

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2016-057	PC Meeting Date: 09-12-16
Subdivision Name:	Magnolia One Subdivision PUD Lots 1 thru 28	
Applicant Request:	Preliminary and Final Plat	
Property Location:	Meroney Street	
Property Owner:	Magnolia Investors, LLC	
Surveyor/Engineer:	Ingram, Gore and Associates	
Total Acreage:	10.61 Acres	
Proposed Density:	2.73 Dwelling Units Per Acre	
Proposed Use:	Single-family detached dwellings	
Number of Lots:	29	
Accessibility:	Proposed extension of Meroney Street. The extension will be a 40' private right-of-way/street.	
Tax Map Number:	126L-C- 003 and 004, 126M-G-001	
Zoning:	R-1 Residential Zone a Planned Unit Development	
Subdivision Variances Required:	Right-of-Way Reduction from 50' to 40' for private road.	
Staff Recommendation:	<p>APPROVE variance for the right-of-way reduction from 50' to 40'</p> <p>APPROVE as a Preliminary Final Plat subject to 2 conditions:</p> <ol style="list-style-type: none"> 1. Installation and completion of all required infrastructure related improvements as part of this subdivision development. 2. Submittal of all required infrastructure "as-builts" to the appropriate departments. 	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Variance

1. The site's topography restricts compliance with the minimum right-of-way standards.
2. Chattanooga Transportation Department does not object to this variance.
3. The road is a private road to be maintained by the private property owners and not the City of Chattanooga.

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. Add the following note: "Per Resolution No. 28582 this PUD is limited to a maximum of 28 dwelling units".
2. Add the following note: "The City of Chattanooga reserves the right to access at anytime Community Lot 29 for purposes of inspection and evaluation of drainage detention pond and drainage easements".
3. Label lot lines to be abandoned on this plat, if they are being abandoned on this plat.

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4. Label the detention pond easements as such.
5. Show and label control monuments on the boundary of the subdivision.
6. State the deed book and page number of the 30' access easement adjacent to Lot 29.
7. Explain note 28. This access easement is not part of Lot 29.
8. Label the 30' access easement adjacent to Lot 29 as "private".
9. Add a legend that explains the lot number.
10. Show and label the 20' sanitary sewer and water line easements in the private road.
11. Label Meroney Street as "Private".
12. Label the PUD Boundary line that crosses Lot 29.
13. Show and label the sanitary sewer easement being abandoned on Lot 29. State the Ordinance Number that abandons the easement.
14. Remove waterlines from the plat, they are not required to be shown.
15. Suggest to make property lines bolder/thicker.

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.

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)
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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.

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, 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.

HAMILTON AVENUE

30' ACCESS EASEMENT TO BIO RETENTION POND

HEADRICK CONSTRUCTION COMPANY
DB 10507, PG 009

HAMILTON COUNTY BOARD OF EDUCATION
DB 8957, PG 105

CHATTANOOGA HIGH CCA
DB 8957, PG 105

APPROVED FOR RECORDING
HAMILTON CNTY GIS DEPT
DATE: _____
BY: _____

JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____

CHATT/HAMILTON COUNTY REGIONAL
PLANNING COMMISSION
DATE: _____
BY: _____

AUG 22 2016

LINE	BEARING	DISTANCE
L1	N 24°50'02" E	138.72'
L2	N 45°30'16" E	30.42'
L3	N 11°31'22" E	42.08'
L4	N 11°31'22" E	50.00'
L5	N 11°31'22" E	50.00'
L6	N 11°31'22" E	18.26'
L7	N 45°26'34" E	39.42'
L8	N 45°26'34" E	40.10'
L9	N 62°48'52" W	54.93'
L10	N 62°48'52" W	75.13'
L11	S 45°26'34" W	37.79'
L12	S 45°26'34" W	35.89'
L13	S 11°31'22" W	33.36'
L14	S 11°31'22" W	50.00'
L15	S 11°31'22" W	50.00'
L16	S 11°31'22" W	26.99'
L17	S 45°30'16" W	30.42'
L18	S 37°29'35" W	35.84'
L19	S 00°59'54" W	17.44'
L20	S 59°38'24" W	17.38'
L21	S 23°52'37" E	42.08'
L22	S 24°50'02" W	17.80'
L23	N 67°19'37" W	27.78'
L24	N 22°40'23" E	20.35'

