

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Case Number:</b>	<b>2016-027</b>	<b>PC Meeting Date:</b> 05-09-16
<b>Subdivision Name:</b>	<b>The Cove at Kinsey Subdivision Lots 1 thru 12</b>	
<b>Applicant Request:</b>	Final Plat	
<b>Property Location:</b>	Kinsey Drive	
<b>Property Owner:</b>	Headrick Construction	
<b>Applicant:</b>	Richmond Surveying	
<b>Total Acreage:</b>	4.49 Acres	
<b>Proposed Density:</b>	2.67 Dwelling Units Per Acre	
<b>Tax Map Number:</b>	1590-A-039	
<b>Zoning:</b>	R-1 Residential Zone	
<b>Staff Recommendation:</b>	<p><b>APPROVE as a Final Plat subject to the following conditions:</b></p> <ol style="list-style-type: none"> <li><b>1. Installation and completion of all required infrastructure related improvements as part of this subdivision development.</b></li> <li><b>2. Submittal of all required infrastructure “as-builts” to the appropriate departments.</b></li> </ol>	

## PROJECT ANALYSIS

### RPA Comments

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

#### Subdivision Regulation and Platting Requirements

The following items can be corrected with the submittal of the Final Plat for signatures and recording.

1. Add an 8’ Drainage Easement along the southern property line of Lot 11 per Pb 24 Page 84.
2. Show and label as such a 20’ Sewer Easement along the sewer line along the side lot line between Lots 9/10.
3. Show and label as such a 20’ Sewer Easement along the sewer line along the side lot line between Lots 4/5.
4. Add the following note: “The City of Chattanooga is not responsible for the maintenance of any drainage detention easement.
5. In note 8 show or reference the current adopted FEMA Maps, which were adopted in February 2016. Reference any base flood elevation and mapping of floodway and floodplain to these new adopted maps.
6. In note 7 change “Sewage disposal by: public sanitary sewer” to “Sewage disposal by gravity flow”.

#### Additional Comments and Notes

The following items can be corrected with the submittal of the Final Plat for signatures and recording.

1. Show and label as such a proposed 20’ Sewer Easement from the existing sewer line in Community Lot 12 towards the adjoining property owned by RTB Holdings (Db10658-Page 931). This is needed for any future development of this adjoining property to obtain public sewer.
2. The proposed drainage detention area should be located on a Community Lot instead of Lots 5, 6, and 7. Redraw the lot lines so that the detention pond/easement will be located on Community Lot 12. Just as a reminder, Lots 5, 6, and 7 must have a minimum of 7,500 square feet of lot area.

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3. For the proposed 13' and 15' private drainage easement along the side and rear lot lines of Lots 1 thru 4, if these are piped drainage areas increase the width of the private drainage easement to 20'. All piped drainage easements must be a minimum of 20'

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### 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. The proposed drainage detention area should be located on a Community Lot instead of Lots 5, 6, and 7. Redraw the lot lines so that the detention pond/easement will be located on Community Lot 12.
2. For the proposed 13' and 15' private drainage easement along the side and rear lot lines of Lots 1 thru 4, if these are piped drainage areas increase the width of the private drainage easement to 20'. All piped drainage easements must be a minimum of 20'.
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. Tony Kinder at (423) 643-5880.

### Chattanooga Sewer Staff Comments and Notes

1. Provide 20' Sewer Easements along proposed sewer lines that cross property.
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. Eric Douglas at (423) 643-5814.

### 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
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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

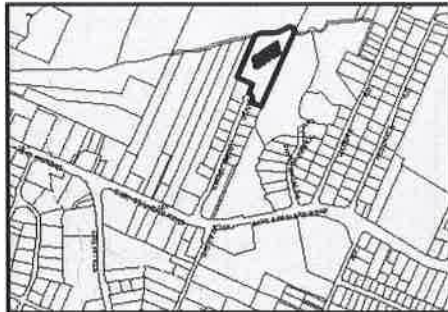
1. There were no comments and notes provided by any of the utility providers. Please check with the appropriate utility provider for any additional comments, notes, or requirements.

