surveying	
Total Acreage:	0.27 Acres	
Proposed Density:	11.11 dwelling units per acre	
Tax Map Number:	146H-K-027	
Zoning:	R-3 Residential Zone	
Staff Recommendation:	<p>APPROVE, as a final plat subject to the following conditions:</p> <p>Approval of Urban Infill Lot Compatibility Option-See Subdivision Case Number 2015-040.</p> <p>Corrections and modifications identified below.</p>	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

The following additional Subdivision Regulation or Platting requirements can be corrected or modified with the submittal on the final to be submitted for signatures.

1. Show sanitary sewers, manholes, and direction of sewer flow for existing sewer lines in E. 8th Street and Park Street.
2. For the sewer in East 8th Street show the sewer index number as "S146H0042."
3. For the sewer in Park Street show the sewer index number as "S146H537."
4. State the right-of-way for E. 8th Street and Park Street.
5. Add the following note: "Sanitary sewer is available by gravity flow."

Additional Comments and Notes

The following additional Subdivision Regulation or Platting requirements can be corrected or modified with the submittal on the final to be submitted for signatures.

1. In the title block change the date from 7-23-14 to 7-23-2015.
2. Add street addresses after the final plat is approved by the Chattanooga-Hamilton County Regional Planning Commission.
3. Label the centerlines of East 8th and Park Street.
4. Change existing note 14 from "On September 14, 2015 the Chattanooga-Hamilton County Regions Planning Commission approved the Urban Infill Lot Compatibility Option for lots 1-3. Minimum lot size is 3,382 square feet and minimum lot frontage is 23.25 feet" to "On September 14, 2015 the Chattanooga-Hamilton County Regiona; Planning Commission approved the Urban Infill Lot Compatibility Option for lots 1-3 as as permitted by Sections 38-477 thru 38-482 of the Chattanooga

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Zoning Regulations. Minimum lot size is 3,382 square feet and minimum lot frontage is 23.25 feet.”

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 at this time.
2. Questions concerning any requirements, comments, and notes contact Mr. Mark Heinzer at (423) 643-5880.

Chattanooga Sewer Staff Comments and Notes

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

Transportation Department Staff Comments and Notes

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

Fire Marshall's Office Staff Comments and Notes

1. There are no additional comments or requirements at this time.
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 at this time.
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 to the lots are the final plat has been approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Prior to Hamilton County GIS signing the final plat please submit the Geo-referenced CAD drawing used to create this subdivision plat. If GIS doesn't receive a copy of the Geo-referenced CAD drawing file GIS will not sign 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. No additional comments or notes.
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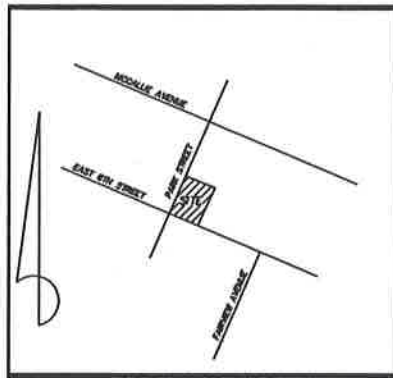
2. Questions concerning requirements, comments, and notes contact Mr. Billy McGhee at (423) 648-3259.

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 Urban Infill Lot Compatibility Option and the final plat does not constitute approval or acceptance by the public 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. Prior to Hamilton County GIS signing the final plat please submit the Geo-referenced CAD drawing used to create this subdivision plat. If GIS doesn't receive a copy of the Geo-referenced CAD drawing file GIS will not sign the final plat.



LOCATION MAP

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.

