

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Case Number:</b>	<b>2016-036</b>	<b>PC Meeting Date:</b> 07-11-16
<b>Subdivision Name:</b>	<b>Shauff Place Subdivision Lots 1 and 2</b>	
<b>Applicant Request:</b>	Final Plat	
<b>Property Location:</b>	5421 Shauff Place	
<b>Property Owner:</b>	Damar Properties	
<b>Applicant:</b>	Earthworx and Damar Properties	
<b>Total Acreage:</b>	0.23 Acres	
<b>Proposed Density:</b>	8.69 Dwelling Units Per Acre	
<b>Tax Map Number:</b>	1670-B-001	
<b>Zoning:</b>	R-1 Residential Zone	
<b>Staff Recommendation:</b>	<p><b>APPROVE as a Final Plat subject to the following condition:</b></p> <p><b>1. Approval of variance for lot size and lot frontage by the Chattanooga-Hamilton County Regional Planning Commission. See Subdivision Case Number 2016-035.</b></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 requirements required from the subdivision regulations. All necessary corrections have been completed as requested.

#### Additional Comments and Notes

There are no additional comments or notes required.

### 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. 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. Tony Kinder 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.

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2. Questions concerning any requirements, comments, and notes contact Mr. Eric Douglas at (423) 643-5814.

### Transportation Department Staff Comments and Notes

1. Per Transportation comments no Mandatory Referral is required for the portion that appears to be right-of-way that is labeled deed not found.
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. Brandon Sutton at (423) 643-5925.

### Fire Marshall's Office 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. 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

1. Submit geo-referenced CAD file prior to the signing of the final plat.
2. Show street addresses. Street addresses will be assigned after the final plat is approved.
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.
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.

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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 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.

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5. 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.



Bryan Shults &lt;bshults@chattanooga.gov&gt;

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**Re: Alabama Ave and Shaff Place Data**

1 message

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**Brandon Sutton** <bsutton@chattanooga.gov>  
To: nate.biggs@earthworxllc.com  
Cc: Bryan Shults <bshults@chattanooga.gov>

Tue, Jun 21, 2016 at 4:22 PM

Nate -

Thank you for following up with me earlier today. In reviewing our City records, I do not see that our department has a stake in the identified area you had shown on this parcel unless there's something we're missing. As it stands, I do not see that a Mandatory Referral would be required since our records do not reflect any right-of-way or infrastructure in that area, and it has otherwise been taxed by current owners of that parcel for many years. The lines of occupation for Alabama Avenue appear to have set the right-of-way instead. If you have any questions, please let me know.

Thanks,

Brandon Sutton, PLA  
Transportation Design Manager  
Chattanooga Department of Transportation  
423.643.5919 | [bsutton@chattanooga.gov](mailto:bsutton@chattanooga.gov)

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—— Forwarded message ——

From: <nate.biggs@earthworxllc.com>  
Date: Thu, Jun 16, 2016 at 3:53 PM  
Subject: Alabama Ave and Shaff Place Data  
To: [gherold@chattanooga.gov](mailto:gherold@chattanooga.gov)

Greg,

Attached is the wider research I told you I would send..

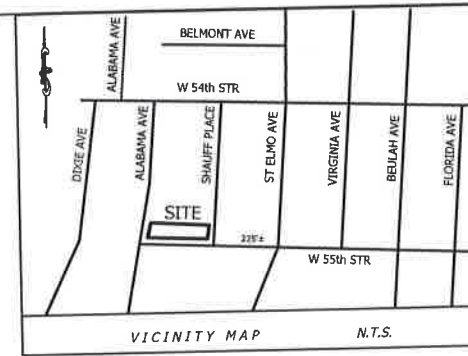
Thanks,

Nate.

