

RPA STAFF RECOMMENDATION

Subdivision Case Number:	2015-045	PC Meeting Date: 09-14-15
Subdivision Name:	Smitherman-Steakley Subdivision Lots 1 and 2	
Applicant Request:	Final Plat	
Property Location:	15007 and 15029 Log Cabin Lane	
Property Owner:	Kathy Smitherman and Saleta Steakley	
Applicant:	Niles Surveying	
Total Acreage:	1.13 Acres	
Proposed Density:	1.76 dwelling units per acre	
Tax Map Number:	02I-056.02 and 057.00	
Zoning:	A-1 Agricultural District	
Staff Recommendation:	<p>APPROVE as a final plat subject to the following condition:</p> <p>Approval of a variance to Section 402.1(b)(c) of the Hamilton County Subdivision Regulations for Lot Less than 5 Acres on Private Road and Minimum Width of Easement-See Subdivision Case Number 2015-044.</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

The following items can be corrected on the final plat submittal for signatures.

1. Add the following as a note: "On September 14, 2015 the Chattanooga-Hamilton County Regional Planning Commission granted a variance to Section 402.1 of the Hamilton County Subdivision Regulations to permit a lot less than five (5) acres on a private road and a variance for minimum width of the required easement."
2. State the date of approval letter from Hamilton County Groundwater Protection that approved septic tank use for Lot 2.
3. Show the phone numbers of both property owners.

County Departmental Infrastructure & Operational Comments

All land development projects are reviewed by Hamilton County Engineering and Water Quality staff, Hamilton County Engineering staff, Hamilton County Groundwater Protection, or Hamilton County WWTAs, and various other utilities and utility districts. In addition to the requirements of the Hamilton County Subdivision Regulations and Zoning Resolution, all land development is further required to comply with current development regulations, building and zoning codes, storm water/water quality regulations, and the landscape requirements.

Additional comments and/or notes, if needed, are indicated by the appropriate departments below.

RPA STAFF RECOMMENDATION

Hamilton County Engineering Staff Comments and Notes

1. There are no additional comments or requirements from the Hamilton County Engineer's Office as part of the review of this subdivision plat review.
2. Questions about Hamilton County Engineer's office requirements should be directed to Mr. Mike Hendrix at 209-7810.

Hamilton County Water Quality Program Staff Comments and Notes

1. There are no additional comments or requirements from the Hamilton County Water Quality Program as part of this subdivision plat review.
2. Questions about Hamilton County Water Quality Program requirements should contact Ms. Crystal Piper at (423) 209-7851.

Hamilton County Groundwater Protection Staff Comments and Notes

1. Hamilton County Groundwater Protection has granted preliminary approval of septic tank use on these lots.
2. Questions concerning Hamilton County Groundwater Protection comments and notes contact Hamilton County Groundwater Protection.

Hamilton County GIS Staff Comments and Notes

1. Submit Geo-referenced CAD file used to create the subdivision plat to Hamilton County GIS prior to the signing of the final plat.
2. Questions concerning Hamilton County GIS comments and notes please contact GIS at (423) 209-7760.

Electric Power Board Staff Comments and Notes

1. There are no additional comments and notes provided.
2. Questions concerning comments and notes contact Mr. Billy McGhee at (423) 648-3259.

Other Utilities and Fire Department Comments and Notes

1. There were no comments and notes provided by any of the utility providers of the Fire Department. Please check with the appropriate utility provider and Fire Department 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 acceptance of any offers 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. Submit Geo-referenced CAD file used to create the subdivision plat to Hamilton County GIS prior to the signing of the final plat.
 5. Approval of final plat is valid for two (2) years from date the Planning Commission takes action to approve the final plat.
-

APPROVED FOR RECORDING:
 HAMILTON COUNTY RECORDS
 DATE: _____
 BY: _____
 COUNTY CLERK
 HAMILTON COUNTY, TENNESSEE

GENERAL NOTES:

- 1) THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ACT, CHAPTER 129, TENNESSEE CODE ANNOTATED.
- 2) THIS PLAN INCLUDES PROPERTY DESCRIBED IN DEED BOOK 3488, PAGE 488 & DEED BOOK 3488, PAGE 765.
- 3) LOCAL GOVERNMENT DOES NOT CERTIFY THAT THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF HAMILTON COUNTY, TENNESSEE, APPLY TO THIS PROJECT.
- 4) ALL UTILITIES SHOWN ON THIS PLAN ARE AS SHOWN UNLESS OTHERWISE NOTED.
- 5) PRESENT ZONING IS: _____.
- 6) THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF HAMILTON COUNTY, TENNESSEE.
- 7) THIS SURVEY IS IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ACT, CHAPTER 129, TENNESSEE CODE ANNOTATED.
- 8) AN AREA DESIGNATED AS A 100 YEAR FLOOD HAZARD ZONE (AREA IN ZONE "X") BY HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS OR PRIVATE ADDRESS EASEMENTS.
- 9) HAMILTON COUNTY WILL APPROVE ANY SUBSEQUENT DEVELOPMENT USING ROADS, RIGHTS-OF-WAY OR EASEMENTS SHOWN ON THIS PLAN.
- 10) THE SURVEYOR IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN JOINT DRAINAGE EASEMENTS AND IS NOT RESPONSIBLE TO PROVIDE ANY DESIRED UTILITIES OR SERVICES BEYOND THE BOUNDARIES OF THE SUBDIVISION.
- 11) LOT 2 AREA AND WIDTH OF JOINT DRIVEWAY EASEMENT ADOPTED ADDRESSING POLICY AND TO PROVIDE ACCESS TO THE PROPERTY FROM THE PUBLIC HIGHWAY.
- 12) LOT 2 AREA AND WIDTH OF JOINT DRIVEWAY EASEMENT SHOULD BE INTERPRETED TO MEAN THAT THE DRIVEWAY SHALL BE MAINTAINED BY HAMILTON COUNTY UNLESS OTHERWISE NOTED.
- 13) LOT 2 AREA AND WIDTH OF JOINT DRIVEWAY EASEMENT VARIANCE GRANTED BY THE CHATTANOOGA-HAMILTON COUNTY REGIONAL PLANNING COMMISSION ON JULY 11, 2011.
- 14) ALL NOTES REGARDING THE SUBSURFACE SEWER DISPOSAL STRUCTURE IS EVER CONNECTED TO A PUBLIC SANITARY SEWER.
- 15) THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN OF ANY DRAINAGE EASEMENTS.
- 16) HAMILTON COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE INSIDE OF ALL STIFF AND REAR LOT LINES. THESE BOUNDARIES ARE TO BE MAINTAINED BY THE OWNER OF THE LOT OR MORE LOTS ARE COMBINED, OR USED AS ONE LOT OR IF NO SETBACKS IS REQUIRED.
- 17) THIS PLAN HAS NOT BEEN EVALUATED PURSUANT TO THIS PLAN REVIEW ACT AND DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM.

