

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:	Black Creek-The Ridges PUD Sections 1 and 2 Preliminary Plat Lots 1 thru 98	PC Meeting Date: 11-10-14
Applicant Request:	Preliminary Plat	
Property Location:	River Gorge Drive	
Property Owner:	OBAR Investments, LLC	
Applicant:	Northpointe Surveying	
Total Acreage:	62.32 Acres	
Proposed Density:	1.57 dwelling units per acre	
Tax Map Number:	153L-D-008	
Zoning:	R-3 Residential Zone-Planned Unit Development	
Staff Recommendation:	APPROVE, as a preliminary plat only.	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

1. There are no additional subdivision regulation and platting requirements.

Additional Comments and Notes

1. There are no additional staff comments or 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.

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. No additional comments or notes as part of this phase of the review. Additional reviews and requirement may be required as part of the construction/civil plans submittal and review for the land disturbing permit.
2. Drainage shall comply with the requirements of Chapter 31 of the Chattanooga Municipal Code.
3. Questions concerning any requirements, comments, and notes contact Mr. Mark Heinzer at (423) 643-5880.

Chattanooga Sewer Staff Comments and Notes

1. No additional comments or notes as part of this phase of the review. Additional reviews and requirement may be required as part of the construction/civil plans submittal and review for the land disturbing permit.
2. Public sanitary sewer shall comply with the requirements of Chapter 31 of the Chattanooga Municipal Code

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

Transportation Department Staff Comments and Notes

1. No additional comments or notes as part of this phase of the review. Additional reviews and requirement may be required as part of the construction/civil plans submittal and review for the land disturbing permit.
2. Transportation Department is acceptable to permitting a smaller curb/right-of-way radius at street intersections, and a reduction in the minimum required 50' right-of-way for several of the proposed streets within this phase of proposed subdivision.
3. Questions concerning any requirements, comments, and notes contact Mr. Bert Kuyrkendall at (423) 643-5925.

Fire Marshall's Office Staff Comments and Notes

1. No additional comments or notes as part of this phase of the review. Additional reviews and requirement may be required as part of the construction/civil plans submittal and review for the land disturbing permit.
2. Explore options of marking fire lanes, such as installing signage, stripping or painting the curbs around the fire hydrants/fire lanes.
3. Show and label as such existing fire hydrants within 500' of this subdivision. Show and label as such any proposed fire hydrants within this subdivision.
4. Questions concerning any requirements, comments, and notes contact Mr. Michael Wright at (423) 643-5622.

Land Development Office Staff Comments and Notes

1. No additional comments or notes as part of this phase of the review. Additional reviews and requirement may be required as part of the construction/civil plans submittal and review for the land disturbing permit.
2. Questions concerning comments and notes contact Mr. Ed LeCompte at (423) 643-5880.

Hamilton County GIS Staff Comments and Notes

1. Contact Hamilton County GIS for review and approval of proposed street names.
2. 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 requirements.
2. Questions concerning requirements, comments, and notes contact Mr. Billy McGhee at (423) 648-3259.

Additional Permit Reminders

City of Chattanooga Land Disturbing Permit

1. Per Section 31-320 of the Chattanooga Municipal Code a Land Disturbing Permit may or may not be required.
 2. Questions concerning Land Disturbing Permit please contact Mr. Mark Heinzer at (423) 643-5880.
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N.D.E.S. Permit

1. Since there is to be more than one acre of disturbed ground, including building sites, in this subdivision, an N.P.D.E.S. (National Pollutant Discharge Elimination System) Permit to discharge storm water associated with construction activity is necessary.
2. Although there is no local enforcement of this permit, the state can impose civil and criminal penalties on the developer for failure to obtain a permit when one is necessary. The developer should contact the following office to answer questions about filing such a permit:
Tennessee Department of Environment and Conservation
Division of Water Pollution Control
540 McCallie Avenue, Suite 550
Chattanooga, TN 37402
(423) 634-5745

A.R.A.P. Permit

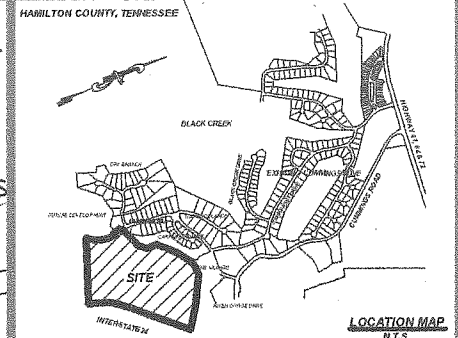
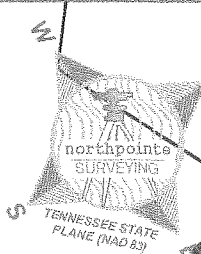
1. Since a stream may be involved in this subdivision, an A.R.A.P. permit may be required by the State of Tennessee.
2. Although there are no local requirements or enforcement of this permit, the state can impose penalties and requirements if an A.R.A.P. permit is necessary but has not been obtained.
3. The developer is urged to contact the Tennessee Department of Environment, Division of Water Pollution Control at the above address and phone number to determine if an A.R.A.P. permit is required.

