

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Case Number:</b>	<b>2016-002</b>	<b>PC Meeting Date:</b> 01-11-16
<b>Subdivision Name:</b>	<b>Hedrick 8 Acre Tract Subdivision Lots 1A and 1B</b>	
<b>Applicant Request:</b>	Final Plat	
<b>Property Location:</b>	5100 Tennessee Avenue	
<b>Property Owner:</b>	Steve Pickett	
<b>Applicant:</b>	Niles Surveying	
<b>Total Acreage:</b>	0.44Acres	
<b>Proposed Density:</b>	4.54 Dwelling Units Per Acre	
<b>Tax Map Number:</b>	167J-H-019	
<b>Zoning:</b>	R-1 Residential Zone	
<b>Staff Recommendation:</b>	<p><b>APPROVE as a final plat subject to the following conditions:</b></p> <p><b>Approval of variance request (2016-001) for minimum side setback for existing structure and minimum lot frontage.</b></p>	

## PROJECT ANALYSIS

### RPA Comments

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

#### Subdivision Regulation and Platting Requirements

The following items can be corrected/submitted with the revised submittal of the preliminary plat for review and consideration.

#### Additional Comments and Notes

There are no additional comments or notes from RPA staff.

### 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 Staff Comments and Notes

1. Additional comments or requirements may be required and provided during the civil/construction

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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. 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. Brandon Sutton at (423) 643-5925.

### Fire Marshall's Office 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. 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. 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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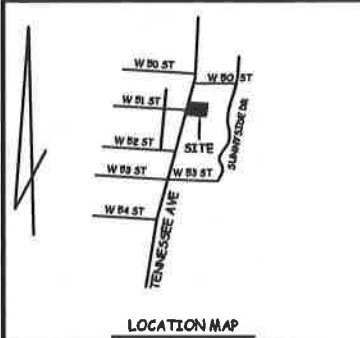
### Reminders

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

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completed and all required “as-builts” have been submitted for review in compliance with all codes and regulations for acceptance as public facilities.



**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, TN 37421  
PHONE: (423) 994-4424

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT OR MAP REPRESENTS A CATEGORY 1 SURVEY WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING ONE FOOT IN XX,XXX 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.

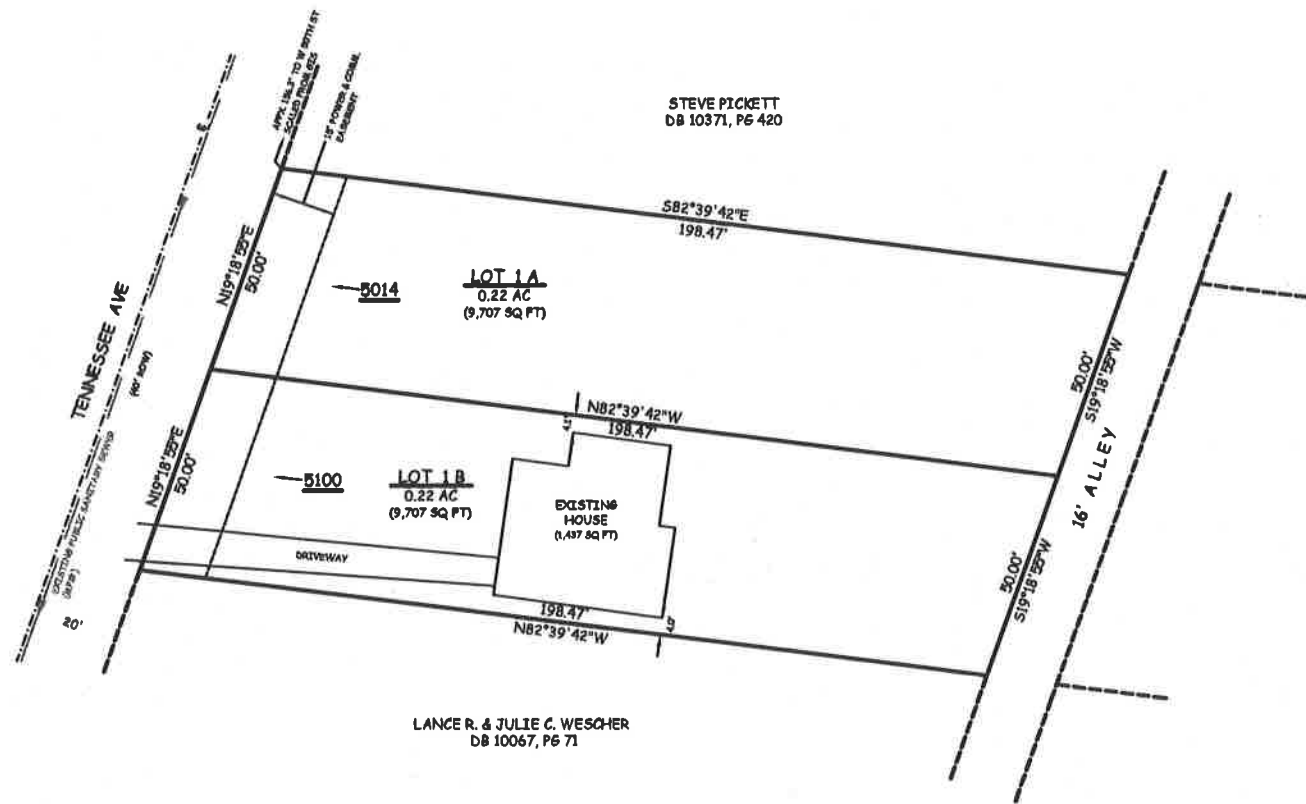
C. BARTON CRATTLE, LS 1742, CFM DATE \_\_\_\_\_

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

**GENERAL NOTES**

- 1) PRESENT ZONING IS R-1
- 2) TOTAL AREA OF PROPERTY SHOWN: 0.44 ACRES
- 3) SUBJECT PROPERTY: TAX PARCEL NO. 1673 H 019
- 4) THIS PLAT DIVIDES THE PROPERTY DESCRIBED AS "PARCEL EXHIBIT" IN DB 10406, PG 41
- 5) BASIS FOR ALL BEARINGS: PLAT NORTH PG 35, PG 109
- 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.I.R.M. 4706500482F 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. 1290 ENTITLED "STORM WATER RUN-OFF AND EROSION CONTROL" SHALL APPLY TO ANY DISCHARGE OF SEWER FROM THIS SUBDIVISION OF PROPERTY.
- 11) NO FILL MATERIAL IS TO BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPED E 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 6' 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) PUBLIC SANITARY SEWERS ARE AVAILABLE BY GRAVITY FLOW.

2014 Land Pro, Inc. 2880 TENNESSEE AVE. SUITE 101, CHATTANOOGA, TN 37421  
 11/12/2015 10:56 AM EST



FOR REVIEW  
NOT TO BE RECORDED

FINAL PLAT  
HEDRICK 8 ACRE TRACT

LOTS 1A AND 1B  
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

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

3962 CHURCH HILL ROAD  
CHATTANOOGA, TENNESSEE, 37406-1616  
PHONE: (423) 624-8041 FAX: (423) 629-7813  
EMAIL: ADMIN@NILESSURVEY.COM

DATE: SEPTEMBER 3, 2015

RECEIVED

NOV 16 2015



VP: 49 PICKETT, STEVE 4  
FF: 43-138  
FBI FOLDER  
JOB: 15-236