

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2015-048	PC Meeting Date: 09-14-15
Subdivision Name:	Montagues Addition No. 1 Lots 30 and 32	
Applicant Request:	Final Plat	
Property Location:	504, and 506 East 17 th Street	
Property Owner:	Demos Alternative Opportunities Fund	
Applicant:	Alan Haniszewski	
Total Acreage:	0.37 Acres	
Proposed Density:	5.4 dwelling units per acre	
Tax Map Number:	145M-P-003	
Zoning:	R-3 Residential Zone	
Staff Recommendation:	<p>APPROVE, as a final plat subject to the following condition:</p> <p>Approval of Urban Infill Lot Compatibility Option-See Subdivision Case Number 2015-047.</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 can be corrected on the final plat submitted for signatures.

1. Add the following note: "On September 14th, 2015 the Chattanooga-Hamilton County Regional Planning Commission granted approval of the Urban Infill Lot Frontage to permit lots 30 and 32 to have a smaller lot frontage and lot size than the normal R-1 Residential Zone. The minimum lot frontage and lot size of the Urban Infill Lot Frontage is 31.95' of Lot Frontage, and 3,497 square feet for Lot Size."

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)

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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. 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.
2. Questions and comments about Hamilton County GIS notes please contact Hamilton County GIS at (423) 209-7760

Electric Power Board Staff Comments and Notes

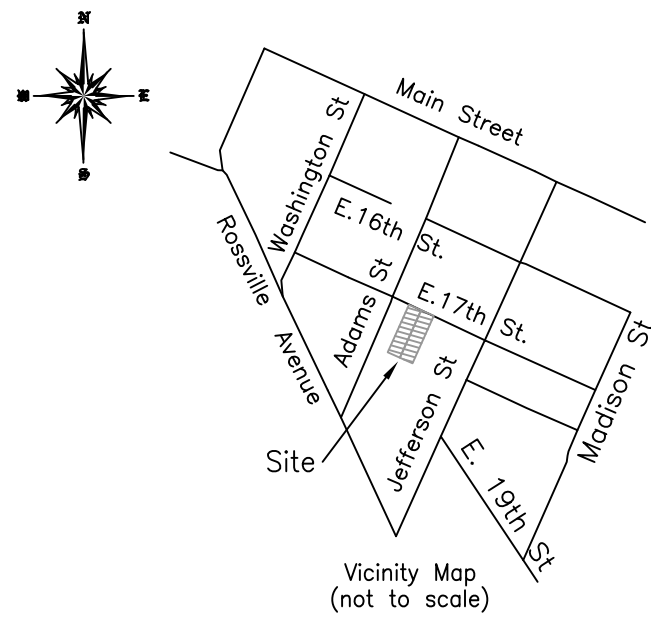
1. No additional comments or notes.
2. Questions concerning requirements, comments, and notes contact Mr. Billy McGhee at (423) 648-3259.

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.

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.



