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**COLLEGEDALE MUNICIPAL PLANNING COMMISSION**

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**AGENDA**  
**FOR THE REGULARLY SCHEDULED MEETING ON**  
**January 10, 2022**  
**6:00 P.M.**

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. READING AND APPROVAL OF MINUTES FROM THE PREVIOUS MEETING**
- D. OLD BUSINESS**
  - 1) None**
- E. NEW BUSINESS**
  - 1) SUB2022-01 Wellesley Phase IV Final Plat**
- F. OTHER BUSINESS**
  - 1) None**

**MINUTES OF MONTHLY BOARD OF PLANNING COMMISSION MEETING**

**CITY OF COLLEGE DALE, CITY HALL COURT ROOM**

**MONDAY, DECEMBER 13, 2021 AT 6:00 P.M.**

**PRESENT:** Mayor Lamb, City Manager / City Engineer Wayon Hines, Commissioner Garver, Member Friesen, Member Leamon, Member Moody, Vice-Chairman Givens, Chairwoman Gray, Planning & Community Development Director Kelly Martin, Senior Community Planner Kirsten Ert, Building & Codes Andrew Morkert, and Administrative Assistant Britney Hutto

**ABSENT:** None

**GUESTS:** Tracy Smith, K. Todd Smith, Mike Price, Gary Green, James Stephens, Ted Summit, and Alex Bormotor

**Meeting was called to order by Chairwoman Gray at 6:52pm**

**Roll Call by Britney Hutto**

**Approval of Minutes: November Minutes:** Member Moody motion for approval, Member Leamon 2<sup>nd</sup> the motion for approval.

**Roll Call**

Mayor Lamb	Yes
Commissioner Garver	Yes
Member Leamon	Yes
Member Friesen	Yes
Member Moody	Yes
Vice – Chairman Givens	Yes
Chairwoman Gray	Yes

Old Business

None

New Business

1. **SUB2021-01- Bormotov Plat (Minor Subdivision – 3 lot split)** – Applicant wants to split this property up into 3 lots. This parcel is zoned AG. All 3 lots meet the 1-acre minimum size for Hamilton County Groundwater. All 3 lots will share a driveway that will have to brought up to city standards. Member Friesen motion for approval, Vice-Chairman Givens 2<sup>nd</sup> the motion for approval.

**Roll Call**

Mayor Lamb	Yes
Commissioner Garver	Yes
Member Leamon	Yes

Member Friesen	Yes
Member Moody	Yes
Vice – Chairman Givens	Yes
Chairwoman Gray	Yes

2. **ANX2021-01 – 4921 Orchard Drive, Apison TN** – The Applicant is requesting to be annex into the city. This parcel is 1 acre. This parcel has no road frontage but it does have legal access. Vice-Chairman Givens motion for approval, Member Friesen 2<sup>nd</sup> the motion.

**Roll Call**

Mayor Lamb	Yes
Commissioner Garver	Yes
Member Leamon	Yes
Member Friesen	Yes
Member Moody	Yes
Vice – Chairman Givens	Yes
Chairwoman Gray	Yes

3. **ZON2021-04 – Chestnut Creek Crossing PUD** – This parcel is 67.3 acres currently zone AG and requesting to zone R-1-L with a PUD overlay (a more restrictive zone.). The applicant proposed 161 lots with 118 single-family detached, and 43 fee-simple townhomes. There are similar development types within the vicinity. Staff recommends approval with some conditions. Vice – Chairman Givens motion for approval, Member Leamon 2<sup>nd</sup> the motion for approval.

**Roll Call**

Mayor Lamb	Yes
Commissioner Garver	Yes
Member Leamon	Yes
Member Friesen	Yes
Member Moody	Yes
Vice – Chairman Givens	Yes
Chairwoman Gray	Yes

**Other Business**

1. **Staff Reports** – here are some projects that are coming to Collegedale that has been approved by staff:
  - A. Beaker Apps warehouse – Ooltewah Ringgold Rd
  - B. Scooter’s Coffee – Apison Pike
  - C. Jack’s Family Restaurant – Little Debbie Parkway

**Meeting was adjourned by Chairwoman Gray at 6:52 P.M.**

## **Staff Report**

### **Case: SUB2022-01 Wellesley Subdivision Phase IV – Final plat**

January 10, 2022

City of Collegedale Planning Commission

Applicant: Aaron Smith  
Site Address: Wellesley Drive  
Area: 19 Acres +/-  
Zone: R-1-H  
Sewer Available: YES - Collegedale

#### **PLANNING & DEVELOPMENT**

### **1. Site Analysis**

The property is situated along the Southern side of Wellesley Drive in the proximity of Wiltshire Drive. The site received preliminary plat approval on February 13, 2017. At this meeting, the applicant requested a variance to reduce the curb radii within the subdivision from the required 150' to 100'. The Planning Commission denied this request and approved the preliminary plat with the required 150' curb radii.

### **2. Staff Findings**

#### **Planning:**

Approval of a Final Plat requires that all infrastructure (Roads, Sewer, utilities etc.) be installed and approved or bonded for approval. A bond will be required as not all the infrastructure is in place.

The plat has been properly addressed by Hamilton County GIS on 1/6/2022.

Other Planning Comments:

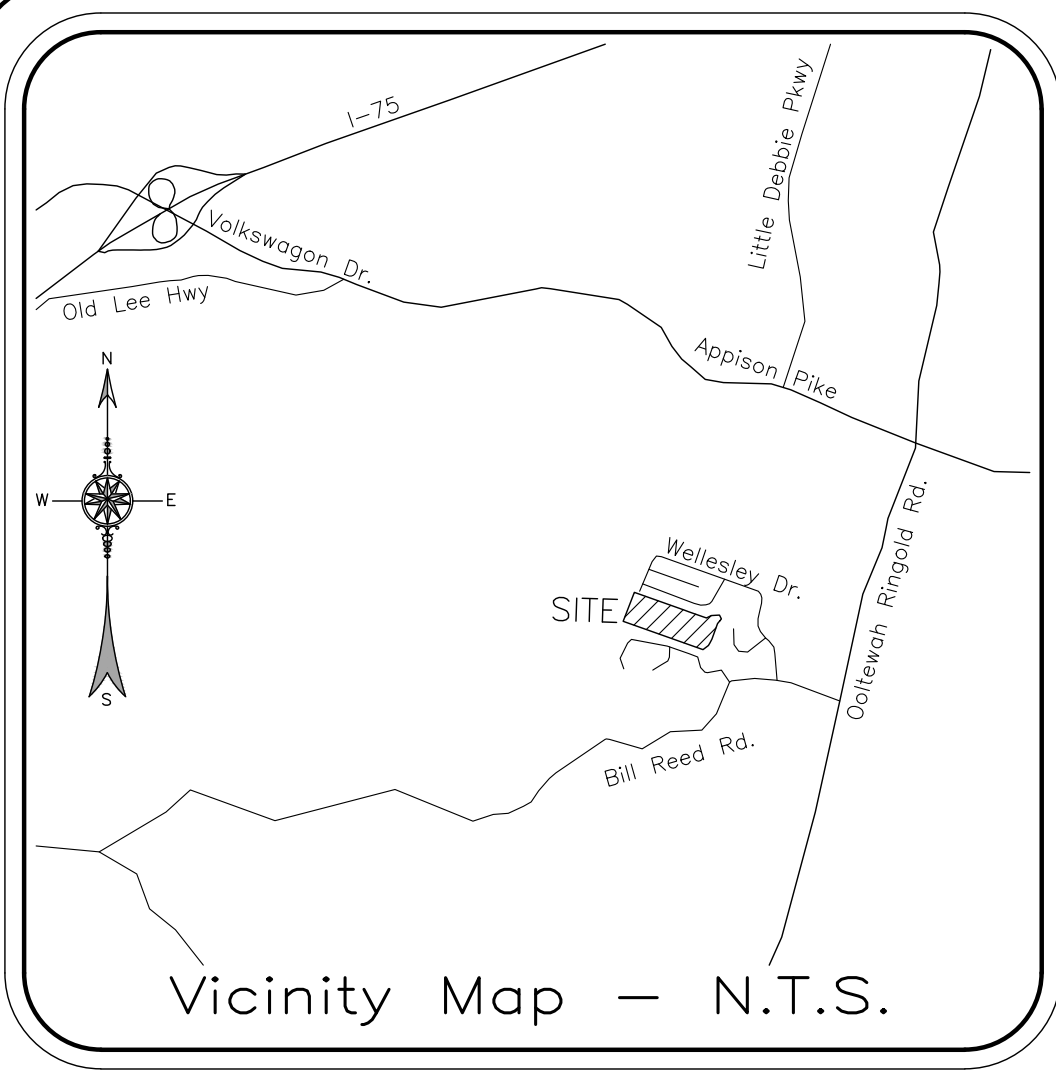
1. Note 10 should be phrased "The City of Collegedale is not responsible to construct or maintain drainage facilities located outside of the public ROW."
2. Correct typo in Hamilton County GIS Geotech signature block
3. Update addressing on sheet 1 of the plat

