

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2015-064	PC Meeting Date: 11-09-15
Subdivision Name:	Nortons Division Lots 2A and 2B	
Applicant Request:	Final Plat	
Property Location:	8521 and 8523 Morin Road	
Property Owner:	Steve Pickett	
Applicant:	Niles Surveying	
Total Acreage:	0.70 Acres	
Proposed Density:	2.85 dwelling units per acre	
Tax Map Number:	159N-A-011.04	
Zoning:	R-1 Residential Zone	
Staff Recommendation:	<p>APPROVE, subject to the following condition:</p> <p>Approval of a variance to Section 38-44(7) of the City of Chattanooga Zoning Regulations for Minimum Lot Frontage required by the Suburban Infill Lot Frontage requirements-See Subdivision Case Number 2015-063.</p>	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

There are no additional Subdivision Regulation or Platting requirements all corrections and modifications have been completed.

Additional Comments and Notes

There are no additional Subdivision Regulation or Platting requirements all corrections and modifications have been completed.

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. There are no additional comments or requirements at this time.
2. Questions concerning any requirements, comments, and notes contact Mr. Mark Heinzer at (423) 643-5880.

STAFF CASE REPORT TO PLANNING COMMISSION

Chattanooga Sewer Staff Comments and Notes

1. There are no additional comments or requirements at this time.
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 at this time.
2. Questions concerning any requirements, comments, and notes contact Mr. Bert Kuyrkendall at (423) 643-5925.

Fire Marshall's Office Staff Comments and Notes

1. There are no additional comments or requirements at this time.
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 at this time.
2. Questions concerning comments and notes contact Mr. Ed LeCompte at (423) 643-5880.

Hamilton County GIS Staff Comments and Notes

1. 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.
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

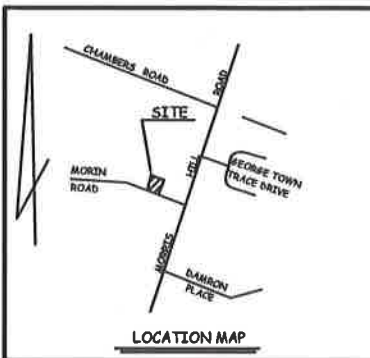
1. No additional comments or notes.
2. Questions concerning requirements, comments, and notes contact Mr. Billy McGhee at (423) 648-3259.

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 Urban Infill Lot Compatibility Option and 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.



OWNER'S CERTIFICATION

I/WE ADOPT THIS AS OUR PLAN OF SUBDIVISION AND CERTIFY THAT I/WE ARE THE OWNER/OWNERS OF THE PROPERTY IN FEE SIMPLE.

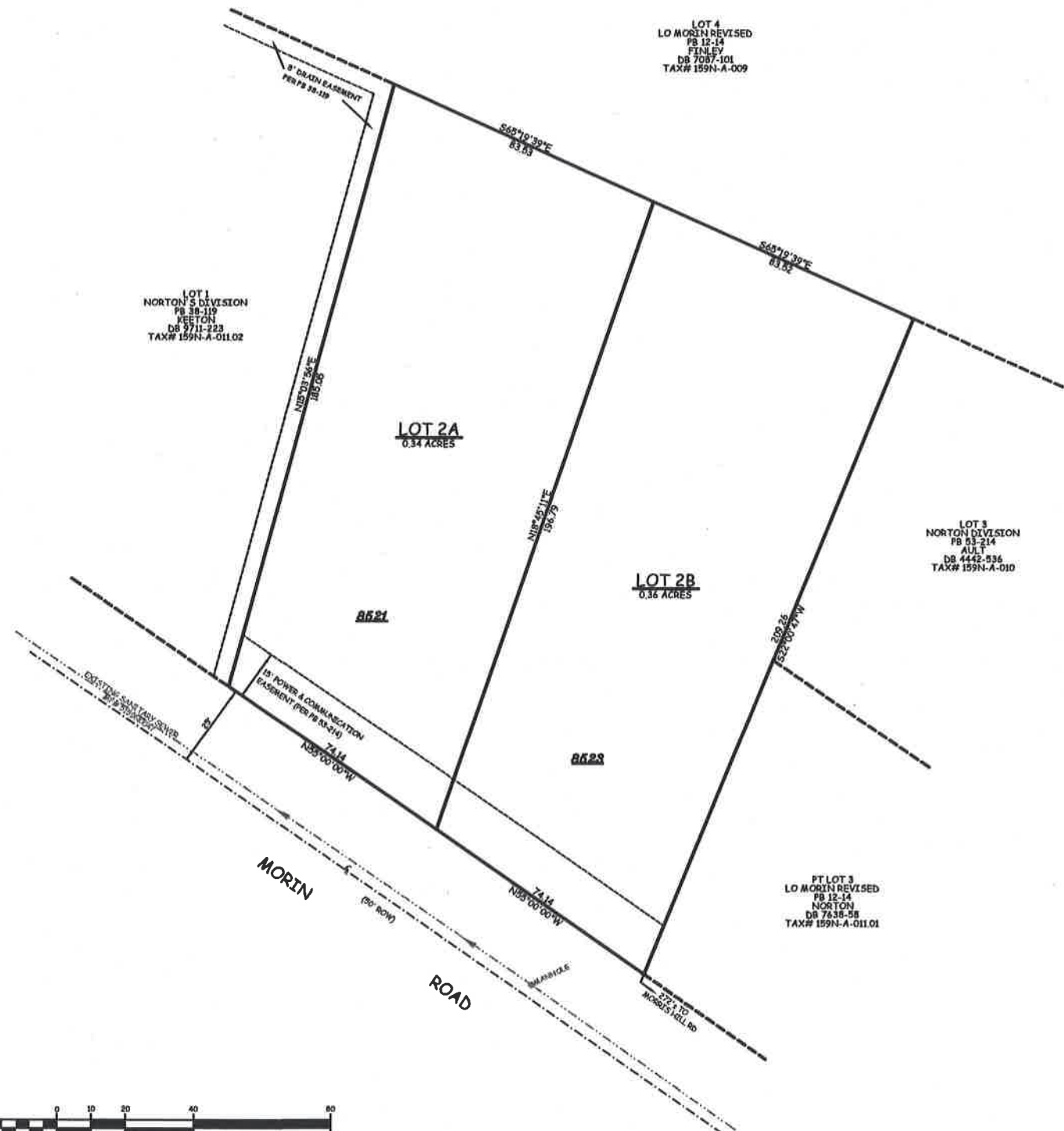
STEVE PICKETT
117 LEE PKWY
SUITE 101
CHATTANOOGA, TENNESSEE 37421
PHONE: (423) 994-4424