**NOTES:**

- Present Zoning Classification R1.
- The purpose of this plat is to subdivide the subject Tax Parcel into two Lots as shown hereon.
- Area subdivided by this plat is 0.23 acres ±.
- This subdivision has been developed according to the Subdivision Regulations of the City of Chattanooga.
- This survey was prepared using the Random Survey Method. The bearings and distances, as shown hereon, have been adjusted for closure.
- Tax Map Number: 1670 B 001. Part Lot 35, D. F. Shauff's Corrected Addition to St. Elmo, Plat Book 4, Page 34, Register's Office, Hamilton County, Tennessee, (ROHC). Located at 5421 Shaft Place, Chattanooga, TN 37409.
- Local Government does not certify that utilities or utility connections are available.
- The City of Chattanooga is not responsible for the construction or maintenance of the drainage easements, or drainage detention area.
- The City of Chattanooga is not responsible to construct or maintain access easements.
- The City of Chattanooga is not responsible to provide desired utilities beyond Right-of-Way.
- Public Sanitary Sewer is available by gravity flow as shown hereon.
- This plat resubdivides deed(s): Deed Book 10630, Page 913, ROHC.
- City Ordinance No. 12900 entitled "Storm Water Run-Off and Erosion Control" shall apply to any discharge of same from this subdivision of property.
- Basis of all bearings is Tennessee State Plane Coordinate System, NAD83 (CORS).
- No fill material is to be placed into a constructed drainage facility in such a manner as to impede storm water runoff flow unless approved by the City Engineer.
- Easements shown are from available records & sources; there may be other easements not recorded and not shown on available drawings.
- Any locations of underground utilities as shown hereon are based on aboveground structures and recorded drawings provided the surveyor. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures. For information regarding these utilities, Please contact the appropriate agencies.
- This plat has been calculated for closure and is found to be accurate within one foot in 53,360± feet.
- This property is not subject to any Special Flood Hazard Area per F.L.R.M. Map #47065C0452G dated 02-03-2016.

- A 5' private drainage easement shall be reserved along the inside of all 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.
- On July 11, 2016, the Chattanooga Hamilton County Regional Planning Commission granted a variance to Lots One and Two to permit smaller lot size and lot frontage than required by the R-1 Zone. See Subdivision Case # 2016-035 at RPA.
- Data from Chattanooga Department of Transportation, rendered 06-21-2016 after review of all referenced plats and maps shown hereon: The Right-of-Way of Alabama Avenue occupies lands extending 25 feet on each side of the centerline of the road as it exists (and has existed since at least 1912), as shown hereon. The City of Chattanooga does not recognize any lands east of the R/W shown hereon as City Right-of-Way. No evidence in the form of record documents, maps or physical evidence could be found to suggest that Alabama Avenue was ever re-located.
- No Deeds found in respect of the portion of Land lying West of the Original Lot Line as shown on PB 4-34 and the actual location of the Right-of-Way of Alabama Avenue. It is assumed that PB 4-34 should have been corrected to match the actual location of Alabama Avenue (as was the Plat of Land to South, reference PB 4-38), as well as to correct the names of Streets, which were mostly inconsistent with the names of the same streets in use in the late 1800's as shown on other plats. It is assumed that the intention of the Subdivision was Lots bound on the East and West by Street Right-of-Ways. Parcel 1670 B 001 has existed as such in the eyes of the Tax Assessor since at least 1973, per Historical and current Tax Maps. No other evidence found to suggest that any entity other than the owner of the South 49'± of Lot 35 has any remaining interest in this land.