GENERAL NOTES

- THIS PROPERTY IS ZONED R 1, PUD.
- THIS PLAT SUBDIVIDES DEED BOOK 10748, PAGE 305, DEED BOOK 10333, PAGE 814, DEED BOOK 13310, PAGE 21.
- THIS PLAT IS DEVELOPED IN ACCORDANCE TO THE DESIGN STANDARDS OF THE CITY OF CHATTANOOGA TENNESSEE SUBDIVISION REGULATIONS.
- THIS SUBDIVISION CONTAINS 10.61 ACRES DIVIDED INTO 29 LOTS.
- LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
- 100' + STREET ADDRESS.
- TAX MAP 126-L, GROUP C, PARCELS 1 & 4, TAX MAP 126-M, GROUP C, PARCELS 1, 2.
- PUBLIC SANITARY SEWERS ARE AVAILABLE THROUGH GRAVITY FLOW.
- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS SURVEY IS A PROFESSIONAL OPINION AS DOES NOT CONVEY OR WARRANT TITLE.
- THIS PROPERTY SUBJECT TO ADDITIONAL EASEMENTS AND RIGHTS OF WAY THAT MIGHT BE FOUND WITH A TITLE SEARCH.
- NORTH ARROWS FROM GPS OBSERVATION BY THIS SURVEYOR.
- THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS, DRAINAGE DETENTION AREAS, DRAINAGE DETENTION FACILITIES, OR ANY OTHER FACILITY OR BUILDING ON ANY LOT.
- THIS SUBDIVISION IS ON A 40 FOOT PRIVATE ROAD ACCESS EASEMENT WHICH SHALL ALSO SERVE AS AN UTILITY EASEMENT.
- NO BUILDING PERMIT IS TO BE ISSUED FOR RESIDENTIAL BUILDING ON THE COMMUNITY LOT. COMMUNITY LOT TO BE USED FOR RECREATION, OPEN SPACE, OR PRIVATE ROAD ONLY. MAINTENANCE TO BE ASSUMED BY DEVELOPER UNTIL ITS DELETED TO THE HOA.
- ON SEPTEMBER 12, 2016 THE CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING COMMISSION GRANTED A VARIANCE TO PERMIT A 40 FOOT PRIVATE ROAD.
- THE OWNER/DEVELOPER IS TO INSTALL ALL DRAINAGE STRUCTURES AND IMPROVED EASEMENTS AS SHOWN.
- THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE FOR THE CONSTRUCTION OR MAINTENANCE OF ANY PRIVATE ROAD/ACCESS EASEMENT. THIS IS TO BE PRIVATELY MAINTAINED.
- SEE RESOLUTION #28582 FOR PUD PLAN APPROVAL.
- THERE IS TO BE A MINIMUM 25 FOOT SETBACK FROM EXTERIOR PUD BOUNDARY AND 30 FEET BETWEEN FREESTANDING STRUCTURES.
- PER RESOLUTION #28582, THIS PUD IS LIMITED TO A MAXIMUM OF 28 DWELLINGS.
- PER SECTION 38.097 OF THE ZONING REGULATIONS, SIDE WALKS ARE REQUIRED.
- CITY OF CHATTANOOGA RESERVES THE RIGHT ACCESS AT ANYTIME COMMUNITY LOT 29 FOR PURPOSES OF INSPECTION AND EVALUATION OF DRAINAGE DETENTION/RETENTION PONDS.
- THERE SHALL BE A 30 FOOT PUBLIC SEWER EASEMENT, 10 FOOT BOTH SIDES OF CENTERLINE OF ALL SEWER LINES AS BUILT.
- THERE SHALL BE A 30 FOOT PUBLIC WATER EASEMENT, 10 FOOT BOTH SIDES OF CENTERLINE OF ALL SEWER LINES AS BUILT.
- CITY ORDINANCE #12900 "STORMWATER RUNOFF AND EROSION CONTROL" SHALL APPLY TO ANY DRAINAGE OF SAME FROM THE SUBDIVISION.
- NO FILL MATERIAL CAN BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPED EROSION RUNOFF FLOW UNLESS APPROVED BY THE CITY ENGINEER.
- ACCESS EASEMENT IS PART OF LOT 29.
- SEWER LINE ACCESS RETENTION POND AREA ABANDONED BY THE CITY OF CHATTANOOGA MAILING.



