

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Case Number:</b>	<b>2016-065</b>	<b>PC Meeting Date: 11-14-16</b>
<b>Subdivision Name:</b>	<b>Hamilton Crest Subdivision Lots 1 thru 7</b>	
<b>Applicant Request:</b>	Final Plat	
<b>Property Location:</b>	1400 Hamilton Avenue	
<b>Property Owner:</b>	Headrick Construction	
<b>Surveyor/Engineer:</b>	David Mathews	
<b>Total Acreage:</b>	1.35 Acres	
<b>Proposed Density:</b>	5.18 Dwelling Units Per Acre	
<b>Proposed Use:</b>	Single-Family Detached Dwellings	
<b>Number of Lots:</b>	7	
<b>Accessibility:</b>	Access off of Hamilton Avenue	
<b>Tax Map Number:</b>	126L-C-031	
<b>Zoning:</b>	R-1 Residential Zone applied for R-T/Z Residential Townhouse Zone (See Case 2016-173)	
<b>Subdivision Variances Required:</b>	None	
<b>Staff Recommendation:</b>	<p><b>APPROVE as a Final Plat subject to the following condition:</b></p> <ol style="list-style-type: none"> <li><b>1. Chattanooga City Council approval of rezoning from R-1 Residential to R-T/Z Residential Townhouse Zone. See Case 2016-173.</b></li> </ol>	

## PROJECT ANALYSIS

### RPA Comments

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

#### Subdivision Variance

No need for any variance to the subdivision regulations.

#### Subdivision Regulation and Platting Requirements

The following subdivision regulation and platting requirements can be corrected on the submittal of the Final Plat for signatures and recording.

1. In Lots 2 and 3 change "Abandoned Sewer Line Per Ord No.13097" to "Abandoned Sewer Line and Easement Per Ord No.13097".

#### 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.

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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. 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 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. Eric Douglas at (423) 643-5814.

### **Transportation Department Staff Comments and Notes**

1. There are no additional comments or requirements.
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. There are no additional comments or requirements.
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. 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.
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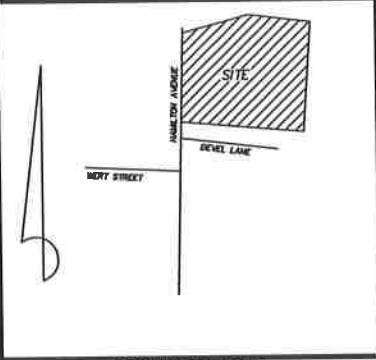
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### Reminders

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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 rezoning of the property occurs from R-1 Residential Zone to R-T/Z Residential Townhouse Zone, or 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.



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.

Goodwin Southern Property, LLC  
 3119 Mt. Pisgah Road  
 Ringgold, Georgia 30786  
 (423) 313-4886

**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 "I" Survey. This survey meets the current TN Minimum Standards of Practice.