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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.
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 N.T.S.



- LEGEND**
- - CORNER POINT (ON OR OFF PLAT)
  - - CORNER SET (ON OR OFF PLAT)
  - - CONCRETE ALIGNMENT SET
  - - POINT NOT RECORDED
  - - 10' PRIVATE DRAINAGE EASEMENT
  - - 10' PUBLIC DRAINAGE EASEMENT
  - - 10' SANITARY SEWER EASEMENT
  - - 10' WATER MAIN EASEMENT
  - - SANITARY SEWER LINE
  - - 10' PUBLIC DRAINAGE EASEMENT

- NOTES**
1. PRESENT ZONING R-1
  2. TAX EX. MAP: MAP 1990 - GROUP A - PARCEL 36.00
  3. DEED REFERENCE: DE. 10481 - PG. 277
  4. TOTAL ACRES: 4.40 ACRES
  5. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL PUBLIC OR PRIVATE EASEMENTS, RESTRICTIONS OR ROW'S, EITHER WRITTEN OR IMPLIED, THAT MAY EXIST.
  6. LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
  7. SEWAGE DISPOSAL BY: PUBLIC SANITARY SEWER
  8. AS PER FEMA FIRM PANEL NO. 47065C0089B (DATED 11-7-2005), THIS TRACT DOES LIE IN A FLOOD HAZARD AREA (ZONE AE, A9, A99, A99A).
  9. BEARINGS FOR THIS SURVEY ARE BASED ON THE STATE GRID (NAD 83) AND WERE OBTAINED USING SATELLITE OBSERVATION.
  10. THE 100 YEAR FLOOD LINE SHOWN WAS SCALED FROM FEMA FIRM PANEL NO. 47065C0089B. THE FLOOD ELEVATION IS BETWEEN 600' AND 607' BASED ON MAP. THIS DOES NOT MATCH THE EXISTING ELEVATIONS DUE TO APPARENT FILL TO THE PROPERTY. A LETTER OF MAP REVISION OR A LETTER OF MAP AMENDMENT MAY BE NECESSARY TO CORRECT THIS PORTION OF FLOOD LINE.
  11. LOTS 4 THRU 8 ARE SUBJECT TO 100 YEAR FLOOD LINE AS SCALED FROM FEMA FIRM PANEL NO. 47065C0089B. ANY STRUCTURE BUILT INSIDE FLOOD LIMIT MUST MEET THE MINIMUM FLOOR ELEVATIONS SET OUT BY THE CITY OF CHATTANOOGA.
  12. NO BUILDING PERMIT IS TO BE ISSUED FOR A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL BUILDING ON COMMUNITY LOT 12. THIS LOT IS TO BE USED FOR RECREATIONAL AND/OR DRAINAGE RELATED PURPOSES ONLY. MAINTENANCE TO BE ASSUMED BY THE DEVELOPER UNLESS IT IS DEEDED TO THE HOMEOWNERS OR A HOMEOWNERS ASSOCIATION.
  13. THE OWNER/DEVELOPER IS TO INSTALL ALL DRAINAGE STRUCTURE AND EASEMENTS AS SHOWN. MAINTENANCE TO BE ASSUMED BY THE PROPERTY OWNER AND NOT THE CITY OF CHATTANOOGA.
  14. THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE CHATTANOOGA SUBDIVISION REGULATIONS.
  15. CITY ORDINANCE #200 STORMWATER RUNOFF AND EROSION CONTROL SHALL APPLY TO ANY DISCHARGE OF WATER FROM THE SUBDIVISION OF PROPERTY.
  16. NO FILL MATERIAL MAY BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPROVE STORMWATER RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.
  17. THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS.
  18. PRELIMINARY PLAT WAS APPROVED ON SEPTEMBER 6, 2014.
  19. NO BUILDING OR LAND DISTURBANCE IS PERMITTED WITHIN THE 30 FOOT BUFFER.