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OR MAP REPRESENTS A CATEGORY SURVEY WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING ONE FOOT IN FEET AND THAT SAID SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYING AS OF MARCH 17, 2011.

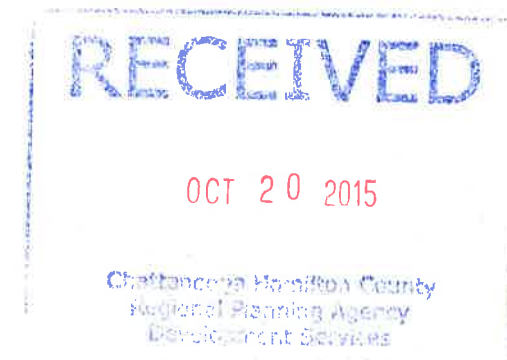
C. BARTON CRATTIE, LS 1742, CFM DATE

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



GENERAL NOTES

- 1) PRESENT ZONING IS: R-1
- 2) TOTAL AREA OF PROPERTY SHOWN: 0.70 ACRES
- 3) SUBJECT PROPERTY: TAX PARCEL NO. 159N-A-011.04
- 4) THIS PLAT DIVIDES THE PROPERTY DESCRIBED IN DB 10384, PG 885
- 5) BASIS FOR ALL BEARINGS: PLAT NORTH (PB 83-214)
- 6) ALL CORNERS ARE A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP LABELED "NILES SURVEYING" SET UNLESS OTHERWISE NOTED.
- 7) THIS PROPERTY IS NOT SUBJECT TO THE 1% CHANCE SPECIAL FLOOD HAZARD AREA ACCORDING TO F.P.R.M. 4706SC0869F DATED 11-07-02.
- 8) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
- 9) THIS PLAT HAS BEEN DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF CHATTANOOGA SUBDIVISION REGULATIONS.
- 10) CITY ORDINANCE NO. 12900 ENTITLED "STORM WATER RUN-OFF AND EROSION CONTROL" SHALL APPLY TO ANY DISCHARGE OF SAME FROM THIS SUBDIVISION OF PROPERTY.
- 11) 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.
- 12) THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS.
- 13) 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 LOTS ARE COMBINED, OR USED AS ONE LOT, OR IF NO SETBACK IS REQUIRED.
- 14) ON NOVEMBER 9, 2015 THE CHATTANOOGA HAMILTON COUNTY REGIONAL PLANNING COMMISSION APPROVED A VARIANCE TO THE MINIMUM SUBURBAN INFILL LOT FRONTAGE REQUIREMENT AND PERMIT LOTS 2A AND 2B TO HAVE A SMALLER LOT FRONTAGE THAN THE REQUIRED 77.5 FEET.



**FINAL PLAT
NORTON DIVISION**

LOTS 2A AND 2B
(BEING A REVISION OF LOT 2, NORTON DIVISION,
PLAT BOOK 53, PAGE 214)
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

PRELIMINARY
NILES SURVEYING CO., INC.
LAND SURVEYING - MAPPING - FLOOD CONSULTING

3962 CHURCHILL ROAD
CHATTANOOGA, TENNESSEE, 37406-1616
PHONE: (423) 624-8041 FAX: (423) 629-7613
EMAIL: ADMIN@NILESSURVEY.COM



VF: 48 PICKETT HOMES 1
CF: MORIN ROAD 8523
FF: 43-58
FB: 0