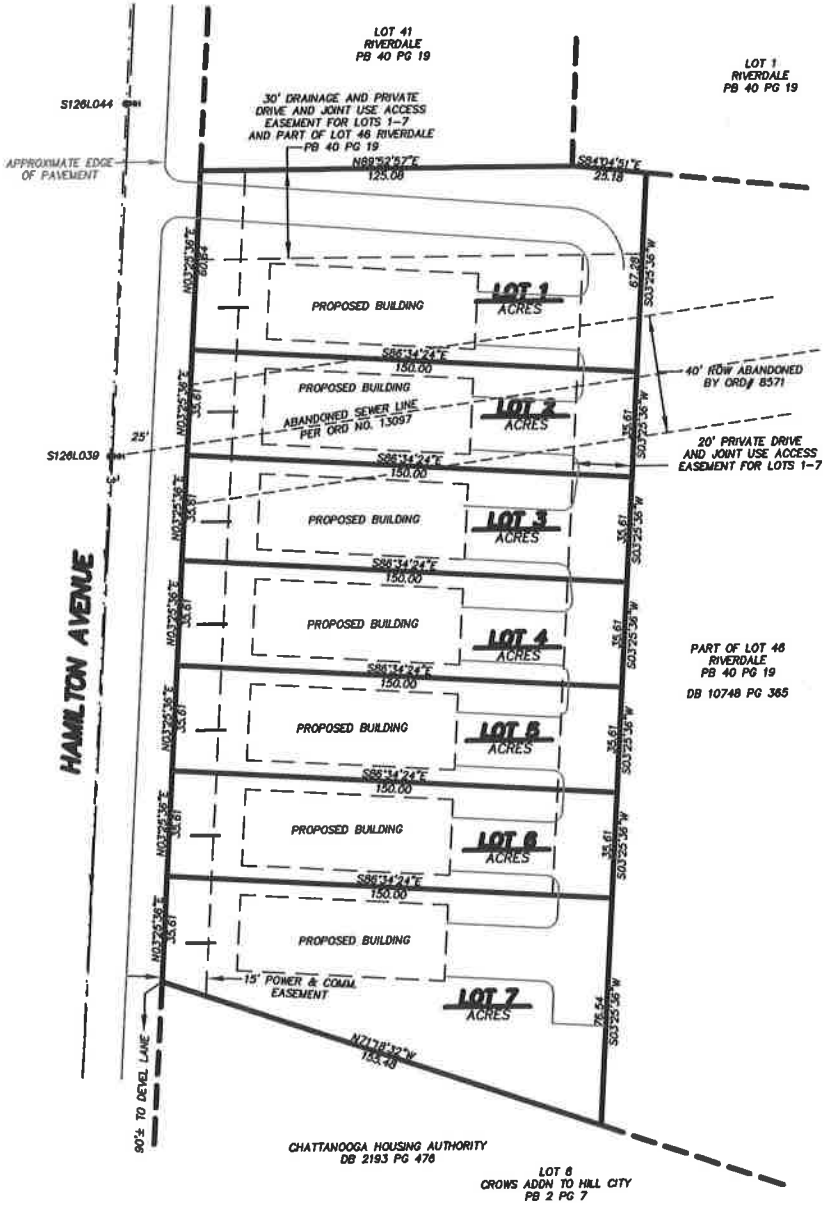
David Mathews PLS#747

OCT 19 2016

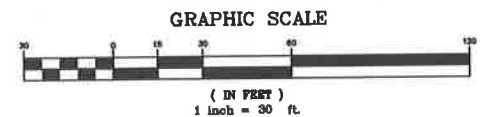
APPROVED FOR RECORDING  
 HAMILTON COUNTY GIS DEPT  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 JURISDICTIONAL AUTHORITY  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 CHATTA/HAM CNTY REGIONAL  
 PLANNING COMMISSION  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_

**GENERAL NOTES**

1. Zoned : R-1 ( Applied for R-T/Z case no. 2016-173)
2. Acres subdivided : 1.35±AC
3. This plat subdivides deed : 10507-009
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: 120L-C-31
8. All corners are Iron Pins Set unless otherwise noted.
9. City Ordinance No.12900 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. This property is not located within the 100 year flood hazard area per FEMA Map No. 47065C0333G Dated 2/3/2016.
13. A 10' private drainage easement shall be reserved along the inside of all lot lines that are exterior boundaries of this subdivision except along Hamilton Avenue. A 5' private drainage easement shall be reserved along the inside of all side and rear 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.
14. The City of Chattanooga is not responsible for the construction or maintenance of any private drive, or joint use driveway easement. These are to be maintained by the property owners.



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**FINAL PLAT**

<b>HAMILTON CREST</b>		
LOTS 1 thru 7		
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE		
Date: 9-23-16	Drawn: R Middleton	Job#: 16-667
Scale: 1"=30'	Checked: DLM	
<b>DAVID MATHEWS SURVEYING</b>		16-S4581
1880 HAMMILL ROAD CHATTANOOGA, TENN. 37643		FX: 423-870-9971 FB: 423-870-4808