#### **City Engineering Comments:**

Completion Bond amount TBD.

### **3. Staff Recommendation**

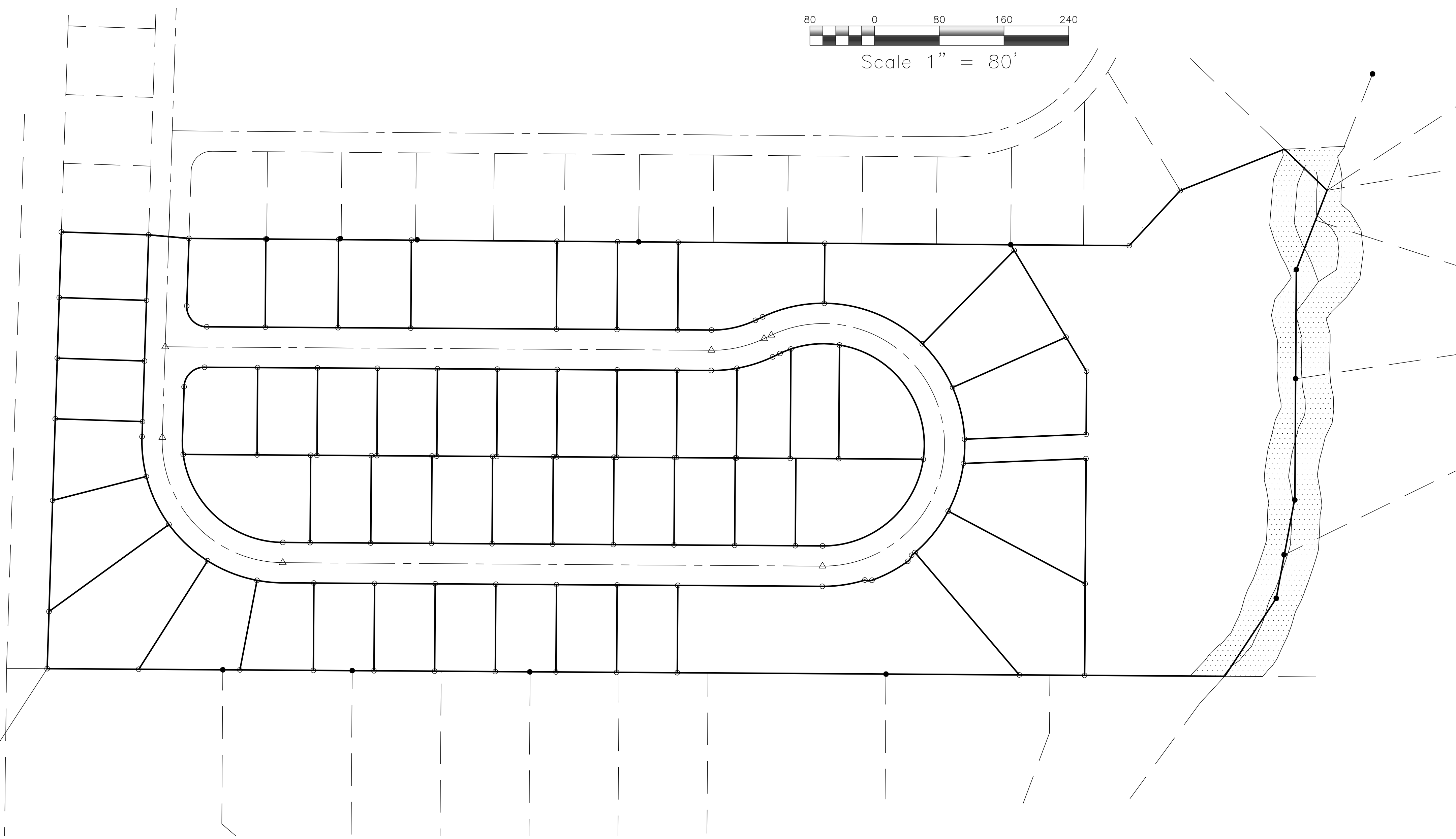
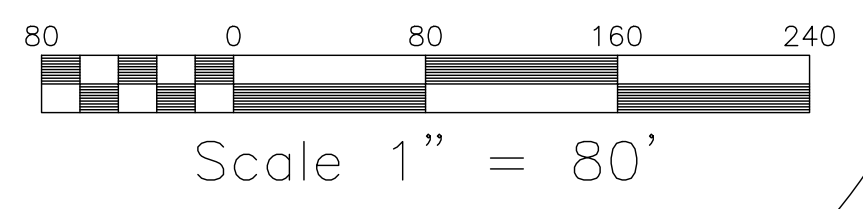
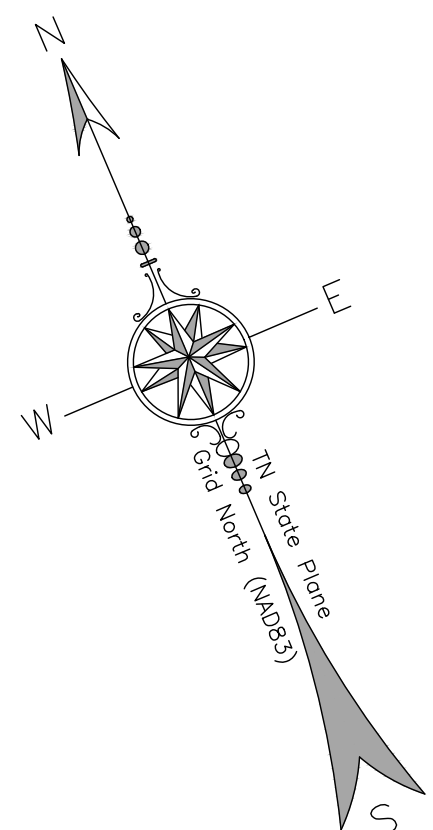
**APPROVE** Wellesley Subdivision Phase IV Final Plat conditioned on the resolution of all staff comments and submission of the bond/letter of credit once the bond amount has been determined.



