

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2016-032	PC Meeting Date: 06-13-16
Subdivision Name:	Cory on Morris Hill Lots 1 thru 26	
Applicant Request:	Preliminary Plat	
Property Location:	1813 Morris Hill, 8575 and 8407 Petty Road	
Property Owner:	Miles Radborn and Peter Cory	
Applicant:	David Mathews Surveying and MAP Engineers	
Total Acreage:	5.98 Acres	
Proposed Density:	4.37 Dwelling Units Per Acre	
Tax Map Number:	159K-A-001, 002, and 003	
Zoning:	R-1 Residential Zone (Planned Unit Development)	
Staff Recommendation:	APPROVE the Preliminary Plat	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

The following corrections and medications can be completed on the submittal of the Final Plat for review and consideration.

1. Show and label as such drainage pipes in the street right-of-way including the type, size, and number of acres drained.
2. Show the Ordinance Number for the sewer line easement abandonment approved by the Chattanooga City Council.
3. Show the number of acres drained for the existing drainage pipe located in Petty Road near Lot 26.
4. Show and label as such any proposed utility easements for gas, water, sewer, electric, etc.
5. Show and label proposed drainage easements per the civil grading plans that were submitted for this application.
6. Show and label existing and proposed waterlines, including any necessary easements and the size of the waterlines.
7. Unless a variance is granted by the Chattanooga-Hamilton County Regional Planning Commission show and label as such a 50' public right-of-way.

Additional Comments and Notes

There are no additional comments or notes from RPA staff.

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.

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

Transportation Department Staff Comments and Notes

1. Approval of the Preliminary Plat does not approve any civil/construction plans for streets within this development.
2. Sidewalks will be required to be installed within this development.
3. Additional comments or requirements may be required and provided during the civil/construction plan review.
4. Questions concerning any requirements, comments, and notes contact Mr. Brandon Sutton at (423) 643-5925.

Fire Marshall's Office Staff Comments and Notes

1. Show and label all existing and proposed 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

1. Contact GIS for approval of street name.
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.
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Additional Permit Reminders

Water Quality Land Disturbing Permit

1. Land Disturbing Permit may or may not be required. Contact the Land Development Office for their submittal and review procedures.

N.D.E.S. Permit

1. Since there is to be more than one acre of disturbed ground, including building sites, in this subdivision, an N.P.D.E.S. (National Pollutant Discharge Elimination System) Permit to discharge storm water associated with construction activity is necessary.
2. Although there is no local enforcement of this permit, the state can impose civil and criminal penalties on the developer for failure to obtain a permit when one is necessary. The developer should contact the following office to answer questions about filing such a permit:

Tennessee Department of Environment and Conservation
Division of Water Pollution Control
540 McCallie Avenue, Suite 550
Chattanooga, TN 37402
(423) 634-5745

A.R.A.P. Permit

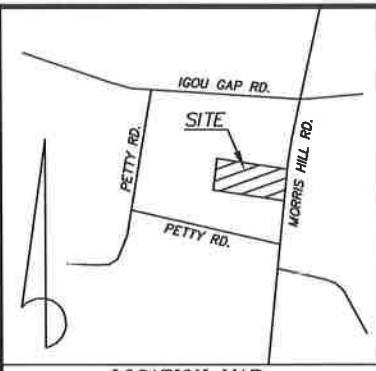
1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.
3. The developer is urged to contact the Tennessee Department of Environment, Division of Water Pollution Control at the above address and phone number to determine if an A.R.A.P. permit is required.

S.W.P.P.P. Permit

1. As part of Storm Water Pollution Prevention Plan, the State of Tennessee may require 60' riparian buffer zones during construction along or in drainage areas of streams designated by the state as high quality or impaired. The developer should contact the Tennessee Department of Environment and Conservation to determine if buffer zones are required.

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 Preliminary Plat does not constitute approval of Final Plat.
3. Review and approval of this Preliminary Plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.
4. Final plat cannot be submitted to RPA for review until after the civil/construction plans have been reviewed and approved by the appropriate departments and a Land Disturbing Permit has been granted.
5. Preliminary Plat approval is good for three (3) years from the date the Planning Commission approves the 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 and hereby dedicate the Road Right-Of-Way shown hereon for ever.

Milee D. Raborn and Peter C. Cory
 P.O. Box 27193
 Chattanooga, Tennessee 37424
 (423) 304-4407

GENERAL NOTES

1. Zoned : R-1 PUD
2. Acres subdivided : 5.98± Acres
3. This plat subdivides deed : 10619-78, 10619-75, 10619-69
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: 159 K-A-001, 002 & 009
8. All corners are Iron Pins Set unless otherwise noted.
9. City Ordinance No: 12300 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. Public sanitary sewers are available by gravity flow.
13. The PUD is approved for a maximum of 27 single family dwellings and 2 community lots. See Resolution # 28478.
14. Per Resolution # 28478 Type C Landscaping shall be provided along the PUD boundary with R-1 zone.
15. Lot number (B) 0.13±AC.
16. Per section 38-302 397 of the Chattanooga Zoning ordinance, sidewalks are required.
17. The PUD has a density of 4.37 dwelling units per acre.
18. Water Supply: Tennessee American Water Co.
19. Topographic information based on field located spot shots.

