

JULY 2026

Compiled by: Hamilton County Planning
Department

PLANNING COMMISSION CASE REPORT

Chattanooga-Hamilton County Regional Planning
Commission

PLANNING COMMISSION MEETING DATE: 7.13.2026

Chattanooga-Hamilton County Regional Planning Commission

July 13, 2026

1:00 PM

Hamilton County Courthouse
4th Floor Commission Room

Order of Business

- Opening Comments and Announcements (Chair)
- Approval of Minutes
- City of Chattanooga subdivision, zoning and ordinance amendments are heard
Planning Commission will take a brief recess
- Hamilton County subdivision, zoning and regulation amendments are heard
- Public Comments

Legislative Action and Contact Information

City of Chattanooga

Regional Planning Agency

Zoning cases on today's agenda (unless deferred) will be heard at City Council on Tuesday, August 11th, 3:30 pm. More information may be found on www.chcrpa.org or on a handout at the room entrance. Staff may be contacted at rezoning@chattanooga.gov or (423) 643-5902

Hamilton County

Hamilton County Planning Department

Zoning cases on today's agenda (unless deferred) will be heard by the County Commission on Wednesday, August 19, at 5:00 p.m. at 625 Georgia Avenue, 4th Floor. Staff may be contacted at planningdepartment@hamiltontn.gov or (423) 209-7950

The next meeting of the Chattanooga-Hamilton County Regional Planning Commission will be held Monday, August 10, 2026 at the Development Resource Center (DRC), 1250 Market Street, Chattanooga, TN 37402.

The DRC may be accessed the following ways:

- CARTA transit
 - Free electric shuttle
 - Multiple bus stops at 12th and Market, less than a block away
- Bike
 - Bike Chattanooga bicycle transit within feet of the front door and bike parking to the rear of the DRC
- Drive
 - Free parking in the rear of the DRC, off King Street
 - On-street parking
 - Park (first hour free) at the CARTA South Garage (at the Choo Choo)
 - Multiple paid parking lots and a parking garage within walking distance

Chattanooga-Hamilton County Regional Planning Commission

AGENDA

Planning Commission Meeting Date: July 13, 2026
1:00 P.M.

- I. Opening Comments & Announcements (Chairman)**
- II. Approval of Planning Commission Minutes**
- III. City of Chattanooga Subdivision Plat & Variance Applications**

A. Old Business

There is no Old Business

B. New Business

- 1. SDP-26-23 – Preliminary Plat – Scoutview Subdivision – Lots 1-82 –
Unaddressed 6800 Block of Middle Valley Road - Hamilton County Tax Map
091-099
(City of Chattanooga District 3)**
STAFF: APPROVE WITH CONDITIONS
- 2. SDP-26-24– Final Plat – Kingston Woods Subdivision – Lots 1 and 2 and 7-21 –
Unaddressed 8000 Block of Graham Road - Hamilton County Tax Map 159J-A-
008.02, 008.04 thru 008.12
(City of Chattanooga District 4)**
STAFF: APPROVE WITH CONDITIONS
- 3. SDP-26-25– Preliminary Plat – Pinewood Cottage Subdivision – Lots 1 thru 9–
7458 and 7460 Pinewood Drive - Hamilton County Tax Map 149B-B-025 and
026
(City of Chattanooga District 4)**
STAFF: APPROVE WITH CONDITIONS

4. SDP-26-26– Preliminary Plat – Trailhaven Subdivision – Phase 2 - Lots 15 thru 35 and Community Lots 902-903 – Unaddressed 800 & 900 Blocks of Reads Lake Road or the Unaddressed 4200 Block of Mountain Creek Road - Hamilton County Tax Map 108D-A-002, 002.01 and 002.02
(City of Chattanooga District 1)

STAFF: APPROVE WITH CONDITIONS

IV. City of Chattanooga Rezoning, Closures/Abandonments, and Special Permits

A. Old Business

1. 2026-0075 – Rod Hutcherson, c/o Kimley-Horn – 7215, 7201 Tyner Road, 2834, 2840, and 2852 Kirkman Road – Rezone from RN-1-6 Residential Neighborhood Zone to TRN-3 Traditional Residential Neighborhood Zone
(City of Chattanooga District 6)

STAFF: APPROVE WITH CONDITIONS

B. New Business

1. 2026-0050 - Tiffany Farley with Kimley-Horn - Lift/Amend Conditions - 1547 & Unaddressed 1500 Block of Mercer Street
(City of Chattanooga District 2)

STAFF: DENY APPLICANTS REQUEST
AND APPROVE OTHER

2. MR2026-0089 – Pape Dawson, c/o Nathan Bird - Mandatory Referral: Public Sewer Easement Abandonment and Closure – 1201 Poplar Street
(City of Chattanooga District 7)

STAFF: APPROVE

3. MR2026-0090 – City of Chattanooga – Real Property Office – Declare Part of Public Property for Surplus – Part of 3003 Cummings Highway
(City of Chattanooga District 1)

STAFF: APPROVE

4. **2026-0091 - Nolan Woody – Rezone from RN-1-7.5 Residential Neighborhood Zone to RN-2 Residential Neighborhood Zone - 127 Fern Avenue
(City of Chattanooga District 1)**

STAFF: DENY

5. **MR2026-0092- City of Chattanooga - Real Property Office - Mandatory Referral – Acquisition of part of Private Property for Public Use – Part of 3300 Broad Street
(City of Chattanooga District 7)**

STAFF: APPROVE

6. **MR2026-0094 – City of Chattanooga – Real Property Office - Mandatory Referral – Acquisition of Private Property for Public Use - 2237 Jenkins Road
(City of Chattanooga District 4)**

STAFF: APPROVE

7. **2026-0095 - Cowboy Ridge LLC Ben Hagaman & Ben Peppers – Rezoning from RN-1-6 Residential Neighborhood Zone to RN-1-3 Residential Neighborhood Zone - 6411, 6511, 6611 Dayton Boulevard
(City of Chattanooga District 1)**