**Certificate of Ownership and Dedication**  
 I (we) hereby adopt this as my plan of subdivision and certify that the rights-of-way are dedicated to the public use forever. I (we) also certify that there are no encumbrances on the property to be dedicated and that I am/(we are) owner of the property shown in fee simple.

\_\_\_\_\_  
 Aaron Smith  
 \_\_\_\_\_ Date

- NOTES**
1. Present zoning classification R-1-H.
  2. Area subdivided by this plot is 19.05 acres.
  3. This plat subdivides the property described in Deed Book 10807, Page 664.
  4. This subdivision has been developed according to the Subdivision Regulations of the City of Collegedale.
  5. Local Government does not certify that utilities or utility connections are available.
  6. Sewage treatment by gravity flow sewers provided by the City of Collegedale.
  7. Water is provided by Eastside Utility District by 8 inch water lines.
  8. No fill material can be placed in a constructed drainage facility in such a manner as to impede stormwater runoff flow unless approved by the City Engineer.
  9. Tax Parcel 140-195.04.
  10. The City of Collegedale is not responsible to construct or maintain drainage easements.
  11. This survey was conducted without the benefit of a complete and current title commitment.
  12. I, hereby certify after examination of the current F.E.M.A.—Flood Insurance Rate Map No. 475422-0387-G that the subject property lies in zone "X" thereon and DOES NOT lie within the 100 year flood hazard area. The reference map bears a revised date of 02/03/2016.
  13. Contour lines are shown at 2' intervals. Topography was obtained from an actual field survey dated 03/28/2014, conducted by The RLS Group, LLC. Elevations were determined from the benchmark located at a P.K. nail shown on drawing, elevation=885.53.
  14. This Preliminary Plat is requesting a variance of a horizontal curve radius reducing the required minimum radius of 150 feet to 100 feet as shown.
  15. No building permit is to be issued for a residential, commercial, or industrial building on the "Community Lots". The "Community Lots" are to be used for recreational purposes only. The maintenance of the "Community Lots" is to be assumed by the developer until the lots are deeded to a homeowner's association.
  16. Easements are reserved on each lot and the standards for said easements are as follows:
    - (a) Front yard: A utility easement of ten (10) feet shall be required for the installation of electric, telephone and cable TV service lines.
    - (b) Rear yard: A utility/drainage easement of ten (10) feet shall be required.
    - (c) Side yard: A utility/drainage easement of five (5) feet shall be required.
  17. Dimensional Regulations:  
 All uses permitted in the R-1-H High Density Single-Family Residential District shall comply with the following requirements except as provided in Chapter 18.  
Front Yard:  
 The minimum depth of the front yard shall be twenty-five (25) feet.  
Rear Yard:  
 The minimum depth of the rear yard shall be twenty (20) feet.  
Side Yard: (Amended 1/4/10)  
 The side yard shall be a minimum of ten (10) feet for one and two story detached structures. The side yard shall be a minimum of twenty (20) feet on one side and zero (0) on the other side for Patio House Dwellings.  
 The side yard shall be a minimum of ten (10) feet on the unattached sides of Attached Dwellings and zero (0) on the attached sides.  
 If the side yard abuts a major thoroughfare, collector road, local street, alley, private right-of-way/easement, or cul-de-sac, the side yard setback shall be twenty-five (25) feet.  
 \*setback information gathered from the City of Collegedale Zoning Ordinance <http://www.collegedatn.gov>
  18. I, certify that I have surveyed the property hereon, that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is >1:10,000 (Category I) as shown hereon.



**Certificate of Approval of Water System**  
 I hereby certify that each lot shown is served by public water system extension designed and installed in accordance to applicable local and state regulations.

\_\_\_\_\_  
 Date Local Water Utility

**Certificate of Approval by Electric Power Utility**  
 I hereby certify that the subdivision plat shows adequate easements for needed electric power lines.

\_\_\_\_\_  
 Date Electric Power Official

APPROVED FOR RECORDING  
 HAMILTON CO. GEO Tech  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_

JURISDICTIONAL AUTHORITY  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_

**Certificate of Approval of Sewage Disposal**  
 I hereby certify that each lot shown in this subdivision plat is adequate for individual septic tanks, or is adjacent to a properly installed extension of an approved public sewerage system, or that an adequate bond has been posted for such sewer extensions.

\_\_\_\_\_  
 Date County Health Department

\_\_\_\_\_  
 Date Public Sewerage System Official

**Certificate by Planning Commission of Approval for Recording**  
 I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Collegedale, Tennessee, with the exceptions of such variances, if any, as may be noted on this plat; and that all required improvements have either been completed or covered by an approved bond large enough to complete the required improvements in case of default; and that this plat has been approved for recording in the Office of the Hamilton County Register.

\_\_\_\_\_  
 Date Planning Commission Secretary

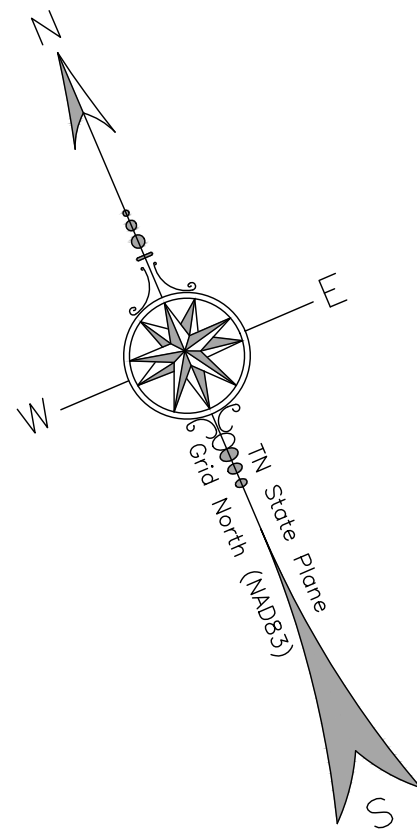
\_\_\_\_\_  
 Michael Shane Loyd  
 Tennessee Register #1862  
 Land Surveyor

Drawing No. 21131D  
 Tax Map No. 151E-A-002  
 File Name 10819 Apiscn...  
 Drawn By LAC  
 Checked By MSL  
 Date of Survey 09/29/2021  
 Date of Last Revision 09/29/2021

Final Plat  
**Lots 168 thru 215**  
**Wellesley Subdivision Phase IV**  
 Described in Deed Book 10807, Page 664  
 Collegedale, Hamilton County  
 Tennessee

**THE R-L-S GROUP**  
 LIMITED LIABILITY COMPANY  
**LAND SURVEYING**  
 4728 Adams Road, Suite 101  
 Hixson, Tennessee 37343  
 Phone (423) 847-0155 - Fax (423) 847-0156  
 www.RLSHDS.com

This Survey is NOT transferable to any other owner or party without the express written consent of the surveyor.



