

**STAFF CASE REPORT TO PLANNING COMMISSION**

<b>Subdivision Case Number:</b>	<b>SD2018-006</b>	<b>PC Meeting Date:</b> 01-08-2018
<b>Subdivision Name:</b>	<b>Hillocks Farm Revision Subdivision Lots 1,2 &amp; 3</b>	
<b>Applicant Request:</b>	<b>Preliminary/Final Plat</b>	
<b>Property Location:</b>	6100 Highway 153	
<b>Property Owner:</b>	Hillocks Farm Land Co., LLC/Integra Vista Limited Partner	
<b>Surveyor/Engineer:</b>	Compton Surveying, Inc. / Kelli Richardson, LDA Engineering	
<b>Total Acreage:</b>	177.23 acres	
<b>Proposed Density:</b>	N/A	
<b>Proposed Use:</b>	Apartments and commercial	
<b>Accessibility:</b>	Public road access from Highway 153	
<b>Tax Map Number:</b>	091A-B-001, 001.01, 001.02	
<b>Zoning:</b>	R-1 Residential Zone, R-3 Residential Zone, R-4 Special Zone and C-2 Convenience Commercial Zone	
<b>Subdivision Variances Required:</b>	NO	
<b>Staff Recommendation:</b>	<b>APPROVE Preliminary/ Final Plat</b>	

**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. Correct Lot 2 so that the lot lines do not cross the road right-of-way
2. Make it clear that the right-of-way is being dedicated
3. Show the sewer line to serve Lot 2 OR note proof by Ordinance number that sewer was abandoned; OR remove Lot 2 and combine property with Lot 1.
4. Add the total acreage in the Notes section
5. Show and label Integra Vista Drive (Private)
6. Add the deed book and page number that identifies the utility easement on Lot 3 leading to Boy Scout Road.
7. Label as FINAL PLAT in Title Block section
8. Show and label fire hydrants
9. Label the "emergency vehicle access" as an easement and then state the purpose of this easement in the Notes section
10. Correct the spelling of "undisrubed" to "undisturbed"
11. Show and label required power and communication easements as required by EPB
12. Contact CDOT (Chattanooga Department of Transportation) to verify requirements for sidewalks

**Additional Comments and Notes**

There are no additional comments and notes.

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### City Departmental Infrastructure & Operational Comments

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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. 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. Show and label fire hydrants.
2. 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.
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2. Show and label power and communications easements as per detailed drawing submitted to you by the EPB.

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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.