STAFF: APPROVE WITH CONDITIONS

V. City of Chattanooga Resolutions and Amendments

1. **A Resolution to Amend Chattanooga City Code, Part II, Chapter 38, the Chattanooga Zoning Ordinance as Adopted by Ordinance Number 14137 on July 12, 2024, More Specifically Article VIII. Special Purpose Zones, Section 38-38 Special Flood Hazard Area, as Adopted by Ordinance Number 14298 on December 2, 2025**
2. **A Resolution to Amend Chattanooga City Code, Part II, Chapter 38, the Chattanooga Zoning Ordinance as Adopted by Ordinance Number 14137 on July 12, 2024, More Specifically Article IX. Uses, Section 38-41 Use Matrix, as Adopted by Ordinance Number 14298 on December 2, 2025 to Add to Accessory Uses Drive Thru Facilities as a Permitted Use in the C-MU-1 Commercial Mixed-Use Zone and to Change Drive Thru Facilities both Stand Alone and as an Accessory Use from a Special Permit Use to a Permitted Use in the C-C Commercial Corridor Zone and to Amend Sec. 38-43 Accessory Use Standards (a) Drive Through Facility to Change Stacking Spaces**

VI. Regional Planning Agency Staff Updates

VII. Brief Recess

**SUBDIVISION AND REZONING APPLICATIONS LOCATED IN UNINCORPORATED
HAMILTON COUNTY WILL BEGIN AFTER THE BRIEF RECESS**

VIII. Subdivision Plats & Variances

A. New Business

1. HCSD-26-22 – Final Plat – Heirloom at Magnolia Farms Subdivision – Lots 1-50, 900-901 – 10341 E Brainerd Rd – Hamilton County Tax Map 173 Parcel 004.
(Hamilton County District 7)

Staff: Approve with Conditions

2. HCSD-26-23 -Preliminary Plat - The Farms at Creekside Subdivision – Mayfly Rd. & Crane-fly Dr. – Lots 93-123, 902-903 – Hamilton County Tax Map 160 parcel 040.03.
(Hamilton County District 7)

Staff: Approve with Conditions

3. HCSD-26-25 – Minor Plat – Rev. Fulmer Family Subdivision – 1538 Thrasher Pike – Lot 1 – Hamilton County Tax Map 083H-B – 034.
(Hamilton County District 3)

Staff: Approve with conditions

4. HCSD-26-26 – Final Plat -- The Retreats at White Oak Subdivision – 8810 Silver Maple Dr. – Lots 182-228 – Tax Map 114 Parcel 086.02.
(Hamilton County District 10)

Staff: Approve with conditions

5. HCSD-26-27 – Final Plat – Wellington Subdivision – 7239 McDade Rd. – Lots 1-100, 232-235, 238, & 239 – Tax map 114 Parcels 019, 019.02, & 020.03
(Hamilton County District 10)

Staff: Approve with conditions

6. HCSD-26-28 – Final Plat – Eagle's Crest Subdivision – Harrison Haven Dr. – Lots 6-29 – Tax Map 072 Parcel 071.00
(Hamilton County District 2)

Staff: Defer – 30 days

7. HCSD-26-29 – Final Plat – Walnut Court Subdivision – 8704 Walnut Rd – Lots 1-45 – Tax Map 074N A Parcels 001 & 001.02
(Hamilton County District 3)

Staff: Approve with conditions

IX. Rezoning, Closures/Abandonments (MR's), and Special Permits

A. Old Business

1. 2026-0078 – Benjamin A. Kyle with Apison Auto – 4390
University Dr. (part) – Rezone from A-1 Agricultural District to C-2 Local
Business Commercial District with conditions
(Hamilton County District 10)

Staff: Defer 30 Days

B. New Business

1. HCZA-2 – CMH Homes Inc Stuart Sams - 12632 Jones Gap Rd. – Special
Permit: Single Wide Manufactured Home
(Hamilton County District 1)

Staff: Approve

2. HCZA-3 – William Zoeffel – 6118 Gamble Rd. – Special Permit: Single
Wide Manufactured Home
(Hamilton County District 9)

Staff: Approve

3. HCZA-5 – Nathan Hagood – 6314 Rodney Ln. – Special Permit: Single
Wide Manufactured Home
(Hamilton County District 9)

Staff: Approve

X. Hamilton County Planning Department Staff Updates

XI. Public Comments on Non-Agenda Items

XII. Adjourn

June 2026

Subdivision Plats and
Variances

RPA STAFF RECOMMENDATION

SUBDIVISION CASE NUMBER: HCSD-26-22		Planning Commission Date: July 13, 2026
SUBDIVISION NAME: Heirloom at Magnolia Farms		
Applicant Request:	Final Plat	
Property Location:	10341 E. Brainerd Rd	
Property Owner:	Pratt & Associates, LLC	
Surveyor:	Travis A. Wheeler, Cornerstone Surveying, LLC	
Engineer:	Shannon Kelly, Blaze Consulting Group, LLC	
Accessibility:	E. Brainerd Rd	
Total Acreage:	18.57	
Proposed Density:	2.69	
Proposed Use:	Residential	
Tax Map Number:	173 004	
Zoning:	R-1 Single-Family Residential District	
Subdivision Variance(s) Required:	No.	
Staff Recommendation:	Approve with Conditions Final Plat	
Comment:	Conditions: 1. Need As-Builts prior to recording plat. 2. East Brainerd Road improvements completed or bonded prior to recording plat.	

STANDARD NOTES

All land development projects are reviewed by Hamilton County Engineering and Water Quality staff, Hamilton County Engineering staff, Hamilton County Groundwater Protection, or Hamilton County WWTa, and various other utilities and utility districts. In addition to the requirements of the Hamilton County Subdivision Regulations and Zoning Resolution, all land development is further required to comply with current development regulations, building and zoning codes, storm water/water quality regulations, and the landscape requirements.

STANDARD DEPARTMENT NOTES

Chattanooga-Hamilton County Regional Planning Agency

The applicant should be aware of a new USPS requirement that new subdivisions with 8 lots or more will be required to install a centralized mail delivery center in the development. This may require configuration of service area with accessible ADA parking. More details regarding this requirement can be found at <https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growthmanagement/operations-developers-and-builders-guide.pdf>. The local postmaster is the final authority on the installation and design of these centralized mail receptacles. The mail kiosks and parking spaces are not permitted in the public ROW. The location of the mail kiosk should be shown on the plat. These centralized systems are not allowed within the ROW.

Hamilton County Engineering and Water Quality

This property is located within the Hamilton County Water Quality Program boundary; therefore, a Land Disturbing Permit from Hamilton County Water Quality Program may be required.