Scale 1" = 50'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	49.55	175.00	16°13'20"	N16°52'12"E	49.38
C2	66.02	175.00	21°36'50"	N2°02'51"W	65.63
C3	66.02	175.00	21°36'50"	N23°39'41"W	65.62
C4	66.02	175.00	21°36'50"	N45°16'31"W	65.63
C5	31.86	175.00	10°25'50"	N61°17'52"W	31.82
C6	53.42	175.00	17°29'30"	N75°15'34"W	53.22
C7	8.96	12.00	42°45'30"	N65°17'43"W	8.75
C8	50.24	178.00	16°10'20"	S85°14'25"W	50.07
C9	8.95	12.00	42°45'10"	S55°46'42"W	8.75
C10	5.50	175.00	1°48'00"	S73°35'14"W	5.50

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	66.02	175.00	21°36'50"	S61°52'51"W	65.63
C12	62.22	175.00	20°22'10"	S40°53'19"W	61.89
C13	30.15	175.00	9°52'20"	S25°46'05"W	30.11
C14	66.02	175.00	21°36'50"	S10°01'32"W	65.63
C15	66.02	175.00	21°36'50"	S11°35'18"E	65.63
C16	134.54	175.00	44°03'00"	S44°25'12"E	131.25
C17	78.69	175.00	25°45'50"	S79°19'35"E	78.03
C18	56.06	125.00	25°41'40"	S79°21'38"E	55.59
C19	39.92	25.00	91°29'40"	S20°45'59"E	35.81
C20	38.62	25.00	88°30'20"	S69°14'01"W	34.89

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	199.61	125.00	91°29'40"	S20°45'59"E	179.07
C22	179.30	125.00	82°11'00"	N72°23'41"E	164.32
C23	194.02	125.00	88°56'00"	N13°09'48"W	175.12
C24	60.83	125.00	27°53'00"	N71°34'18"W	60.23
C25	14.60	125.00	6°41'40"	N88°51'38"W	14.60
C26	46.42	175.00	15°11'50"	N84°36'33"W	46.28
C27	32.06	175.00	10°29'50"	N71°45'43"W	32.02
C28	239.53	150.00	91°29'40"	S20°45'59"E	214.88
C29	538.51	150.00	205°41'40"	N10°38'22"E	292.49
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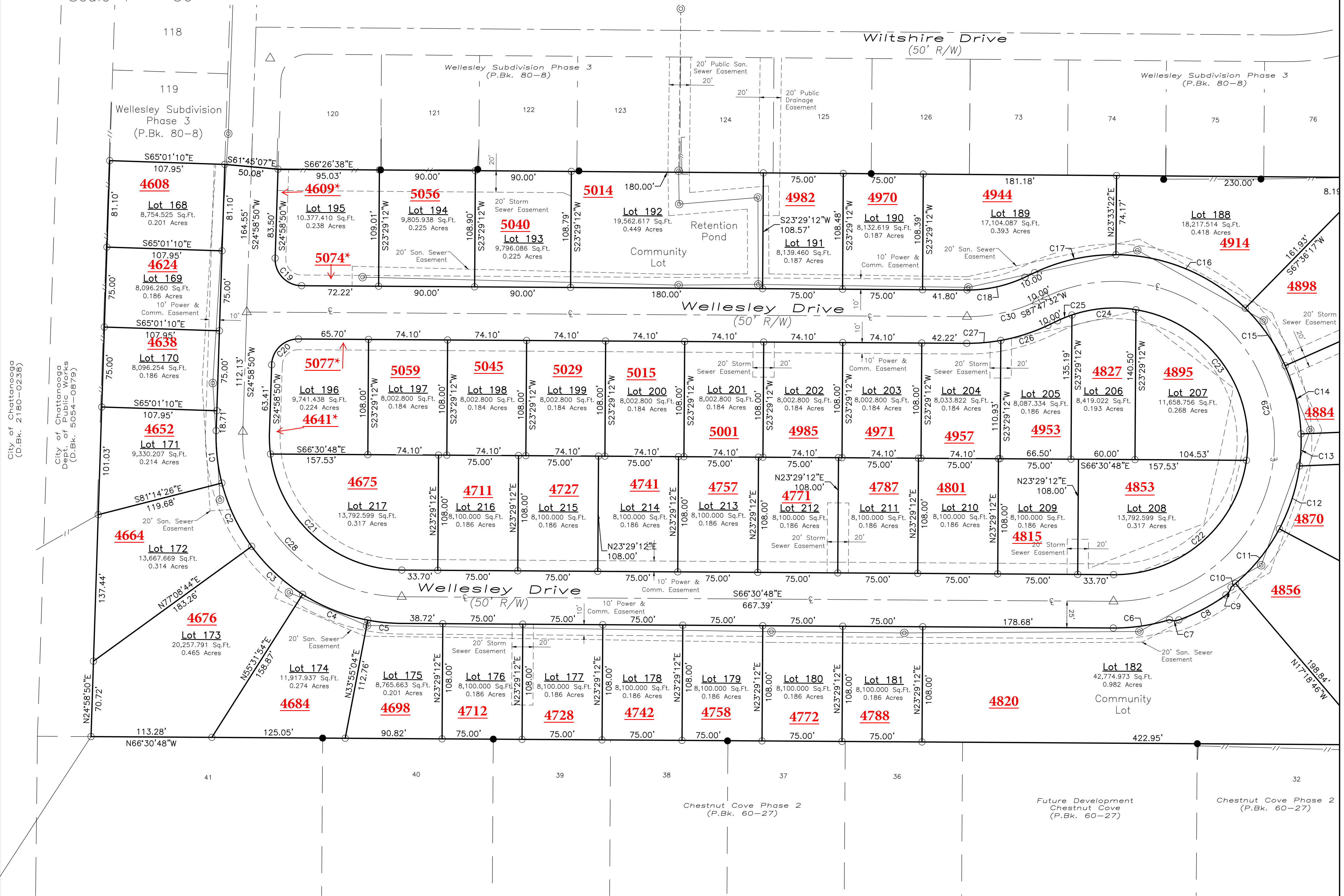
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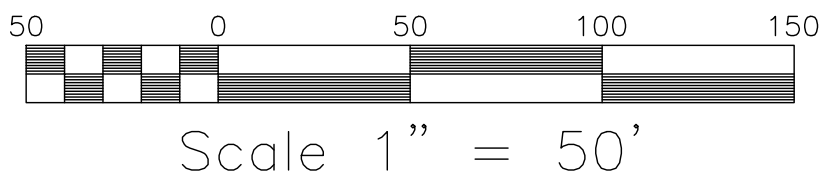
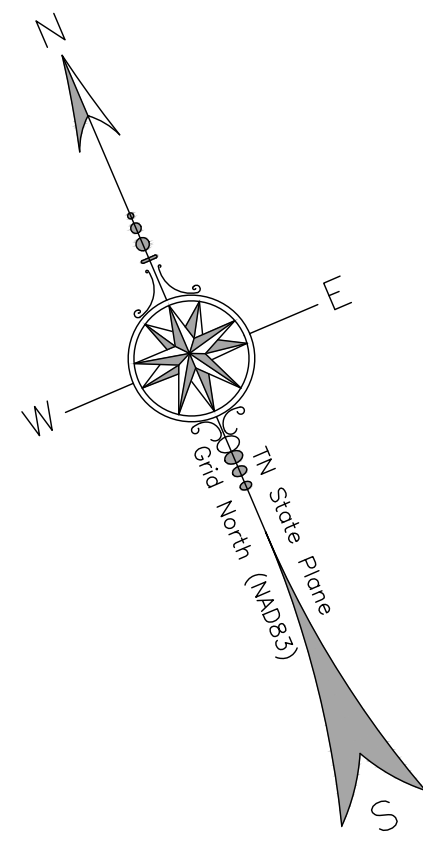
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 intended more or less than the owner or  
 registrant has intended, and no warranty is made  
 without the express written consent of the surveyor.



