

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2016-064	PC Meeting Date: 11-14-16
Subdivision Name:	Robert Maxwell Subdivision Lots 2 and 3	
Applicant Request:	Final Plat	
Property Location:	2811 Hamill Road	
Property Owner:	Bob Adcock	
Surveyor/Engineer:	McKenzie and Morgan Surveying	
Total Acreage:	0.61 Acres	
Proposed Density:	3.27 dwelling units per acre	
Proposed Use:	Single-family detached dwellings	
Number of Lots:	2	
Accessibility:	Existing Streets (Hamill Road and Ridgeview Road)	
Tax Map Number:	110F-B-004.01	
Zoning:	R-1 Residential Zone	
Subdivision Variances Required:	Minimum Suburban Infill Lot Frontage of Section 38-44 (7) of the Chattanooga Zoning Regulations-See S/D Case 2016-063	
Staff Recommendation:	<p>APPROVE as a Final Plat subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Approval of variance request to Section 38-44 (7) Suburban Infill Lot Frontage requirements of the Chattanooga Zoning Regulations. 	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Variances

No need for any variance to the subdivision regulations.

Subdivision Regulation and Platting Requirements

The following additional comments or notes can be corrected on the submittal of the Final Plat for signatures and recording.

1. Add street addresses after the Final Plat is approved by the Planning Commission.
2. Submit CAD file to Hamilton County GIS prior to signing of the Final Plat.

Additional Comments and Notes

There are no additional comments and notes.

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.

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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 addition comments or notes as part of this subdivision review.
2. Questions concerning any requirements, comments, and notes contact Mrs. Maria Price at (423) 643-5800.

City of Chattanooga Sanitary Sewer Staff Comments and Notes

1. There are no addition comments or notes as part of this subdivision review.
2. Questions concerning City of Chattanooga Sanitary Sewer staff comments and notes contact Mr. Eric Douglas at (423) 643-5880.

Transportation Department Staff Comments and Notes

1. There are no additional comments or requirements as part of this subdivision 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. Show and label as such any fire hydrants within close proximity to this proposed subdivision.
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 as part of this subdivision review.
2. Questions concerning comments and notes contact Mr. Ed LeCompte at (423) 643-5800.

Hamilton County GIS Staff Comments and Notes

1. Submit geo-referenced CAD file to GIS 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. There are 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

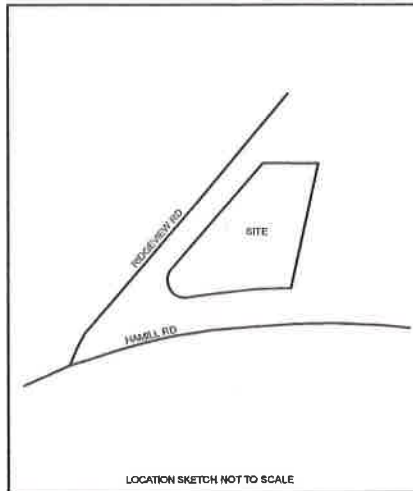
1. There were no comments and notes provided by any of the utility providers. Please check with the appropriate utility provider for any additional comments, notes, or requirements.

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.

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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, or bonds and letters of credit approved and accepted and all required "as-builts" have been submitted for review in compliance with all codes and regulations for acceptance as public facilities.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	156.34'	1115.78'	87°01'41"	S 82°11'01" W	156.21'
C2	81.84'	225.00'	114°44'06"	N 30°09'02" W	47.24'