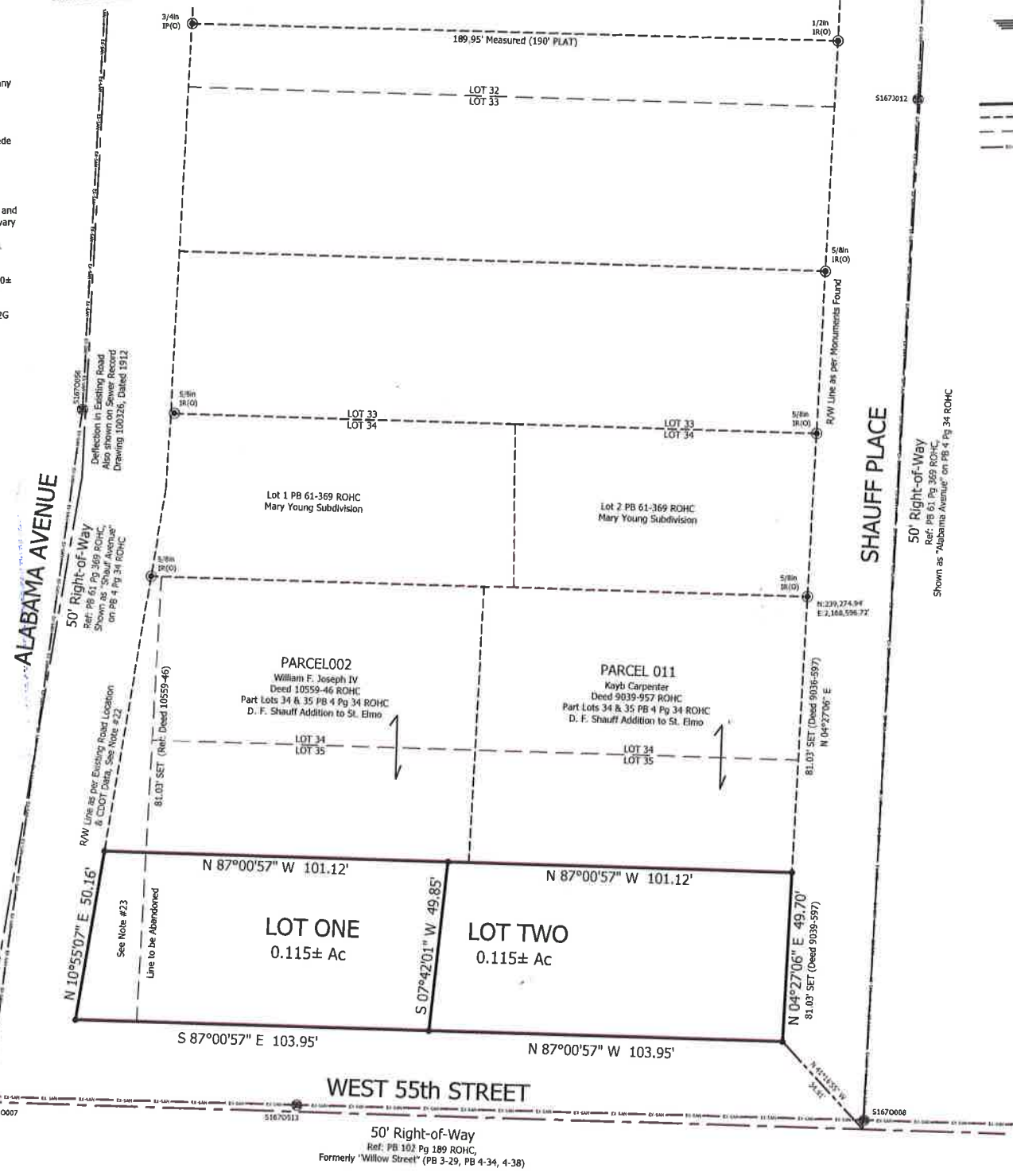
APPROVED FOR RECORDING  
 HAMILTON COUNTY GIS DEPT  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 JURISDICTIONAL AUTHORITY  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 CHATTA/HAM CNTY REGIONAL  
 PLANNING COMMISSION  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_

**LEGEND**

- IRN ● IRON #100 NEW (TO BE SET WHEN APPROVED)
- IRO ○ IRON ROD OLD
- IPO ○ IRON PIPE OLD
- SS ● SANITARY SEWER MANHOLE
- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- LOT LINE
- - - EXISTING SANITARY SEWER
- ▭ EXISTING BUILDING

RECEIVED

JUN 27 2016



**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.

Damar Properties LLC  
 1538 Quiet Pond Drive  
 Chattanooga, TN 37415  
 (423) 596-5618



**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 is > 1:10,000. This is a category 1 Survey.



Dixon G. Brackett TN R.L.S. Reg. No. 2494  
 4510 Turntable Rd, Suite 120  
 Chattanooga, TN 37421  
 (423) 892-4780

<p><b>FINAL PLAT</b>  <b>LOTS 1 &amp; 2 - SHAUFF PLACE SUBDIVISION</b>                  CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE</p>	
<p>PROJECT NO. 16-013</p>	<p>SHEET NO. 1.0</p>
<p>DWG. NO. 16013 Record Plat.dwg</p>	<p>DATE: 06-23-2016</p>
<p>SCALE: 1"=20'</p>	<p>DESIGN: N/A</p>
<p>PROJECT NO. 16-013</p>	<p>APPROVED: _____</p>
<p>SCALE: 1"=20'</p>	<p>DESIGN: N/A</p>
<p>PROJECT NO. 16-013</p>	<p>APPROVED: _____</p>

**e a r t h w o r k s , l l c**  
 4510 Turntable Rd, Suite 120  
 Chattanooga, Tennessee 37421  
 (423) 892-4780