City of Chattanooga  
 (D.Bk. 2180-0236)

City of Chattanooga  
 Dept. of Public Works  
 (D.Bk. 5054-0879)

Future Development  
 Chestnut Cove  
 (P.Bk. 60-27)



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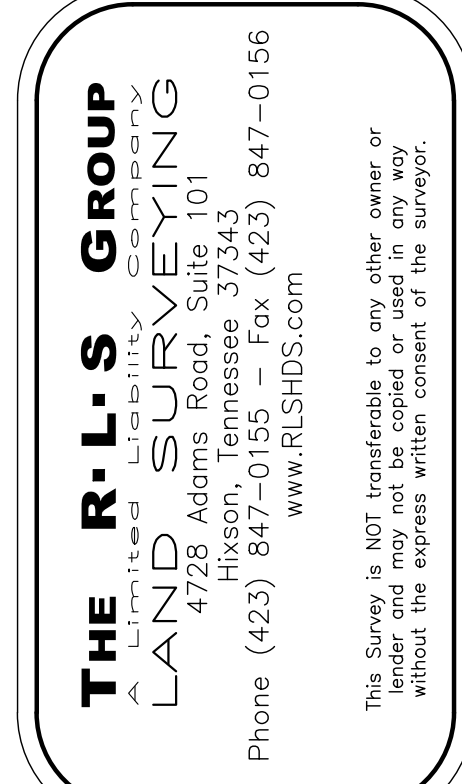
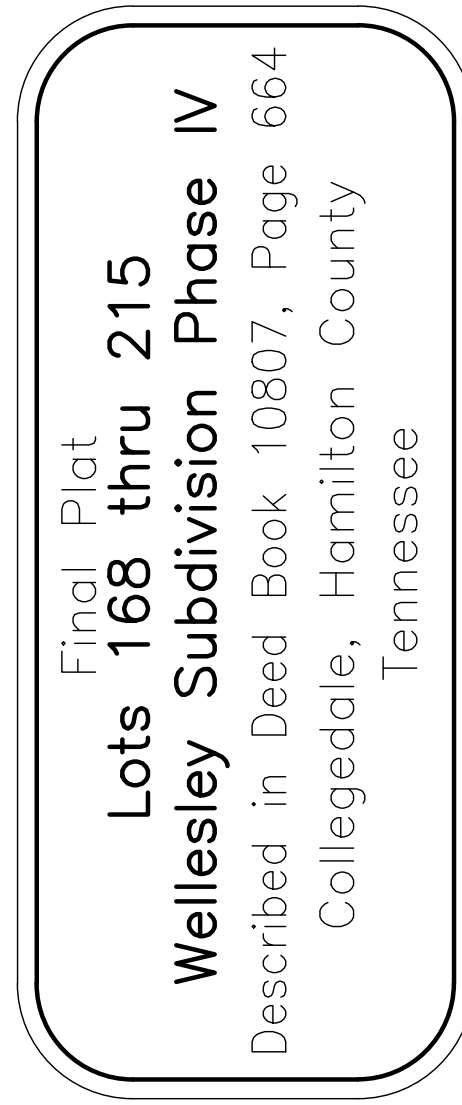
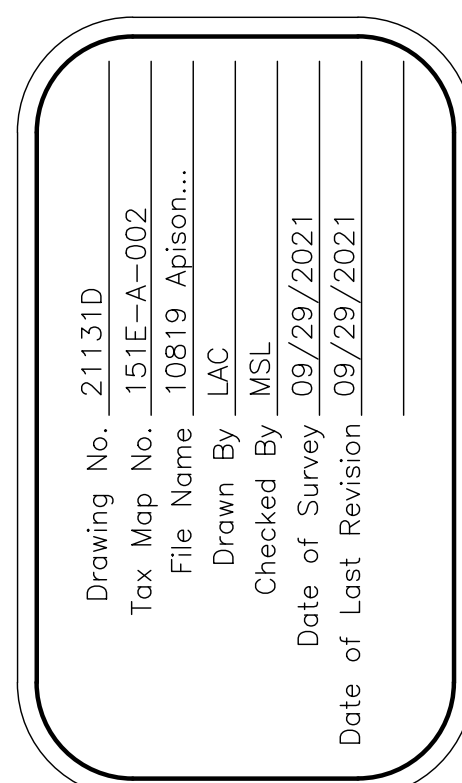
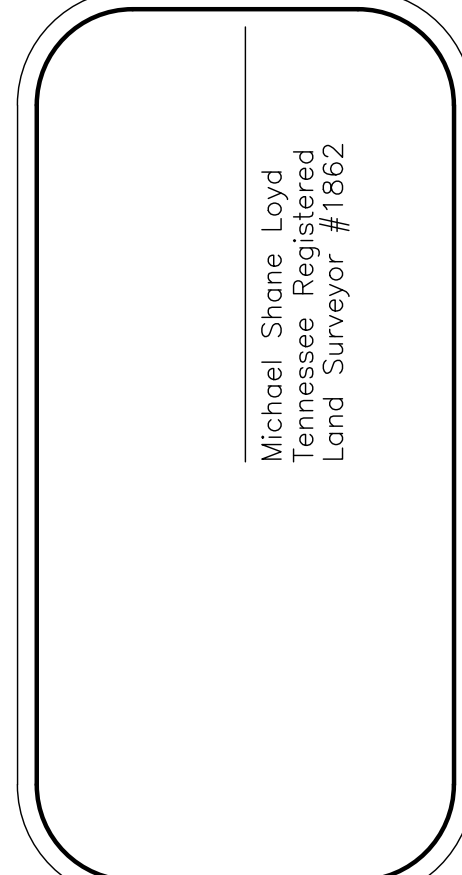
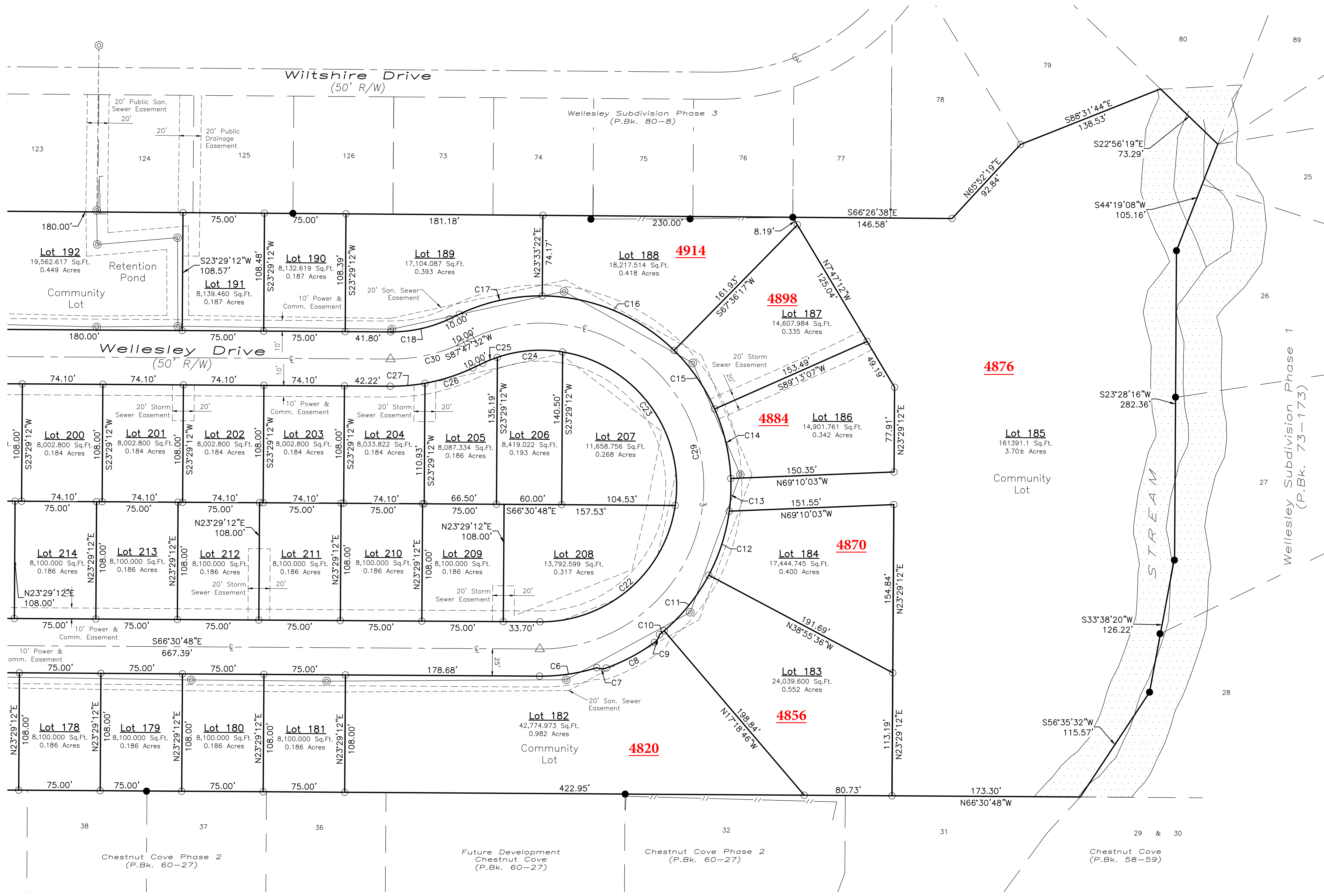
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 Lots 168 thru 215  
 Wellesley Subdivision Phase IV