Hamilton County Development/Highway Department

See Hamilton County Highway Department Checklist

Hamilton County WWTa

Submit for review sewer plans to Hamilton County Groundwater Protection for review and approval of septic systems for this development.

Hamilton County Geospatial Technology

Contact Hamilton County Geospatial Technology for street addresses. Hamilton County Geospatial Technology will assign street addresses after the Final plat has been approved.

Other Utilities and Fire Department

See and adhere to the Hamilton County Fire Marshall Subdivision Checklist.

Contact utility for utility easement.

Please check with the appropriate utility provider and Fire Department for any additional comments, notes, or requirements.

OUTSTANDING COMMENTS

PLEASE NOTE: Before Final Plat can be signed, all comments must be addressed.

Who to Contact regarding questions on notes or outstanding comments:

Department	Contact	Number
Hamilton County Engineering or Water Quality	Autumn Friday	(423) 209-7841
Hamilton County Development/ Highway	Tyler Mowry	(423) 209-1937
Hamilton County WWTA	Caleb Casey	(423) 209-7868
Hamilton County Geospatial Technology		423) 209-7760

Reminders

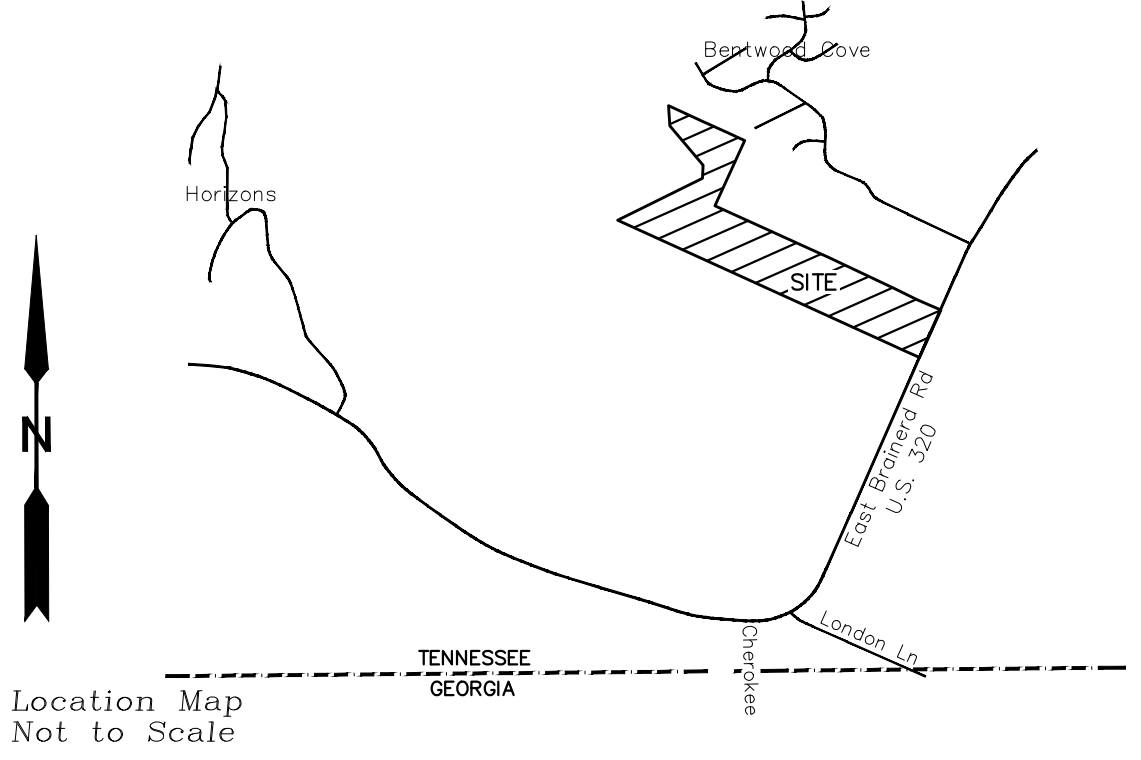
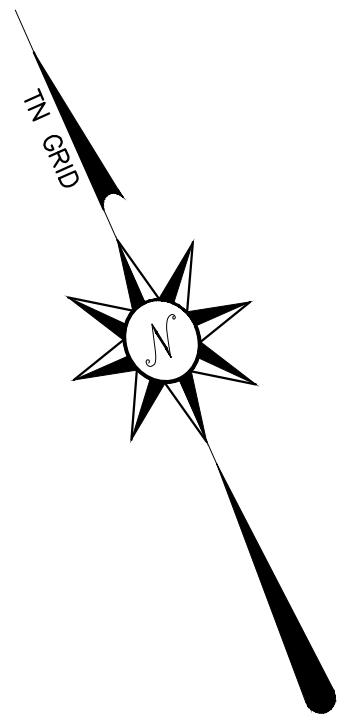
1. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Just as a reminder approval of the Final Plat does not constitute approval or acceptance by the public of any offer of dedication.
3. Review 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 GEOSPATIAL TECHNOLOGY signing the Final Plat please submit the Georeferenced CAD drawing used to create this subdivision plat. If GEOSPATIAL TECHNOLOGY doesn't receive a copy of the Geo-referenced CAD drawing file GEOSPATIAL TECHNOLOGY will not sign the Final Plat.
5. The Final Plat cannot be signed or recorded until all infrastructure improvements have been completed and all required "as-builts" have been submitted for review in compliance with all codes and regulations for acceptance as public facilities.

GENERAL NOTES:

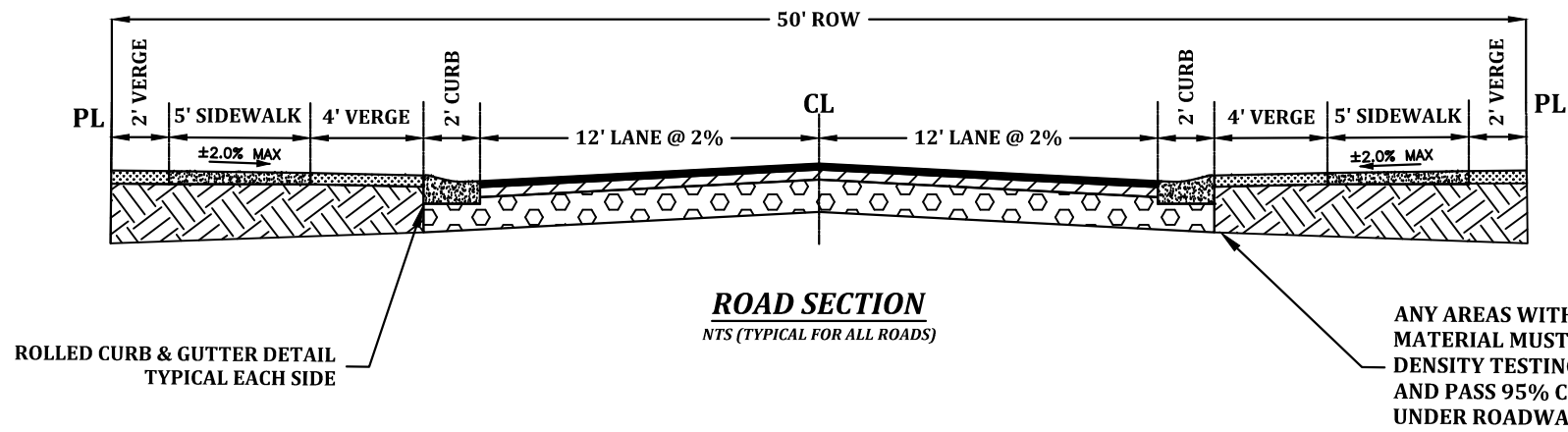
- This plat subdivides property described in D.B. 13831 Pg. 663 & D.B. 13892 Pg. 764.
- Present zoning: R-1 F.U.D. with conditions.
- Tax Map 173 parcel 004.
- This subdivision has been developed according to the design standards of the Subdivision regulations of Hamilton County.
- Public sanitary sewers are available by H.C.W.W.T.A.
- All property corners are marked by iron rods with plastic Cornerstone Surveying caps unless otherwise noted.
- Typical street address 1617.
- U.E. = Utility Easement
- Utility Easements shall be for the purposes of maintenance, repairs, modifications, improvements and other common practices to ensure proper services. Work can be performed by the utility companies, developer, adjacent property owners, and/or the HOA.
- D.E. = Drainage Easement
- Drainage Easements shall be for the purpose of maintenance, repairs, modifications, improvements and other common practices to ensure positive drainage. Work can be performed by the developer, adjacent property owners, and/or the HOA.
- There is a 5' drainage easement along all rear and side lot lines unless otherwise shown.
- Area subdivided: 18.76 Acres
- No building permit is to be issued for a residential, commercial, or industrial building on Community Lot 900-901. Community Lots 900-901 are to be used for recreational, open space, or for drainage related facilities only. Maintenance to be assumed by the developer until the lot(s) are deeded to the home owners in the subdivision or to a home owners association.
- The Government of Hamilton County is not responsible to construct or maintain drainage easements, private lakes, community lakes or any ground facility building, lake or anything else on any lot in this development.
- Local Government does not certify that utilities or utility connections are available.
- The Government of Hamilton County is not responsible to provide services beyond the right-of-way of public roads.
- The government of Hamilton County is not responsible to maintain landscaping within the ROW, entrance island structure, or maintain the island vegetation within. No trees, shrubs, or vegetation with a final growth greater than 18" allowed to be planted or placed within the structured island.
- Lots 1-50 are to be used for single family detached dwellings and their customary accessory use only.
- Ⓢ = Lot Number
- This property is NOT located inside the 100 year flood hazard area as shown on FEMA Map 47065C0510G dated 02/03/16.
- The owner/developer is to install all drainage structures and improved easements as shown. The maintenance of drainage easements is the responsibility of the property owner and not the local government.
- Community Lots 900-901 to be used for storm water management. Maintenance to be by the owners and/or developer not Hamilton County Government.
- Water source is Eastside Utility District (EUD). All water mains are 8"ø D.I.P per EUD requirements.
- Water Quality Easements and other drainage related facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
- The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program Rules and Regulations.
- The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
- The Hamilton County Water Quality Program reserves the right at anytime to access Water Quality Easements to inspect areas and facilities.
- The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.
- Land disturbance is prohibited in Stream/Riparian Buffer. No clearing, grading, grubbing or tree removal allowed without approval from the Hamilton County Water Quality Program.
- If installing sidewalk, all sidewalk shall meet Tennessee Department of Transportation Roadway Design and Guidelines for Standard Concrete Sidewalks and the American with Disabilities Act. No CO shall be issued for any lot until either a bond for the sidewalk network is in place or the sidewalk is inspected and approved by Hamilton County Development Services staff on a lot by lot basis.
- Driveways shall be installed per HCSD-200.03.
- All pull-off parking spaces installed by the developer outside of the typical asphalt street section shall be constructed of concrete and be maintained by the H.O.A. The Government of Hamilton County is not responsible to construct or maintain said parking spaces.
- Preliminary Plat approved 6/9/25 - Resolution HCSD-25-27.

PIPE CHART

PIPE NO.	SIZE	AC DRAINED
P1	24" HP	1.01
P2	30" HP	151.40
P3	15" HP	0.19
P4	30" HP	2.20
P5	15" HP	0.30
P6	24" HP	1.60
P7	15" HP	0.29
P8	24" HP	1.03
P9	15" HP	0.35
P10	60" HP	139.00
P11	15" HP	0.17
P12	30" HP	1.57
P13	36" HP	2.87



APPROVED FOR RECORDING
HAMILTON COUNTY GEOSPATIAL
TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY WWT
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
Hamilton County Water Quality
DATE _____
BY _____
CHATT/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____
Hamilton Co. Fire Marshal's Office
DATE _____
BY _____