RECEIVED

APR 22 2016



Chattanooga Planning Commission  
Public Hearing  
Public Hearing

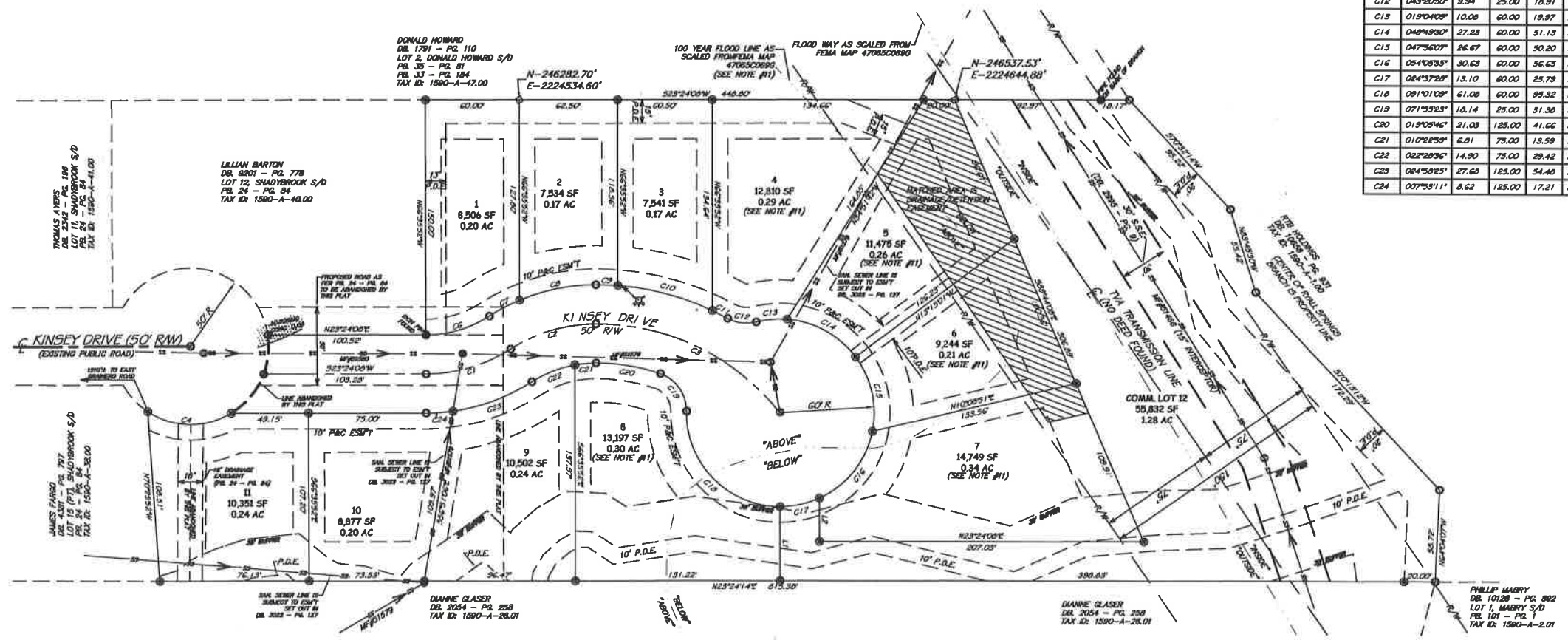
APPROVED FOR RECORDING  
HAMILTON COUNTY GIS DEPT  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
JURISDICTIONAL AUTHORITY  
DATE: \_\_\_\_\_  
BY: CHATTANOOGA CITY REGIONAL  
PLANNING COMMISSION  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S66°33'52"E	47.19
L2	S66°33'52"E	27.64