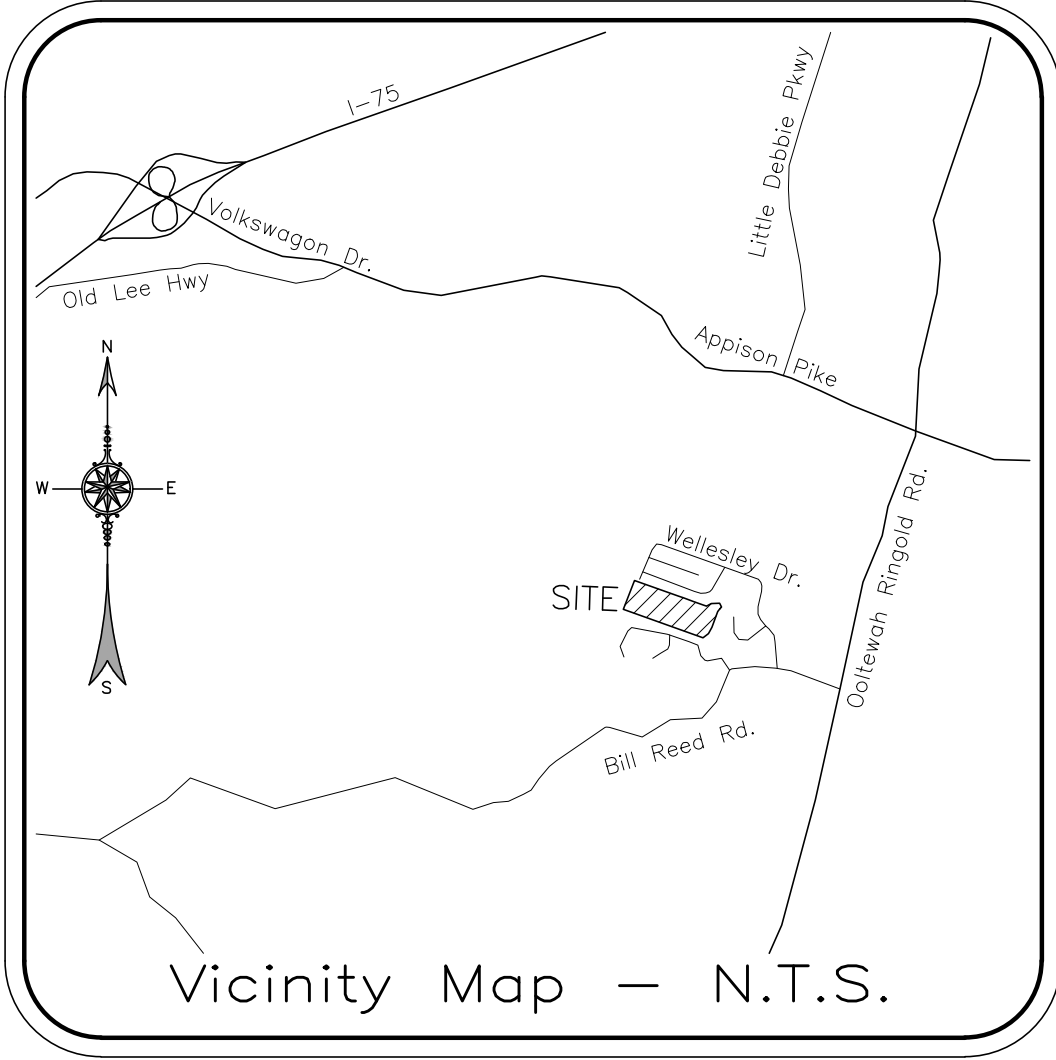
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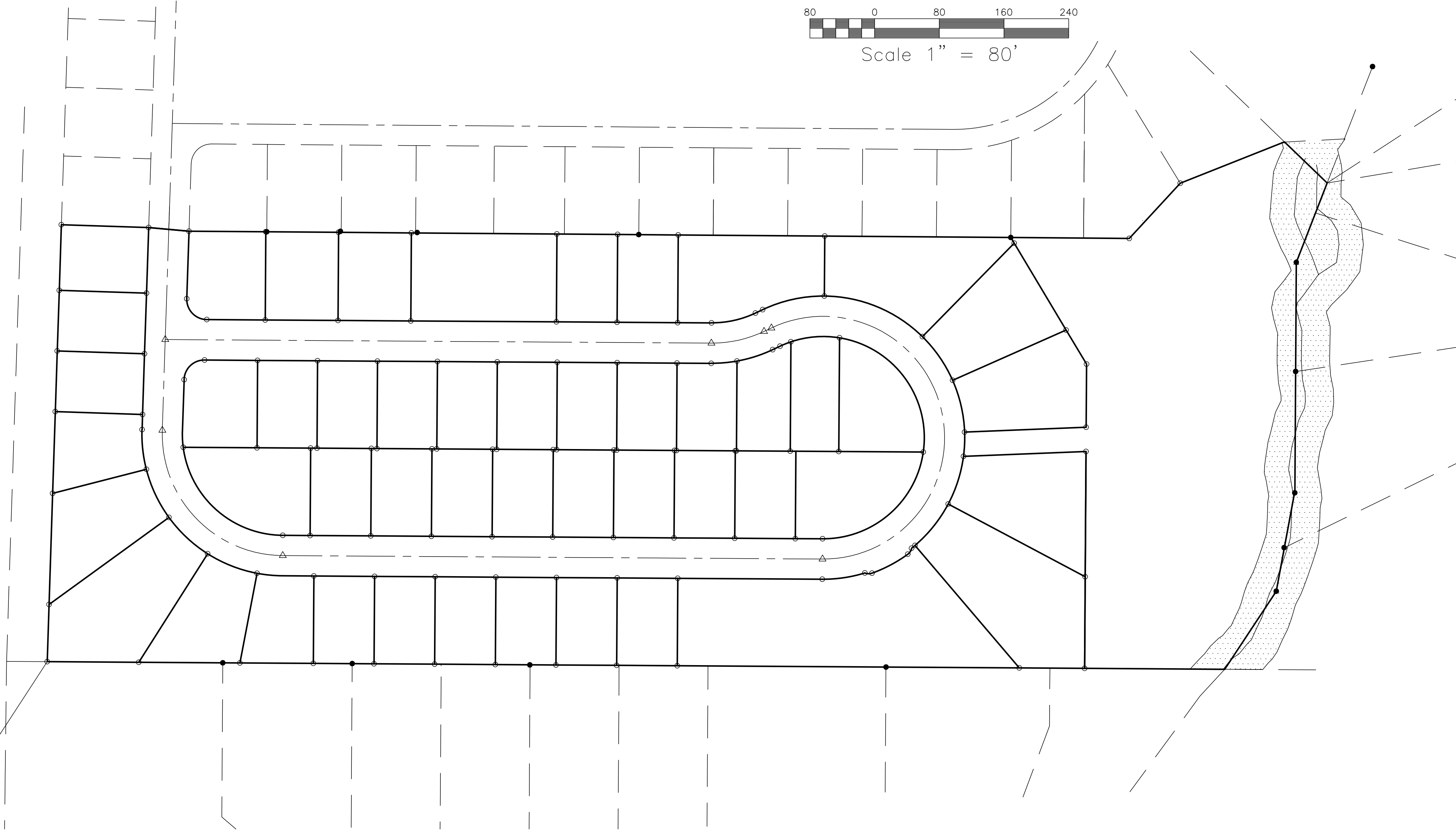
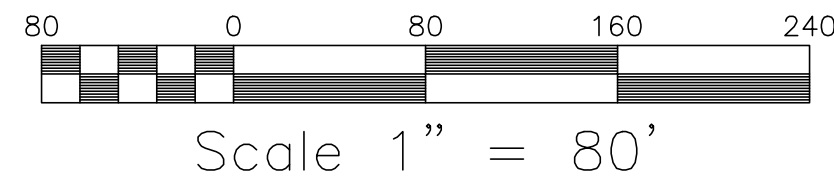
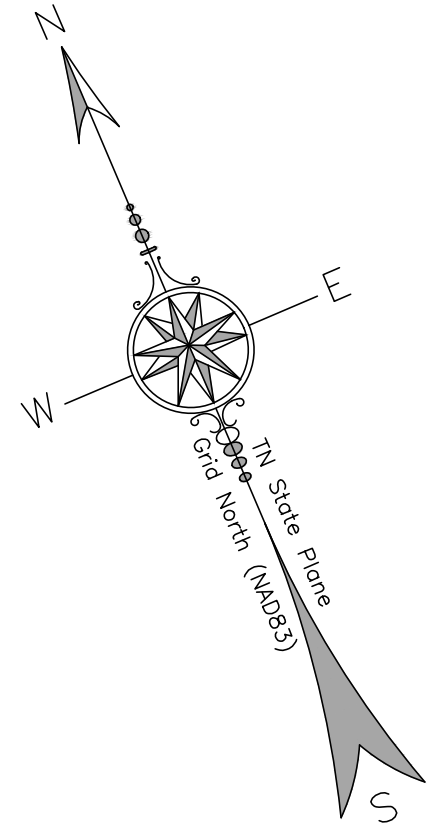
Vicinity Map — N.T.S.