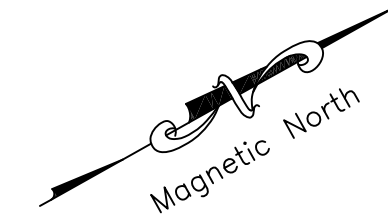
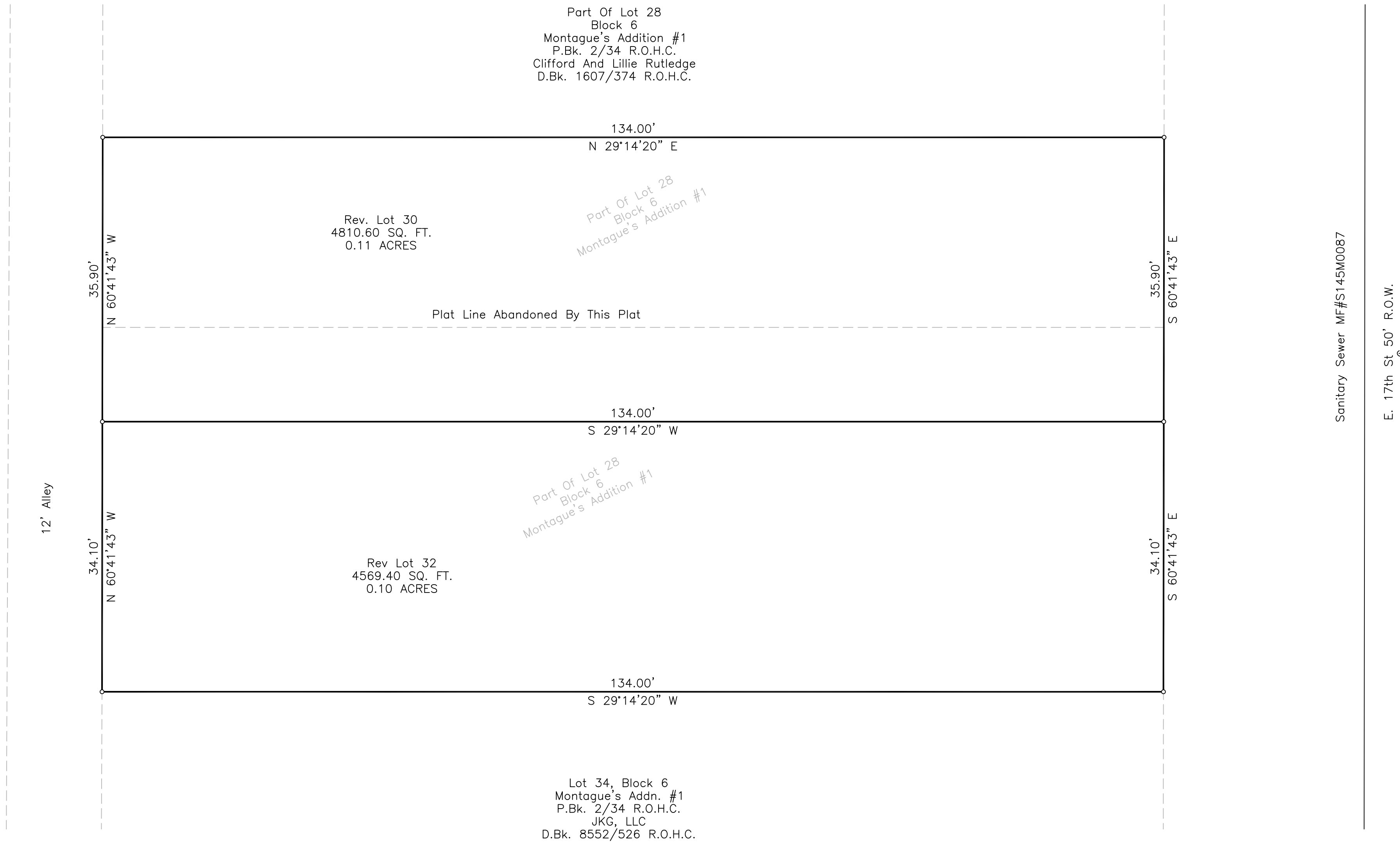
Revised Plat
 Revised Lots 30 And 32, Block 6, Montague's Addition No. 1
 Recorded In plat Book 2, Page 34 R.O.H.C.
 Chattanooga, Hamilton County, Tennessee

Scale: 1" = 10' July 22, 2015

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

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

JURISDICTIONAL
 AUTHORITY
 DATE: _____
 BY: _____

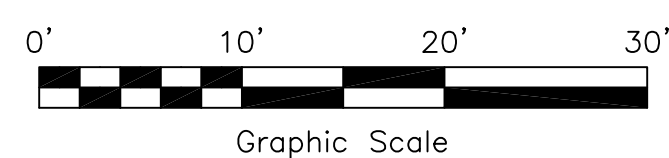


Statement Of Ownership
 I, the Undersigned, Hereby adopt this Plat as my plan of subdivision. I further certify that I am the owner of the property in fee simple.

Demos Alternative Opportunities Fund
 25 E. Main St
 Chattanooga, TN 37408

- Notes:
- 1.) Zoning: R-3
 - 2.) This Property is described in Deed Book 10,486, Page 373 R.O.H.C..
 - 3.) Tax Map #145M-P-003.
 - 4.) Public Sanitary Sewers are available by gravity flow.
 - 5.) Area subdivided by this Plat; 0.37± acre.
 - 6.) Property address; 506 E. 17th St, Chattanooga, Tennessee 37408
 - 7.) The purpose of this plat is to abandon the old plat line and make two lots as shown.
 - 8.) Local Government does not certify that utilities or utility connections are available.
 - 9.) City Ord. No. 12900 entitled 'Storm Water Runoff and Erosion Control' shall apply to any discharge of same from this subdivision of property.
 - 10.) 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.
 - 11.) The City of Chattanooga is not responsible to construct or maintain drainage easements or access easements, or the 10' and 20' private ingress/egress easement.
 - 12.) This subdivision has been developed according to the design standards of the subdivision regulations of the City of Chattanooga.
 - 13.) This property does not lie within the 100 year flood hazard are per FEMA FIRM panel 47065C-0341-F, dated November 7, 2002.
 - 14.) The purpose of this plat is to abandon the lots line and make two lots into one and to relocate the private ingress/egress easement, as shown.
 - 15.) Capped 1/2" 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