Willow Creek Developing, LLC
D.B. 13249 Pg. 925

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	200.00'	81.33'	80.77'	N53° 53' 02"W	23° 17' 56"	41.23
C2	25.00'	39.48'	35.50'	N69° 13' 38"E	90° 28' 46"	25.21
C3	50.00'	4.68'	4.68'	S68° 12' 52"E	5° 21' 46"	2.34
C4	50.00'	4.68'	4.68'	S68° 12' 52"E	5° 21' 46"	2.34
C5	25.00'	39.27'	35.36'	S20° 31' 55"E	90° 00' 09"	25.00
C6	25.00'	0.99'	0.99'	S25° 36' 27"W	2° 16' 36"	0.50
C7	25.00'	20.03'	19.50'	S49° 42' 09"W	45° 54' 47"	10.59
C8	50.00'	47.15'	45.43'	S45° 38' 28"W	54° 02' 07"	25.50
C9	50.00'	36.19'	35.40'	S02° 06' 35"E	41° 28' 00"	18.93
C10	50.00'	37.25'	36.40'	S44° 11' 13"E	42° 41' 16"	19.54
C11	50.00'	37.25'	36.40'	S86° 52' 29"E	42° 41' 16"	19.54
C12	50.00'	36.19'	35.41'	N51° 02' 45"E	41° 28' 17"	18.93
C13	50.00'	47.15'	45.42'	N03° 17' 41"E	54° 01' 50"	25.49
C14	25.00'	14.98'	14.75'	N06° 33' 30"W	34° 19' 28"	7.72
C15	25.00'	6.05'	6.04'	N17° 32' 12"E	13° 51' 55"	3.04
C16	25.00'	39.27'	35.35'	N69° 28' 05"E	89° 59' 51"	25.00
C17	25.00'	39.27'	35.36'	S20° 31' 55"E	90° 00' 09"	25.00
C18	25.00'	21.03'	20.41'	S48° 33' 51"W	48° 11' 23"	11.18
C19	50.00'	44.79'	43.31'	S46° 59' 37"W	51° 19' 50"	24.03
C20	50.00'	38.55'	37.60'	S00° 45' 26"E	44° 10' 17"	20.29
C21	50.00'	37.25'	36.40'	S44° 11' 17"E	42° 41' 25"	19.54
C22	50.00'	37.25'	36.39'	S86° 52' 33"E	42° 41' 07"	19.54
C23	50.00'	38.55'	37.60'	N49° 41' 36"E	44° 10' 35"	20.29
C24	50.00'	44.79'	43.31'	N01° 56' 32"E	51° 19' 32"	24.02
C25	25.00'	17.38'	17.03'	N03° 48' 34"W	39° 49' 20"	9.06
C26	25.00'	3.65'	3.65'	N20° 17' 08"E	8° 22' 02"	1.83
C27	25.00'	39.27'	35.35'	N69° 28' 05"E	89° 59' 51"	25.00
C28	25.00'	39.27'	35.36'	S20° 31' 55"E	90° 00' 09"	25.00
C29	25.00'	21.03'	20.41'	S48° 33' 51"W	48° 11' 23"	11.18
C30	50.00'	42.89'	41.58'	S48° 05' 15"W	49° 08' 35"	22.86
C31	50.00'	40.46'	39.36'	S00° 20' 11"W	46° 21' 32"	21.41
C32	50.00'	37.25'	36.40'	S44° 11' 13"E	42° 41' 16"	19.54
C33	50.00'	37.25'	36.40'	S86° 52' 29"E	42° 41' 16"	19.54
C34	50.00'	40.46'	39.37'	N48° 35' 58"E	46° 21' 50"	21.41
C35	50.00'	42.88'	41.58'	N00° 50' 55"E	49° 08' 17"	22.86
C36	25.00'	19.29'	18.82'	N01° 36' 36"W	44° 13' 15"	10.16
C37	25.00'	1.73'	1.73'	N22° 29' 05"E	3° 58' 08"	0.87
C38	25.00'	39.27'	35.35'	N69° 28' 05"E	89° 59' 51"	25.00
C39	175.00'	30.14'	30.10'	S60° 35' 57"E	9° 52' 05"	15.11
C40	175.00'	20.56'	20.55'	S52° 18' 00"E	6° 43' 50"	10.29
C41	175.00'	20.46'	20.45'	S45° 35' 04"E	6° 42' 01"	10.24
C42	225.00'	41.08'	41.03'	N47° 27' 54"W	10° 27' 41"	20.60
C43	225.00'	20.32'	20.32'	N55° 17' 04"W	5° 10' 38"	10.17
C44	225.00'	30.08'	30.06'	N61° 42' 12"W	7° 39' 36"	15.06
C45	50.00'	6.98'	6.98'	N61° 32' 00"W	8° 00' 00"	3.50
C46	50.00'	6.98'	6.98'	N61° 32' 00"W	8° 00' 00"	3.50
C47	25.00'	39.06'	35.21'	N20° 46' 22"W	89° 31' 14"	24.79

LINE	DISTANCE	BEARING
L1	31.24'	S65° 32' 00"E
L2	12.10'	S75° 02' 50"E
L3	22.86'	N42° 14' 04"W
L4	32.01'	N65° 32' 00"W
L5	40.61'	N65° 32' 00"W
L6	14.70'	N66° 03' 46"W
L7	108.76'	N66° 03' 46"W
L8	89.16'	S65° 15' 38"E
L9	21.83'	N65° 11' 10"W
L10	75.00'	S24° 28' 09"W
L11	5.00'	S24° 28' 09"W
L12	55.00'	S24° 28' 09"W
L13	75.00'	S24° 28' 09"W
L14	5.00'	S24° 28' 09"W
L15	55.00'	S24° 28' 09"W
L16	1.36'	S24° 28' 09"W
L17	3.27'	S24° 28' 09"W
L18	50.61'	N57° 32' 00"W
L19	59.34'	S70° 33' 45"E

Certificate of Ownership

I certify that I am the owner in fee simple of the property shown, adopt this as my plan of subdivision development. I dedicate the road right-of-way as shown to the public use forever and certify that there are no encumbrances on the property dedicated.

Pratt & Associates, LLC
1734 Dayton Blvd.
CHATTANOOGA, TN. 37405
(423) 267-9917

CERTIFICATE OF ENGINEER

I certify that I have reviewed or designed the sanitary sewer, drainage structures, and streets as shown hereon and that the design meets proper engineering criteria.

Shannon Kelly, P.E., Blaze Consulting Group, LLC
1734 Dayton Blvd
Chattanooga, TN 37405
(423) 267-9917

Travis A. Wheeler TN RLS #2285 Date

(Final Plat)

Heirloom at Magnolia Farms

A PLANNED UNIT DEVELOPMENT

Lots 1-50, 900-901

Located in the Second Civil District of
Hamilton County, Tennessee

CORNERSTONE
SURVEYING, LLC

P.O. Box 25
OOLTEWAH, TN 37363
(423) 238-4692

JOB NO. 66-24
DATE: 6-12-26
Scale 1"=100'



RPA STAFF RECOMMENDATION

SUBDIVISION CASE NUMBER: HCSD-26-23		Planning Commission Date: July 13, 2026
SUBDIVISION NAME: The Farms at Creekside		
Applicant Request:	Preliminary Plat	
Property Location:	0 Mayfly Road	
Property Owner:	Pratt & Associates, LLC	
Surveyor:	Travis A. Wheeler, Cornerstone Surveying, LLC	
Engineer:	Shannon Kelly, Blaze Consulting Group, LLC	
Accessibility:	Ooltewah Ringgold Road	
Total Acreage:	30.3	
Proposed Density:	2.99	
Proposed Use:	Residential	
Tax Map Number:	160 040.03	
Zoning:	R-1	
Subdivision Variance(s) Required:	No.	
Staff Recommendation:	Approve with Conditions Preliminary Plat	
Comment:	Conditions: 1. An approved ARAP is obtained. 2. Sidewalk installed per Plan Hamilton to ADA standards.	