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Front Yard:  
 The minimum depth of the front yard shall be twenty-five (25) feet.  
Rear Yard:  
 The minimum depth of the rear yard shall be twenty (20) feet.  
Side Yard: (Amended 1/4/10)  
 The side yard shall be a minimum of ten (10) feet for one and two story detached structures. The side yard shall be a minimum of twenty (20) feet on one side and zero (0) on the other side for Patio House Dwellings.  
 The side yard shall be a minimum of ten (10) feet on the unattached sides of Attached Dwellings and zero (0) on the attached sides.  
 If the side yard abuts a major thoroughfare, collector road, local street, alley, private right-of-way/easement, or cul-de-sac, the side yard setback shall be twenty-five (25) feet.  
 \*setback information gathered from the City of Collegedale Zoning Ordinance <http://www.collegedaletn.gov>
17. I, certify that I have surveyed the property hereon, that this survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey is >1:10,000 (Category I) as shown hereon.



**Certificate of Approval of Water System**  
 I hereby certify that each lot shown is served by public water system extension designed and installed in accordance to applicable local and state regulations.

\_\_\_\_\_  
 Date Local Water Utility

**Certificate of Approval by Electric Power Utility**  
 I hereby certify that the subdivision plat shows adequate easements for needed electric power lines.

\_\_\_\_\_  
 Date Electric Power Official

APPROVED FOR RECORDING  
 HAMILTON CO. GEO Tech  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_

JURISDICTIONAL AUTHORITY  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_

**Certificate of Approval of Sewage Disposal**  
 I hereby certify that each lot shown in this subdivision plat is adequate for individual septic tanks, or is adjacent to a properly installed extension of an approved public sewerage system, or that an adequate bond has been posted for such sewer extensions.

\_\_\_\_\_  
 Date County Health Department

\_\_\_\_\_  
 Date Public Sewerage System Official

**Certificate by Planning Commission of Approval for Recording**  
 I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Collegedale, Tennessee, with the exceptions of such variances, if any, as may be noted on this plat; and that all required improvements have either been completed or covered by an approved bond large enough to complete the required improvements in case of default; and that this plat has been approved for recording in the Office of the Hamilton County Register.

