

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2016-019	PC Meeting Date: 03-14-16
Subdivision Name:	City Lights-Starry Night Subdivision Lots 1 and 2	
Applicant Request:	Final Plat	
Property Location:	High Ridge Drive	
Property Owner:	Mitch Everhart	
Applicant:	Matt McDonald and Ronnie Cramer Surveying	
Total Acreage:	0.33 Acres	
Proposed Density:	6.66 Dwelling Units Per Acre	
Tax Map Number:	126N-G-015.01	
Zoning:	R-1 Residential Zone	
Staff Recommendation:	DENY	

PROJECT ANALYSIS

RPA Comments

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

The reason for the denial is that the proposed lots do not comply with the minimum lot size requirements as required by Section 38-44 (5) of the Chattanooga Zoning Regulations.

A variance has been requested, see Case 2016-018. Staff is recommending to deny the variance request.

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

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

Electric Power Board Staff Comments and Notes

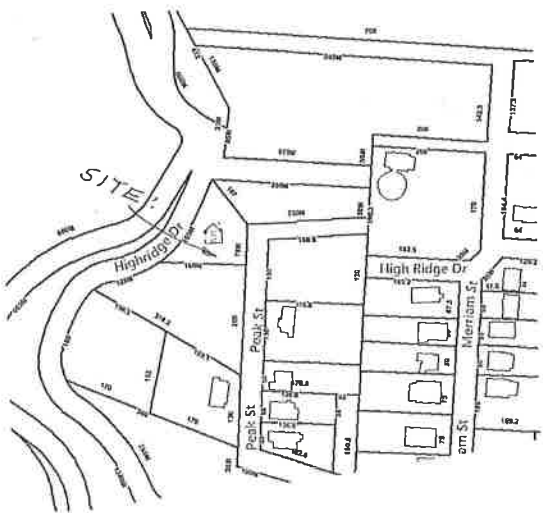
1. No additional comments or notes.
2. Questions concerning requirements, comments, and notes contact Mr. Billy McGhee at (423) 648-3259.

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.

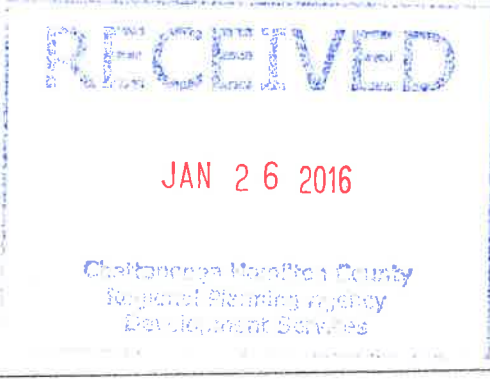
Reminders

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 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.
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.



