

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	SD2018-002	PC Meeting Date: 01-08-2018
Subdivision Name:	Shved's Addition Lots 1-5	
Applicant Request:	Final Plat	
Property Location:	300 block Oliver Street	
Property Owner:	Andre Shved	
Surveyor/Engineer:	C. Barton Crattie, Niles Surveying	
Total Acreage:	0.81 acres	
Proposed Density:	6.1 units per acre	
Proposed Use:	Single Family Dwellings	
Accessibility:	Public road access from Oliver Street	
Tax Map Number:	135D-T-014, 135E-F-003, 004	
Zoning:	RT-Z Residential Townhouse Zero Lot Line Zone	
Subdivision Variances Required:	NO	
Staff Recommendation:	APPROVE Final Plat	

PROJECT ANALYSIS

RPA Comments

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

Subdivision Regulation and Platting Requirements

The following subdivision regulation and platting items can be corrected on the submittal of the Final Plat for signatures.

1. State and label distance to nearest street intersection
2. Add note: Sewer available by gravity flow
3. Pavement width to be 22 feet for the length of the proposed project
4. Show and label private alley access to the rear of proposed lots
5. Show five (5') foot power and communication easement per EPB requirements
6. Show and label fire hydrants
7. Follow up with CDOT (Chattanooga Dept. of Transportation) regarding the possible need to dedicate additional right-of-way.

Additional Comments and Notes

There are no additional comments and 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.

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Water Quality Staff Comments and Notes

1. Drainage shall comply with the requirements of Chapter 31 of the Chattanooga Municipal Code. Questions concerning any requirements, comments, and notes contact Ms. Maria Price at (423) 643-5821.

Chattanooga Sewer Staff Comments and Notes

1. Public sanitary sewer shall comply with the requirements of Chapter 31 of the Chattanooga Municipal Code
2. Questions concerning any requirements, comments, and notes contact Mr. Shaun Wade at (423) 643-5841.

Transportation Department Staff Comments and Notes

1. Public streets shall be built in compliance with the requirements of Chapter 32 of the Chattanooga Municipal Code.
2. Dedication of additional right-of-way may be needed.
3. Questions concerning any requirements, comments, and notes contact Mr. Brandon Sutton at (423) 643-5925.

Fire Marshall's Office Staff Comments and Notes

1. 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 requirements.
2. Questions concerning comments and notes contact Mr. Ed LeCompte at (423) 643-5880.

Hamilton County GIS Staff Comments and Notes

1. Add street addresses. Hamilton County GIS will assign street addresses after the final plat is approved by the Planning Commission.
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. Questions concerning requirements, comments, and notes contact Mr. Billy McGhee at (423) 648-3259.

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.