\_\_\_\_\_  
 Date Planning Commission Secretary

\_\_\_\_\_  
 Michael Shane Loyd  
 Tennessee Registered  
 Land Surveyor #1562

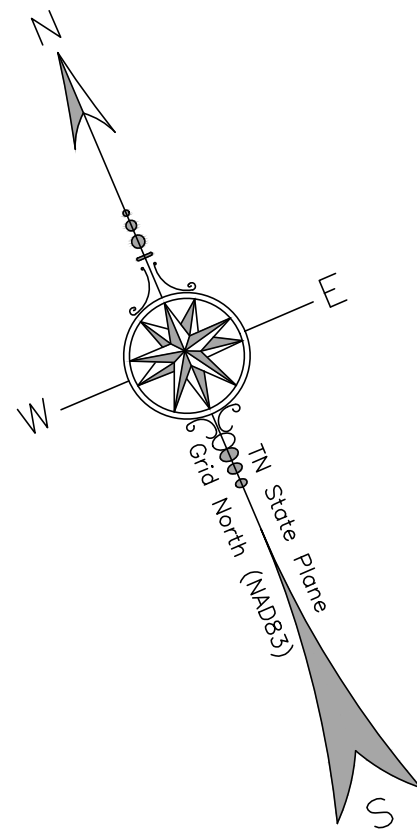
Drawing No. 21131D  
 Tax Map No. 140-195.04  
 File Name 10819 Apison...  
 Drawn By LAC  
 Checked By MSL  
 Date of Survey 09/29/2021  
 Date of Last Revision 01/04/2022

Final Plat  
**Lots 168 thru 215**  
**Wellesley Subdivision Phase IV**  
 Described in Deed Book 10807, Page 664  
 Collegedale, Hamilton County  
 Tennessee

**THE R-L-S GROUP**  
 LIMITED LIABILITY COMPANY  
**LAND SURVEYING**  
 4728 Adams Road, Suite 101  
 Hixson, Tennessee 37343  
 Phone (423) 847-0155 - Fax (423) 847-0156  
 www.RLSHDS.com

This Survey is NOT transferable to any other owner or holder and may be voided or annulled without the express written consent of the surveyor.



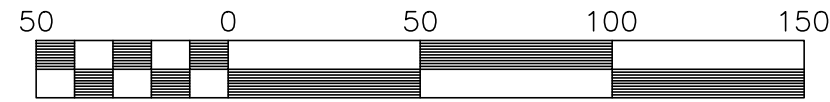


Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	49.55	175.00	16°13'20"	N16°52'12"E	49.38
C2	66.02	175.00	21°36'50"	N2°02'51"W	65.63
C3	66.02	175.00	21°36'50"	N23°39'41"W	65.62
C4	66.02	175.00	21°36'50"	N45°16'31"W	65.63
C5	31.86	175.00	10°25'50"	N61°17'52"W	31.82
C6	53.42	175.00	17°29'30"	N75°15'34"W	53.22
C7	8.96	12.00	42°45'30"	N65°17'43"W	8.75
C8	50.24	178.00	16°10'20"	S85°14'25"W	50.07
C9	8.95	12.00	42°45'10"	S55°46'42"W	8.75
C10	5.50	175.00	1°48'00"	S73°35'14"W	5.50

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C11	66.02	175.00	21°36'50"	S61°52'51"W	65.63
C12	62.22	175.00	20°22'10"	S40°53'19"W	61.89
C13	30.15	175.00	9°52'20"	S25°46'05"W	30.11
C14	66.02	175.00	21°36'50"	S10°01'32"W	65.63
C15	66.02	175.00	21°36'50"	S11°35'18"E	65.63
C16	134.54	175.00	44°03'00"	S44°25'12"E	131.25
C17	78.69	175.00	25°45'50"	S79°19'35"E	78.03
C18	56.06	125.00	25°41'40"	S79°21'38"E	55.59
C19	39.92	25.00	91°29'40"	S20°45'59"E	35.81
C20	38.62	25.00	88°30'20"	S69°14'01"W	34.89

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	199.61	125.00	91°29'40"	S20°45'59"E	179.07
C22	179.30	125.00	82°11'00"	N72°23'41"E	164.32
C23	194.02	125.00	88°56'00"	N13°09'48"W	175.12
C24	60.83	125.00	27°53'00"	N71°34'18"W	60.23
C25	14.60	125.00	6°41'40"	N88°51'38"W	14.60
C26	46.42	175.00	15°11'50"	N84°36'33"W	46.28
C27	32.06	175.00	10°29'50"	N71°45'43"W	32.02
C28	239.53	150.00	91°29'40"	S20°45'59"E	214.88
C29	538.51	150.00	205°41'40"	N10°38'22"E	292.49
C30	67.27	150.00	25°41'40"	N79°21'38"W	66.71

APPROVED FOR RECORDING  
 HAMILTON CO. GEO Tech  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 JURISDICTIONAL AUTHORITY  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_



Scale 1" = 50'



Michael Shane Loyd  
 Tennessee Registered  
 Land Surveyor #1862

Drawing No. 21131D  
 Tax Map No. 140-195.04  
 File Name 10819 Apison...  
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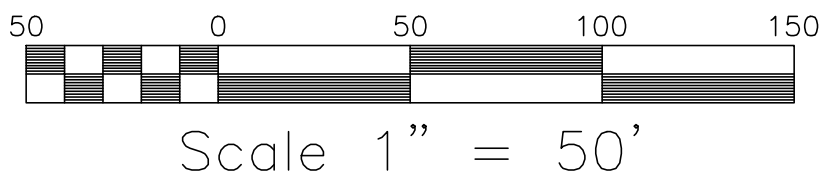
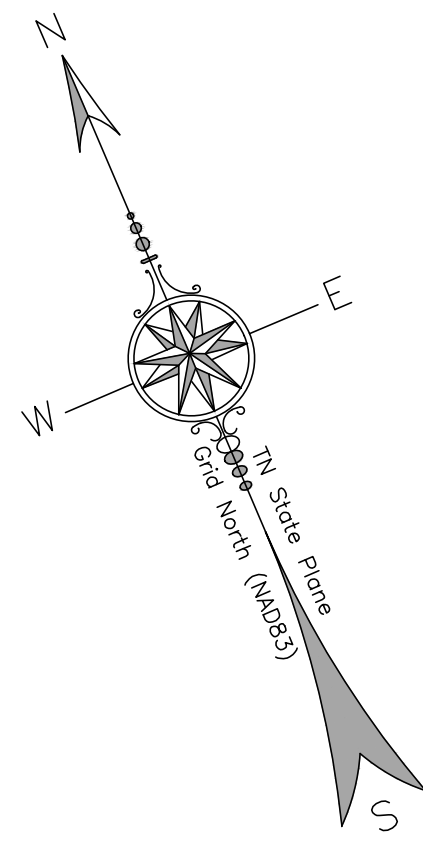
City of Chattanooga  
 (D.Bk. 2180-0236)

City of Chattanooga  
 Dept. of Public Works  
 (D.Bk. 5054-0879)

Chestnut Cove Phase 2  
 (P.Bk. 60-27)

Future Development  
 Chestnut Cove  
 (P.Bk. 60-27)

Chestnut Cove Phase 2  
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