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

RECEIVED

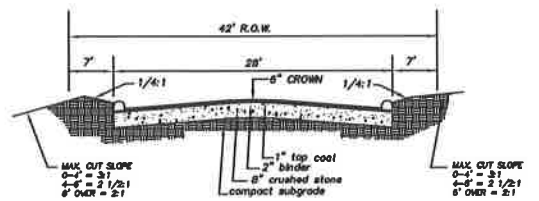
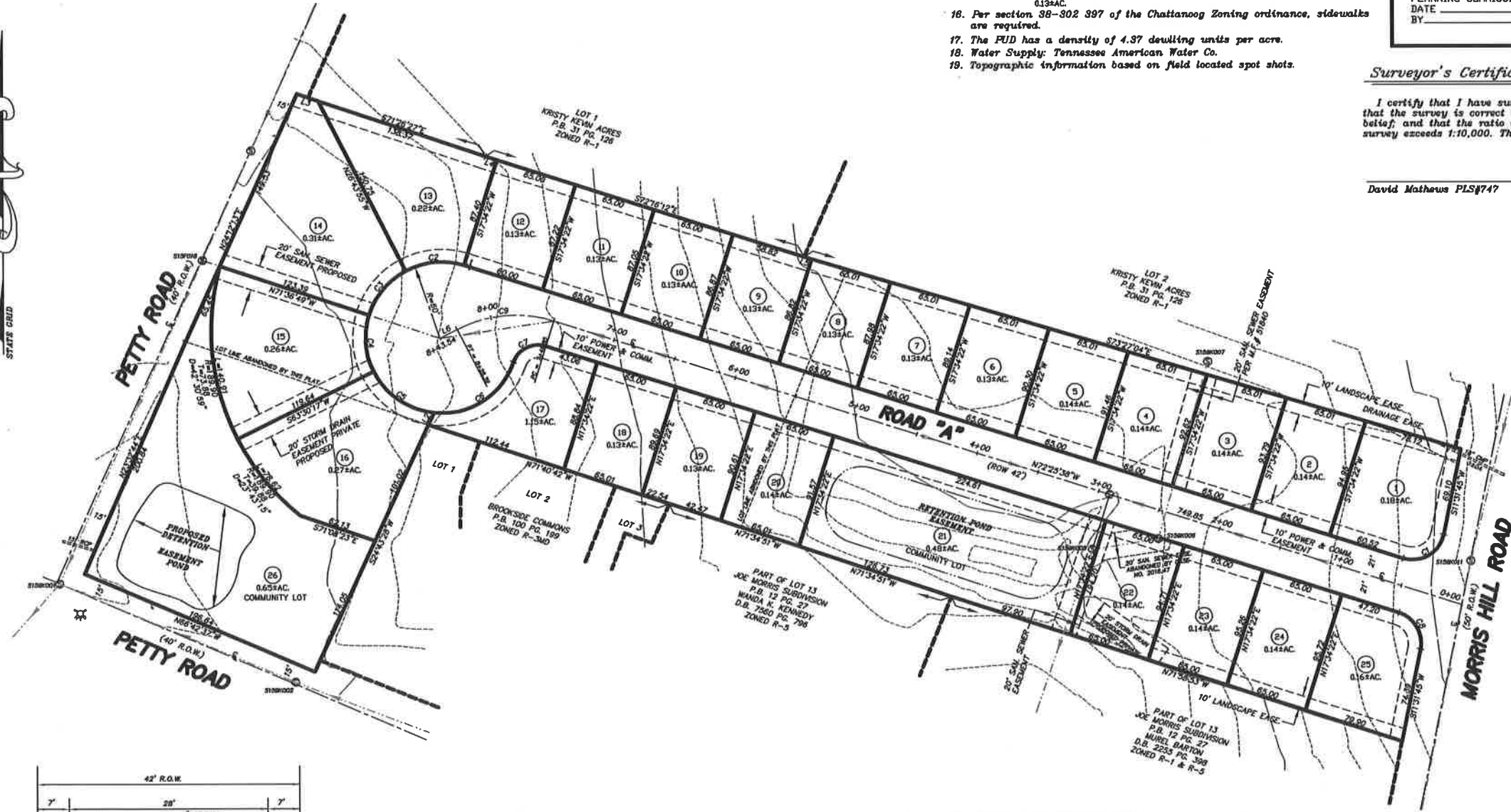
MAY 23 2016

Chattanooga Hamilton County
 Regional Planning Agency
 Planning Services Division

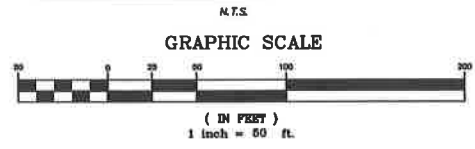
Surveyor's Certification

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 "T" Survey.

David Mathews PLS#747



TYPICAL CROSS SECTION FOR STREET



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.

MAP Engineers
 Chris Astinger
 7380 Applegate Lane
 Chattanooga, Tennessee 37421
 Phone (423) 855-5554

LINE	LENGTH	BEARING
L1	4.59	N72°25'38"W
L2	10.65	N24°43'28"E
L3	17.90	S71°26'22"E
L4	8.45	S23°22'04"E
L5	6.18	S23°22'04"E
L6	15.15	S62°34'22"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA ANGLE
C1	41.91	25.00	27.79	98°02'38"
C2	47.82	60.00	25.26	45°40'06"
C3	46.59	60.00	24.54	44°22'13"
C4	46.00	60.00	24.19	43°55'21"
C5	60.10	60.00	32.84	67°23'12"
C6	60.74	60.00	47.81	77°05'11"
C7	30.52	20.00	18.51	88°34'03"
C8	36.63	25.00	22.49	83°57'22"
C9	78.54	100.00	41.42	45°00'00"

PRELIMINARY PLAT

CORY ON MORRIS HILL P.U.D.

LOTS 1 THRU 26

CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 4-22-2016 Drawn: BOON
 Scale: 1" = 60' Checked: DLM Job#: 16-276

DAVID MATHEWS SURVEYING
 1820 HAMIL ROAD CHATTANOOGA, TENN. 37343
 PH: 423-870-8971 FX: 423-870-4308

16-S4530

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