**Curve Table**

Curve #	Delta	Tangent	Radius	Length	Ch. BEARING	Ch. DISTANCE
C1	032°51'36"	29.49	100.00	37.33	N06°50'20"E	56.57
C2	032°51'36"	29.49	100.00	37.33	N06°50'20"E	56.57
C3	031°41'20"	72.66	150.00	155.53	N49°14'32"E	150.78
C4	064°56'25"	31.61	50.00	56.38	N84°34'34"E	53.44
C5	032°51'36"	22.12	75.00	43.01	N06°50'20"E	42.43
C7	010°01'16"	10.96	125.00	21.26	N04°26'49"W	21.83
C8	022°50'19"	25.23	125.00	49.83	N11°50'50"E	49.50
C9	004°54'50"	7.00	175.00	14.00	N25°41'37"E	13.39
C10	080°56'24"	31.81	175.00	62.94	N38°17'19"E	62.60
C11	003°36'40"	5.52	175.00	11.03	N50°23'51"E	11.03
C12	043°20'50"	9.34	25.00	16.91	N50°31'43"E	16.47
C13	019°04'09"	10.00	60.00	19.97	N10°23'25"E	19.88
C14	048°49'30"	27.23	60.00	51.13	N52°20'14"E	49.60
C15	047°56'07"	26.67	60.00	50.20	S79°16'50"E	48.75
C16	054°05'35"	30.63	60.00	56.63	S88°16'07"E	54.57
C17	084°57'28"	15.10	60.00	25.79	S11°05'04"W	23.59
C18	091°01'09"	61.08	60.00	95.52	S68°54'45"W	85.60
C19	071°53'25"	18.14	25.00	31.36	S78°27'36"W	29.96
C20	019°03'46"	21.03	125.00	41.66	S32°57'01"W	41.47
C21	010°28'59"	6.81	75.00	13.59	S10°12'58"W	13.57
C22	022°50'36"	14.80	75.00	29.42	S01°46'51"W	29.23
C23	084°50'25"	27.60	125.00	54.46	S05°01'45"W	54.05
C24	007°53'11"	8.62	125.00	17.21	S19°27'33"W	17.19



**CERTIFICATE OF SURVEYOR**  
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY BY ME OR UNDER MY SUPERVISION AND THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE SURVEY IS A CLASS B (SUBURBAN) LAND SURVEY WITH AN UNADJUSTED ERROR OF CLOSURE OF GREATER THAN 1/10000, AS SHOWN HEREIN.  
**RICHMOND SURVEYING CO.**  
363 1st STREET, SW  
CLEVELAND, TN. 37311  
PHONE: (423) 479-7749

**CERTIFICATE OF OWNERSHIP AND DEDICATION OF RIGHTS-OF-WAY**  
I HEREBY ADMIT THIS AS MY PLAN OF SUBDIVISION AND CERTIFY THAT THE RIGHTS-OF-WAY ARE DEDICATED TO THE PUBLIC USE FOREVER. I ALSO CERTIFY THAT THERE ARE NO ENCUMBRANCES ON THE PROPERTY TO BE DEDICATED AND THAT I AM OWNER OF THE PROPERTY SHOWN IN FEE SIMPLE.

REARVIEW CONSTRUCTION CO. DATE  
5143 POPULAR SPRINGS ROAD  
BIRMINGHAM, GA 30570  
PHONE: 706-463-4670

**CERTIFICATE OF ENGINEER**  
I HEREBY 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 PROPER ENGINEERING CRITERIA.

CHATTANOOGA ENGINEERING GROUP DATE  
430 EAST MAIN STREET, SUITE 130  
CHATTANOOGA, TN 37408  
PHONE: 423-900-9110

FINAL PLAT  
**THE COVE AT KINSEY**  
LOTS 1 - 12

LOCATED ON KINSEY DRIVE, LYING IN THE CITY OF CHATTANOOGA, FIRST CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE.