STANDARD NOTES

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The applicant should be aware of a new USPS requirement that new subdivisions with 8 lots or more will be required to install a centralized mail delivery center in the development. This may require configuration of service area with accessible ADA parking. More details regarding this requirement can be found at <https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growthmanagement/operations-developers-and-builders-guide.pdf>. The local postmaster is the final authority on the installation and design of these centralized mail receptacles. The mail kiosks and parking spaces are not permitted in the public ROW. The location of the mail kiosk should be shown on the plat. These centralized systems are not allowed within the ROW.

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See Hamilton County Highway Department Checklist

Hamilton County WWTa

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See and adhere to the Hamilton County Fire Marshall Subdivision Checklist.

Contact utility for utility easement.

Please check with the appropriate utility provider and Fire Department for any additional comments, notes, or requirements.

OUTSTANDING COMMENTS

PLEASE NOTE: Before Final Plat can be signed, all comments must be addressed.

Who to Contact regarding questions on notes or outstanding comments:

Department	Contact	Number
Hamilton County Engineering or Water Quality	Autumn Friday	(423) 209-7841
Hamilton County Development/ Highway	Tyler Mowry	(423) 209-1937
Hamilton County WWTa	Caleb Casey	(423) 209-7868
Hamilton County Geospatial Technology		423) 209-7760

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Pipe Chart		
Pipe No.	Size	AC. Drained
1	48" HP	15.75
2	15" HP	1.16
3	15" HP	0.39

- GENERAL NOTES:**
- This plat subdivides property described in D.B. 13374 Pg. 137.
 - Present zoning: R-1 P.U.D.
 - Tax Map 160 parcel 040.03.
 - Public sanitary sewers are available by H.C.W.W.T.A.
 - All property corners are marked by iron rods with plastic Cornerstone Surveying caps unless otherwise noted.
 - Typical street address 1617.
 - Area subdivided: 30.3 Acres
 - D.E. = Drainage Easement
 - Drainage Easements shall be for the purposes of maintenance, repairs, modifications, improvements and other common practices to ensure positive drainage. Work can be performed by the developer, adjacent property owners, and/or the HOA.
 - No building permit is to be issued for a residential, commercial, or industrial building on Community Lot 902 & 903. Community Lots 900 & 901 are to be used for recreational, open space, or for drainage related facilities only. Maintenance to be assumed by the developer until the lot(s) are deeded to the home owners in the subdivision or to a home owners association.
 - The Government of Hamilton County is not responsible to construct or maintain drainage easements, private lakes, community lakes or any ground facility building, lake or anything else on any lot in this development.
 - Local Government does not certify that utilities or utility connections are available.
 - The Government of Hamilton County is not responsible to provide services beyond the right-of-way of public roads.
 - There is a 10' power, communication, and utility easement along both sides of all roads. Beyond this, there is reserved a 10' power & communication easement centered on the electrical facilities where actually installed. Utility easement to include Power, Communication, and Water.
 - Lots 93-123 are to be used for single family detached dwellings and their customary accessory use only.
 - 100 = Lot Number
 - A portion of this property is inside the 100 year flood hazard and floodway zone as per FEMA FIRM map 47065C0389H dated 11/28/25.
 - The owner/developer is to install all drainage structures and improved easements as shown. The maintenance of drainage easements is the responsibility of the property owner and not the local government.
 - Community Lots 902 & 903 to be used for storm water management. Maintenance to be by the owners and/or developer not Hamilton County Government.
 - Water source is Eastside Utility District (EUD). All water mains are 8"ø D.I.P. per EUD requirements.
 - Water Quality Easements and other drainage related facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
 - The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program Rules and Regulations.
 - The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
 - The Hamilton County Water Quality Program reserves the right at anytime to access Water Quality Easements to inspect areas and facilities.
 - The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.
 - Land disturbance is prohibited in Stream/Riparian Buffer. No clearing, grading, grubbing, or tree removal allowed without approval from the Hamilton County Water Quality Program.
 - There is a 5' drainage easement along all side and rear property lines, unless otherwise shown.
 - Topography shown from field survey by Cornerstone Surveying dated April 2024.
 - Driveways shall be installed per HCSO-200.03

Certificate of Ownership

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

Pratt & Associates, LLC
1734 Dayton Blvd.
CHATTANOOGA, TN. 37405
(423) 267-9917

**CORNERSTONE
SURVEYING, LLC**

P.O. Box 25
OOLTEWAH, TN 37363
(423) 238-4692

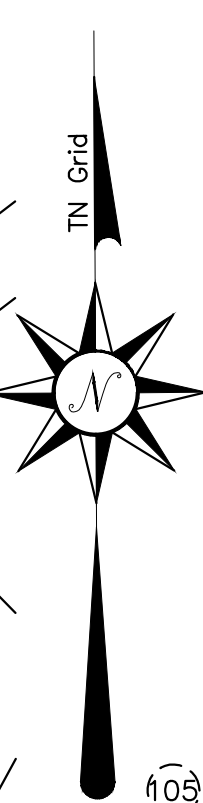
JOB NO. 22-23
DATE: 06-10-26
Scale 1"=100'