PRELIMINARY FOR REVIEW
NOT TO BE RECORDED

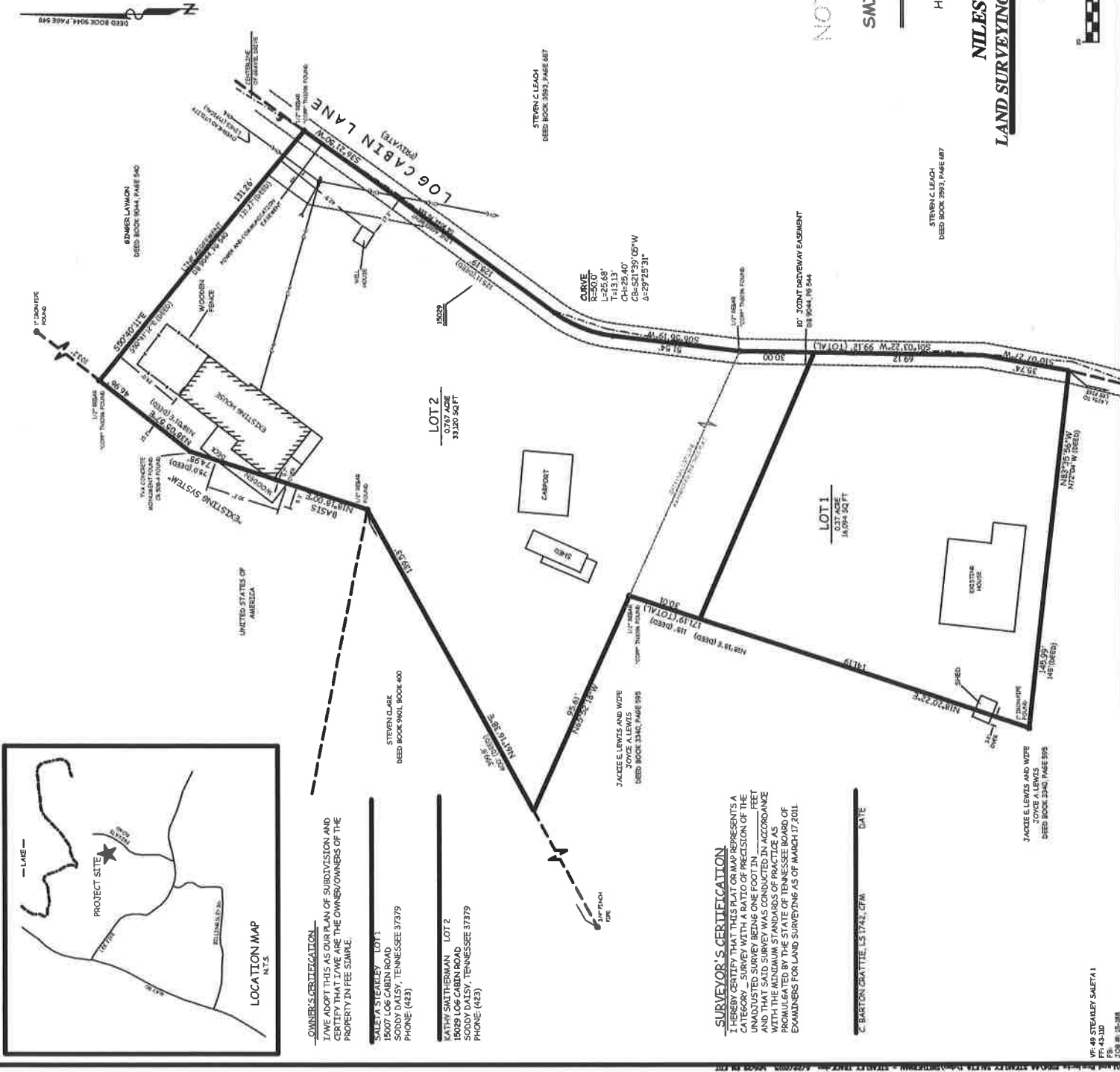
FINAL PLAT
SMITHERMAN - STEAKLEY TRACE
 LOTS 1 & 2
 HAMILTON COUNTY, TENNESSEE

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

3950 CHICKASAW BLVD
 CHATTANOOGA, TENNESSEE 37406-1414
 PHONE (423) 528-5051 FAX (423) 528-7183
 EMAIL: LAND@NILESURVEYING.COM



DATE: JUNE 22, 2012



BY: C. BARTON GRANTIE, L.S. 1742, 47M
 DATE: _____