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

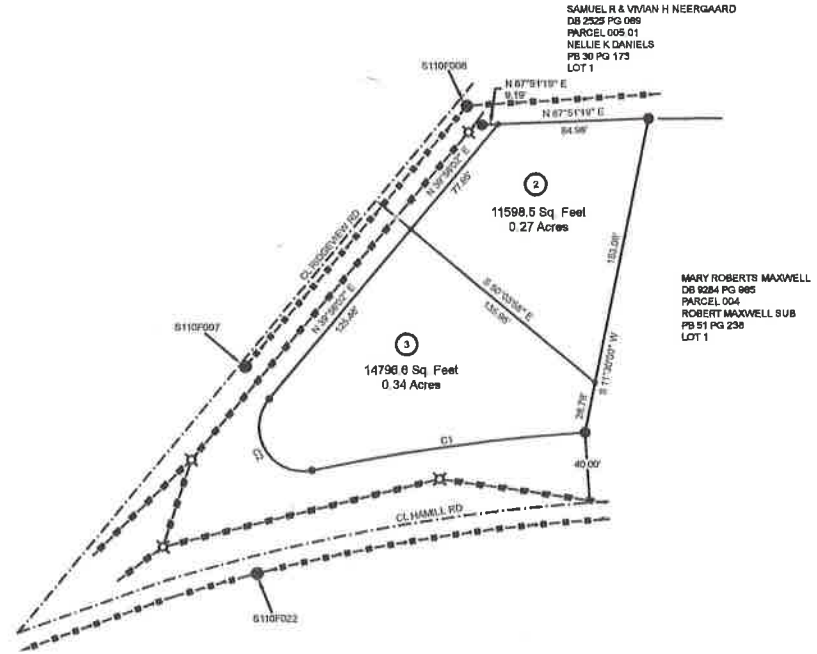
I HEREBY CERTIFY THAT I AM THE OWNER FEE SIMPLE OF THE PROPERTY SHOWN AND ADOPT THIS AS MY PLAN OF SUBDIVISION

BOB ADCOCK
1096 MEADOW LAKE RD
CHATTANOOGA, TN 37415
(423) 718-4210

LEGEND

- These standard symbols will be found in the drawing:
- POINT
 - BET 1/2" REBAR WITH CAP
 - EXISTING REBAR
 - SANITARY SEWER MANHOLE
 - ⊗ UTILITY POLE
 - OVERHEAD UTILITY
 - SANITARY SEWER LINE

OCT 24 2016



I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10000 AS SHOWN HEREON. SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

JOSHUA T. MORGAN TN RLS NO 2506 DATE

- NOTES:
- PLAT SUBJECT TO ANY R-O-W'S, EASEMENTS, AND RESTRICTIONS THAT MAY EXIST.
 - TOTAL ACRES: 0.61 +/-
 - TOTAL LOTS: 2
 - ZONING: R-1
 - THIS PLAT SUBDIVIDES: DB 10789 PG 9821
 - THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF CITY OF CHATTANOOGA, TN.
 - SEWER: SEWER AVAILABLE BY GRAVITY FLOW
 - STREET ADDRESS: 2811 HAMILL RD
 - THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE ACCORDING TO FIRM-COMMUNITY PANEL NO. 4709C0236G DATED 2/2/16
 - TAX MAP: 110F GROUP: B PARCEL: 004.01
 - THE GOVERNMENT OF CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS
 - LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
 - LOT NUMBER 2 & 3
 - CITY ORD # 12900 ENTITLED STORMWATER RUNOFF & EROSION CONTROL SHALL APPLY TO ANY DISCHARGE OF SAME FROM THE SUBDIVISION
 - NO FILL MATERIAL MAY BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPEDE STORM WATER RUNOFF & FLOW UNLESS APPROVED BY THE CITY ENGINEER.
 - ON NOVEMBER 14, 2016 THE CHATTANOOGA - HAMILTON COUNTY REGIONAL PLANNING COMMISSION GRANTED A VARIANCE TO THE SUBURBAN INFILL LOT FRONTAGE REQUIREMENTS TO PERMIT LOT 2 TO HAVE A SMALLER LOT FRONTAGE THAN THE REQUIRED 120' MINIMUM.
 - A PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE INSIDE OF ALL SIDE AND REAR LOT LINES. THESE DRAINAGE EASEMENTS SHALL BE AUTOMATICALLY ABANDONED IF 2 OR MORE LOTS ARE COMBINED, OR USED AS ONE LOT, OR IF NO SETBACK IS REQUIRED.

PREPARED FOR: BOB ADCOCK
1096 MEADOW LAKE RD
CHATTANOOGA, TN 37415
(423) 718-4210

FINAL PLAT LOTS 2 & 3

REVISED PLAT OF LOT 2 - ROBERT MAXWELL SUBDIVISION CITY OF CHATTANOOGA - HAMILTON COUNTY, TN		
DRAWN AAE	DATE 07/26/16	MCKENZIE & MORGAN SURVEYING COMPANY, INC. P.O. BOX 212 COLETSVILLE, TN 37383
APPROVED JTM	DATE 07/26/16	PHONE: (423) 254-5014 FAX: (800) 756-3125
SCALE 1" = 50'	SHEET 1 OF 1	PROJECT NO. C072616