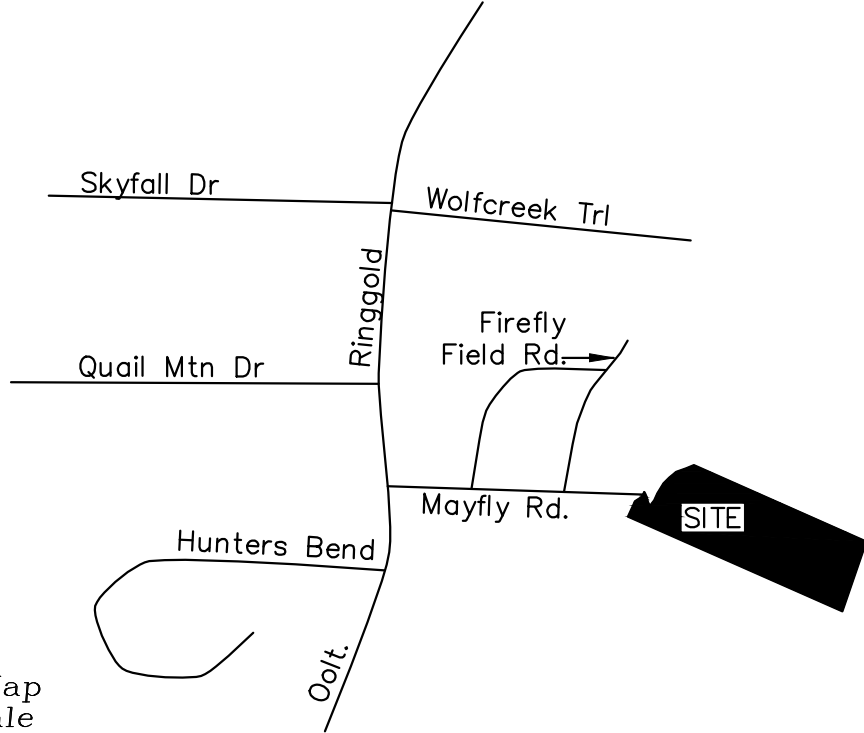
LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING	LINE	DISTANCE	BEARING
L1	45.970	N39° 16' 27.49"E	L26	60.216	S38° 59' 21.33"E	L51	62.116	N80° 43' 54.10"W
L2	45.970	N56° 47' 30.00"E	L27	64.002	S58° 55' 43.59"E	L52	44.215	S23° 53' 26.48"W
L3	98.200	N67° 31' 27.26"E	L28	40.466	S51° 56' 55.07"E	L53	20.785	N23° 53' 26.48"E
L4	138.163	N15° 23' 51.27"E	L29	35.820	S62° 53' 51.25"E	L54	20.000	N23° 53' 26.48"E
L5	25.000	N23° 53' 26.48"E	L30	37.172	S68° 19' 47.65"E	L55	21.098	S66° 06' 33.52"E
L6	55.326	S59° 52' 56.70"E	L31	29.719	S89° 51' 11.40"E	L56	31.098	N66° 06' 33.52"W
L7	55.036	S64° 01' 40.15"E	L32	31.434	N73° 57' 10.18"E	L57	22.215	S23° 53' 26.48"W
L8	60.008	S65° 09' 16.09"E	L33	40.534	N59° 20' 57.43"E	L58	20.000	S23° 53' 26.48"W
L9	6.000	N23° 53' 26.48"E	L34	36.878	N46° 27' 50.53"E	L59	75.068	S68° 32' 22.34"E
L10	55.009	S65° 04' 03.66"E	L35	30.235	N38° 43' 42.34"E	L60	103.689	S52° 17' 38.03"E
L11	4.000	N23° 53' 26.48"E	L36	74.176	N29° 01' 10.91"E	L61	60.010	S42° 31' 47.94"E
L12	175.000	S66° 06' 33.52"E	L37	47.269	N19° 24' 23.36"E	L62	20.000	S66° 06' 33.52"E
L13	78.291	S69° 16' 21.40"E	L38	22.369	N00° 49' 50.19"W	L63	113.149	S86° 28' 47.32"E
L14	21.715	S76° 20' 23.81"E	L39	22.768	N19° 17' 46.50"W	L64	120.000	N66° 06' 33.52"W
L15	19.842	S87° 37' 51.67"E	L40	20.958	N38° 20' 03.73"W	L65	120.000	N66° 06' 33.52"W
L16	17.279	N67° 04' 44.27"E	L41	44.520	N64° 11' 14.35"W	L66	95.000	N66° 06' 33.52"W
L17	51.086	S76° 56' 59.36"E	L42	102.338	N71° 22' 02.94"W	L67	95.000	N66° 06' 33.52"W
L18	4.000	N23° 53' 26.48"E	L43	63.749	N64° 06' 45.24"W			
L19	32.040	S83° 24' 41.83"E	L44	63.531	N64° 18' 19.13"W			
L20	34.667	S59° 08' 13.83"E	L45	65.000	N66° 10' 18.94"W			
L21	4.000	N23° 53' 26.48"E	L46	65.064	N63° 34' 16.27"W			
L22	31.314	S59° 00' 54.04"E	L47	60.014	N67° 20' 13.38"W			
L23	34.731	S53° 44' 47.02"E	L48	59.142	N70° 04' 33.89"W			
L24	36.840	S86° 08' 25.46"E	L49	57.119	N69° 48' 16.94"W			
L25	41.243	S76° 25' 50.25"E	L50	59.641	N74° 31' 01.64"W			

I hereby certify that this is a Category I survey and that the ratio of precision for the unadjusted survey is greater than 1:10,000 as shown hereon. This survey is true and correct to the best of my knowledge and belief and was prepared by me or under my supervision from an actual field survey. This survey was done in compliance with current Tennessee minimum standards of practice.

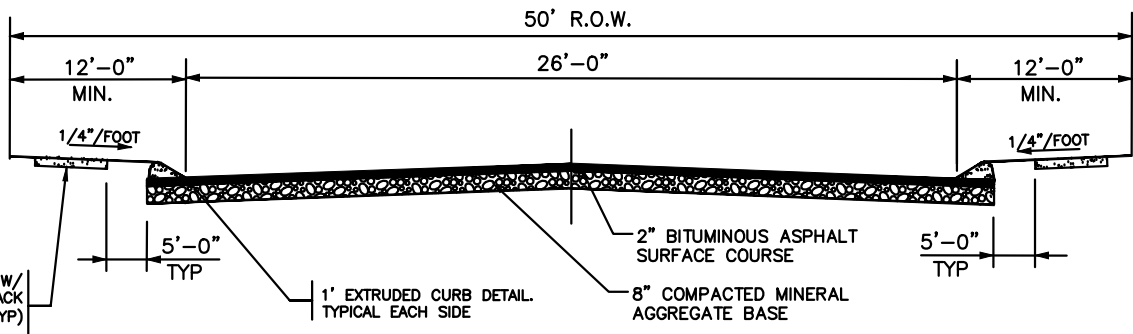
Travis A. Wheeler TN RLS #2285 Date



Location Map
Not to Scale



APPROVED FOR RECORDING
HAMILTON COUNTY GEOSPATIAL
TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY WMTA
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
Hamilton County Water Quality
DATE _____
BY _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____