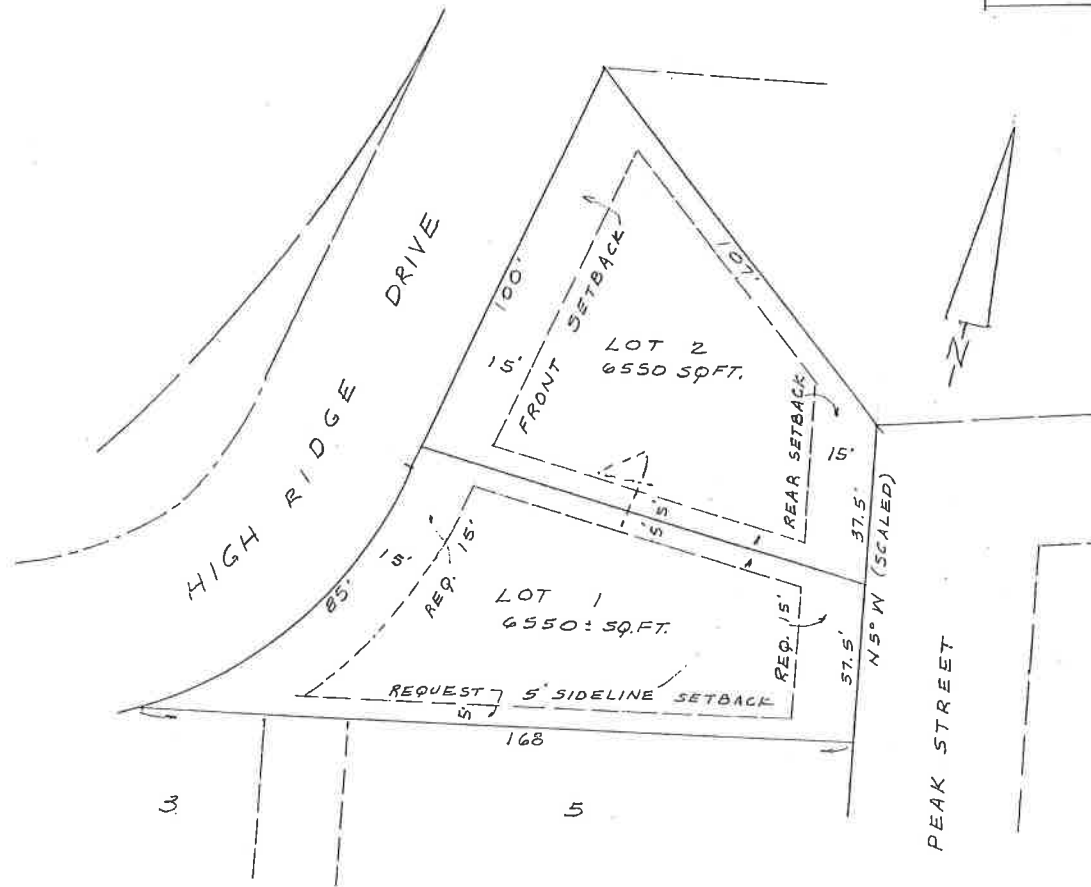
LOCATION MAP:
NOT TO SCALE:

OWNER:
MITCHEL T. EVERHART
P.O. BOX 4454
CHATA, TN. 37405-0454
PH. # 902-1746



Ronnie H. Cramer, Sr.

DRAWING PREPARED BY:
RONNIE H. CRAMER, SR., TENNESSEE
REGISTERED LAND SURVEYOR NO. 615
8717 WINTERBERRY LANE
CHATA, TN. 37421
PH. # 423-320-4308



GENERAL NOTES:

1. ZONED R-1
2. AREA SUBDIVIDED = 13,100 ± SQ. FT.
3. BEARING REF. FROM PLAT AT PB 9 PG 45
4. PURPOSE OF PLAT IS TO REQUEST VARIANCES FOR 2 SUBSTANDARD LOT SIZES & SET BACK DIMENSIONS AS SHOWN ON PLAT
5. DEED REFERENCE IS DB 9017 PG 683
6. TAX MAP IS 126N G 015.01
7. THIS SUBDIVISION WILL BE DEVELOPED ACCORDING TO THE SUBDIVISION REGS. OF THE CITY OF CHATTANOOGA
8. DRAWING PREPARED FROM DEEDS, MAPS, AND INFO PROVIDED BY OWNER. ACCURATE BOUNDARY SURVEY MAY REFLECT SOME SLIGHT DIFFERENCES
9. ADDRESSES OFF HIGH RIDGE DRIVE

PROPOSAL, PRELIMINARY PLAT FOR:
CITY LIGHTS- STARRY NIGHTS S/D
WHICH IS TRACT 4 OF A PART OF AN UNRECORDED PART
OF SMARTTS ADDITION AS PER TAXMAP AND DEED
REFERENCED IN GENERAL NOTES.
CHATTANOOGA, HAML. CO., TENNESSEE
SCALE: 1" = 20' JANUARY 24, 2016

