

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	SD2018-003	PC Meeting Date: 01-08-2018
Subdivision Name:	Sunnyside Trace Subdivision Lots 1-8	
Applicant Request:	Final Plat	
Property Location:	4000 block Sunnyside Avenue	
Property Owner:	Chris Anderson, Greentech	
Surveyor/Engineer:	C. Barton Crattie, Niles Surveying Co., Inc.	
Total Acreage:	1.4 acres	
Proposed Density:	5.7 units per acre	
Proposed Use:	Single Family Dwellings	
Accessibility:	Sunnyside Avenue	
Tax Map Number:	167F-A-011 (part)	
Zoning:	R-1 Residential 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. Show the correct/current FEMA map and date information
2. List number of acres remaining for adjacent Sunnyside Properties
3. Show existing fire hydrants
4. Show dedicated turn around at end of Sunnyside Avenue
5. Must provide 22 feet of road pavement for the full length of the proposed project
6. Correct lot labeling to read lot numbers spaced from the word "lot".
7. Verify that the section of Sunnyside Avenue within the proposed plat is a public road.

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. 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.