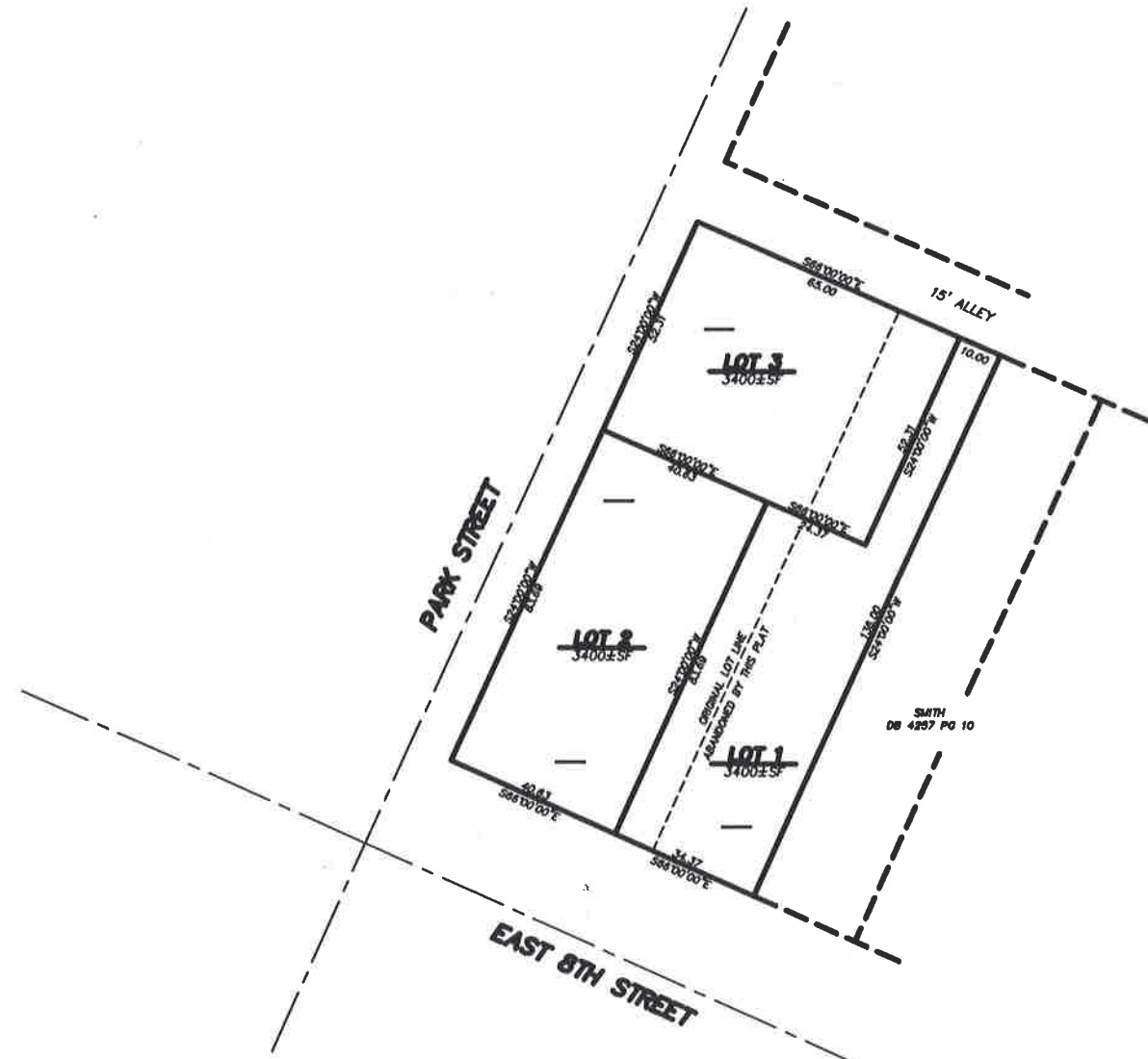
Haisten Family Partners LLC
1800 Market Street
Chattanooga, TN 37402
(423) 603-8349

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 "I" Survey. This survey meets the current TN Minimum Standards of Practice.

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-1
2. Acres subdivided : 0.27±AC
3. This plat subdivides deed : 10125-701
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: 146H-K-27
8. All corners are Iron Pins Set unless otherwise noted.
9. City Ordinance No:12900 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. A 5' private drainage easement shall be reserved along 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.
13. No off street parking is permitted within the front setback.
14. On September 14, 2015 the Chattanooga Hamilton County Regions Planning Commission approved the Urban Infill lot compatibility options for lots 1-3. Minimum lot size is 3,382 square feet and minimum lot frontage is 23.25 feet.

RECEIVED

AUG 19 2015

Chattanooga Hamilton County
Regional Planning Agency
Development Services

FINAL PLAT

HAISTEN ON MCCALLIE

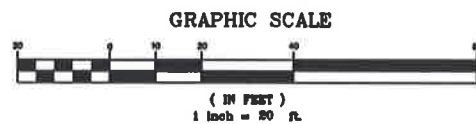
LOTS 1 THRU 3

CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 7-28-14 Drawn: R Middleton
Scale: 1"=20' Checked: DLM Job#: 15-347

DAVID MATHEWS SURVEYING
1800 HAMIL ROAD
CHATTANOOGA, TENN. 37413
PH: 423-870-9071
FX: 423-870-4800

15-S4472



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