S.W.P.P.P. Permit

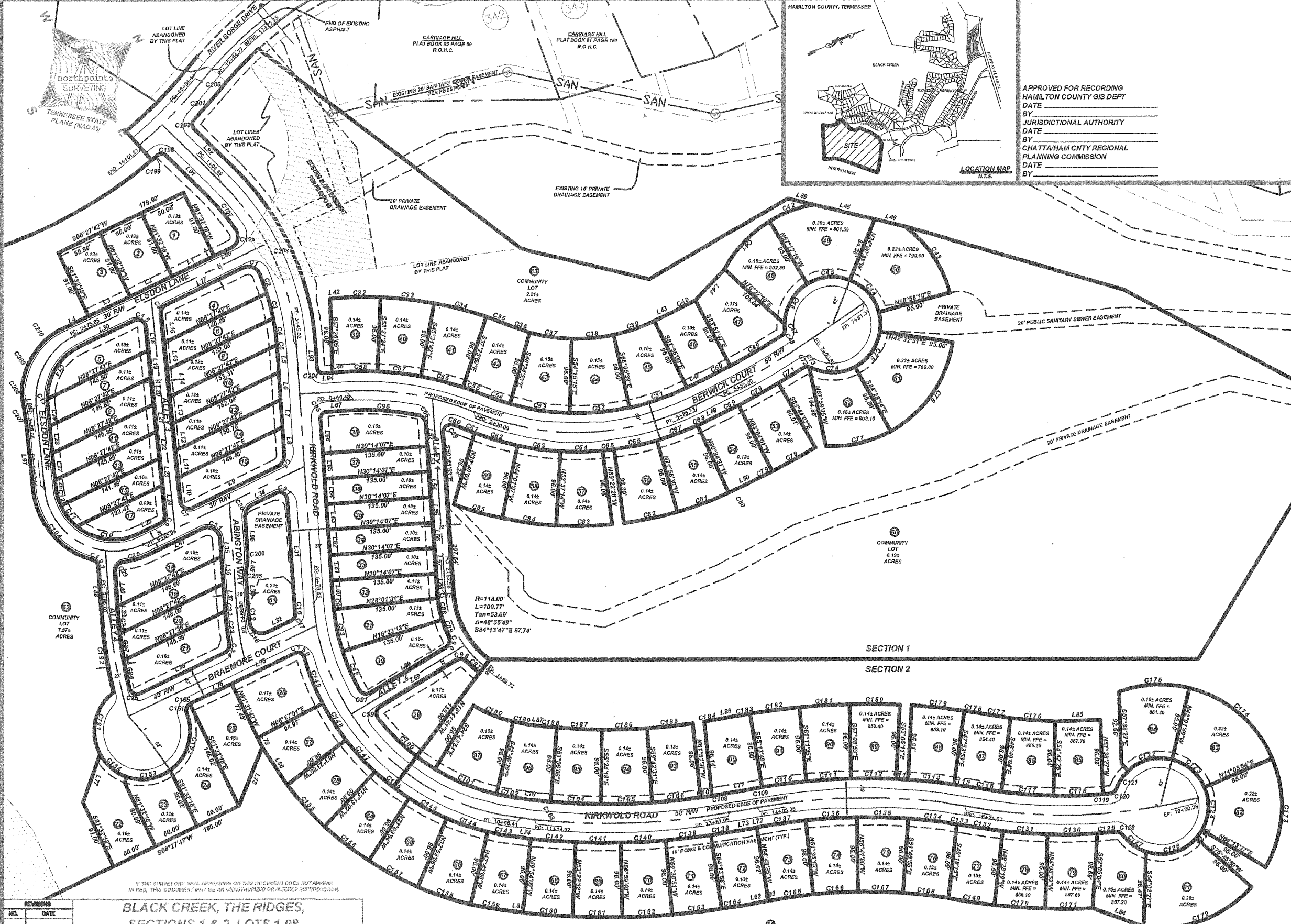
1. As part of Storm Water Pollution Prevention Plan, the State of Tennessee may require 60' riparian buffer zones during construction along or in drainage areas of streams designated by the state as high quality or impaired. The developer should contact the Tennessee Department of Environment and Conservation to determine if buffer zones are required.

Reminders

1. This staff recommendation is tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. All plat approvals expire after two (2) years of Chattanooga-Hamilton County Regional Planning Commission approval.
3. Review and approval of this preliminary plat does not substitute as a review and approval by other departments and agencies of required construction/engineering plans and other required permits.
4. After preliminary plat approval submit construction/civil drawings to the Land Development Office for review and comment.
5. Final plat cannot be submitted for review until after the construction plans have been reviewed and approved by the Land Development Office and a Land Disturbing Permit has been granted.



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



IF THE SURVEYOR'S SEAL APPEARING ON THIS DOCUMENT DOES NOT APPEAR IN RED, THIS DOCUMENT MAY BE AN UNAUTHORIZED OR ALTERED REPRODUCTION.

**BLACK CREEK, THE RIDGES,
 SECTIONS 1 & 2, LOTS 1-98**

**PLANNED UNIT DEVELOPMENT PLAN,
 PRELIMINARY PLAT**

BLACK CREEK, THE RIDGES
 DEED BOOK 8158 PAGE 222
 CITY OF CHATTANOOGA
 HAMILTON COUNTY, TENNESSEE

REVISION NO.	DATE	DESCRIPTION

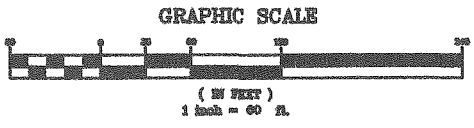
DRAWN BY: RLB	APPROVED: JBN
DATE: OCTOBER 27, 2014	CHECKED: JBN
SCALE: 1"=60'	FIELD: FEBRUARY 13, 2014
SHEET NO: 3 OF 5	DATE: 14-051

northpointe SURVEYING
 2719 HICKORY VALLEY RD
 SUITE A
 CHATTANOOGA, TN 37421
 423-266-1733

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAT ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHIN FIELD.

Know what's below.
 Call before you dig.

LOT LAYOUT



RECEIVED

OCT 27 2014

Chattanooga Hamilton County
 Regional Planning Agency
 Development Services