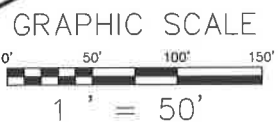
I CERTIFY THAT I HAVE DESIGNED THE PUBLIC SANITARY SEWER, PUBLIC ROAD, AND DRAINAGE ON THIS PLAT AND THAT THE DESIGN MEET PROPER ENGINEERING CRITERIA.

Certification of Survey
I certify that I have surveyed the property shown hereon; that this survey is correct to the best of my knowledge and belief; and that the ratio of precision of the closed traverse is 1" = 10,000" as shown hereon.

Surveyor: INGRAM, GORE & ASSOCIATES, LLC
7540 GARY WHITE ROAD
CORRYTON, TN 37221
(423) 714-7177
(865) 216-9355
deng@ingramgore.com

Certification of Ownership
I hereby adopt this as my plan of subdivision.

OWNER
MAGNOLIA INVESTORS, LLC
1020 MERONEY STREET
CHATTANOOGA, TN 37363
423-505-2556



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	220.00'	74.59'	74.23'	N 34°32'48" E	19°25'33"
C2	220.00'	4.78'	4.78'	N 44°52'55" E	01°14'41"
C3	180.00'	29.47'	29.44'	S 40°48'52" W	08°22'48"
C4	180.00'	69.37'	68.94'	S 25°05'03" W	22°04'49"
C5	180.00'	7.92'	7.92'	S 12°47'00" W	02°31'17"
C6	220.00'	31.80'	31.77'	N 15°38'47" E	08°16'50"
C7	220.00'	43.04'	42.97'	N 25°24'27" E	11°12'31"
C8	220.00'	44.83'	44.75'	N 36°50'57" E	11°40'29"
C9	220.00'	10.58'	10.58'	N 44°03'53" E	02°45'23"
C10	25.00'	47.24'	40.52'	S 08°41'09" E	108°15'27"
C11	25.00'	36.39'	33.26'	N 75°28'54" E	83°24'27"
C12	145.00'	17.30'	17.29'	S 37°11'44" W	06°50'06"
C13	145.00'	12.22'	12.22'	S 43°01'41" W	04°49'48"
C14	180.00'	14.12'	14.12'	N 43°11'42" E	04°29'44"
C15	180.00'	68.24'	67.83'	N 30°05'13" E	21°43'14"
C16	180.00'	24.20'	24.18'	N 15°22'29" E	07°42'14"
C17	220.00'	23.06'	23.04'	S 14°31'30" W	06°00'16"
C18	220.00'	48.15'	48.06'	S 23°47'51" W	12°32'26"
C19	220.00'	50.44'	50.33'	S 36°38'10" W	13°08'12"
C20	220.00'	8.83'	8.83'	S 44°21'16" W	02°18'00"
C21	180.00'	12.46'	12.46'	N 43°31'17" E	03°57'58"
C22	180.00'	52.48'	52.29'	N 33°11'10" E	16°42'16"



FINAL PLAT, LOTS 1 THRU 29
MAGNOLIA ONE, A PLANNED UNIT
DEVELOPMENT
CHATTANOOGA, TENNESSEE
HAMILTON COUNTY, TENNESSEE

LOT SIZES

LOT	S.F.	ACRES
1	4765	0.11
2	4503	0.10
3	4250	0.10
4	4250	0.10
5	4250	0.10
6	4824	0.11
7	4624	0.11
8	5082	0.12
9	4251	0.10
10	4882	0.11
11	4250	0.10
12	4250	0.10
13	4250	0.10
14	4250	0.10
15	4250	0.10
16	4250	0.10
17	4759	0.11
18	4252	0.10
19	4247	0.10
20	4141	0.10
21	4403	0.10
22	4250	0.10
23	4250	0.10
24	4259	0.10
25	4535	0.10
26	5449	0.13
27	14771	0.34
28	4250	0.10
29	326700	7.50

No.	Revisor/Issue	Date

INGRAM, GORE & ASSOCIATES, LLC
7540 GARY WHITE ROAD
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(423) 714-7177
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jg21@ingramgore.com
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25 JULY 2016
AS SHOWN