TYPICAL ROAD 'A' SECTION
SCALE: NONE

Matthew & Virginia Jarvis
D.B. 13115 Pg. 082

S16° 55' 05"W 170.36'

Shular Tennessee
Holding Company, LLC
D.B. 12722 Pg. 863

(Preliminary Plat)
The Farms at Creekside

A PLANNED UNIT DEVELOPMENT
Phase 3 Lots 93-123, 902-903
Located in the Second Civil District of
Hamilton County, Tennessee

CERTIFICATE OF ENGINEER
I certify that I have reviewed or designed the sanitary sewers and drainage pipes larger than 42" as shown on this P.U.D. plan and the design meets proper engineering criteria.

Shannon Kelly, P.E. (Blaze Consulting Group)
1734 Dayton Blvd
Chattanooga, TN 37405
(423) 267-9917

RPA STAFF RECOMMENDATION

SUBDIVISION CASE NUMBER: HCSD-26-25		Planning Commission Date: July 13, 2026
SUBDIVISION NAME: Rev. Fulmer Family Subdivision		
Applicant Request:	Minor Plat	
Property Location:	1538 Thrasher Pike	
Property Owner:	Kimberly Fulmer	
Surveyor:	Angel Johnson, 360 Land Surveying	
Engineer:	N/A, N/A	
Accessibility:	Thrasher Pike	
Total Acreage:	4.62	
Proposed Density:	1	
Proposed Use:	Residential	
Tax Map Number:	083H-B-034	
Zoning:	A-1	
Subdivision Variance(s) Required:	HSDV-26-1 was heard and approved by CHCRPC May 12, 2026 for : Requesting a 1.18-acre variance to the Lot Size Requirement for an A-1 zoned lot in Hamilton County.to facilitate the creation of a 3.82-acre lot, which will be accessed via a 30' access and utility easement to bring an existing non-conforming structure into compliance.	
Staff Recommendation:	Approve with Conditions Minor Plat	
Comment:	Approve with conditions that additional notes be added to the Final before recording: 1. Show statement of error of closure not to exceed 1: 5,000 2. Water supplier added to notes 3. Statement of use for proposed lots 4. Add private road note "Hamilton County is not available to construct or maintain the private road" 5. Variance number HSDV 26-1 and date added to notes.	

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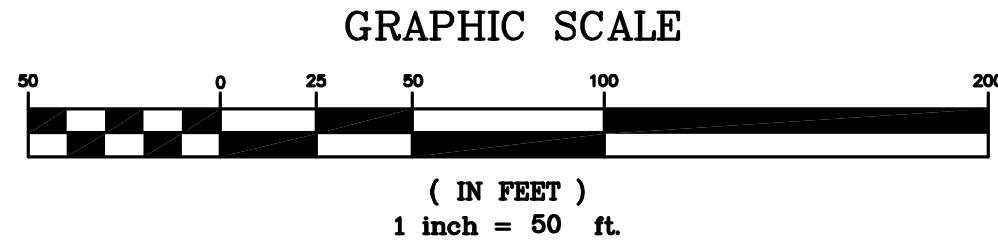
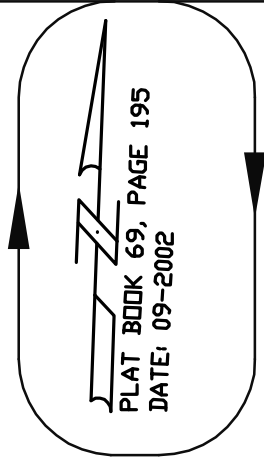
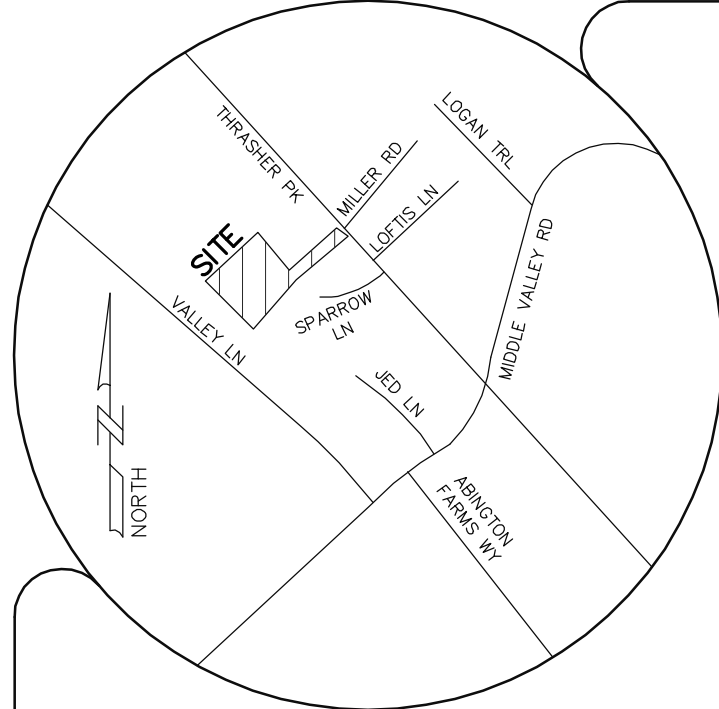
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APPROVED FOR RECORDING
HAMILTON COUNTY
GEOSPATIAL TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY
WATER QUALITY
DATE _____
BY _____
HAMILTON COUNTY DIVISION OF
GROUNDWATER PROTECTION
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____

LINE TABLE			
LINE	LENGTH	BEARING	PLAT
L1	78.55'	S43°36'43"E	78.50'

LOT 2
FULMER FAMILY S/D
PLAT BOOK 69, PAGE 195
THOMAS MICHAEL FULMER
DEED BOOK 10020, PAGE 133

HAROLD & JOYCE CASEY
DEED BOOK 2850, PAGE 247

F.S. & JESSIE LOVELADY
DEED BOOK C19, PAGE 118

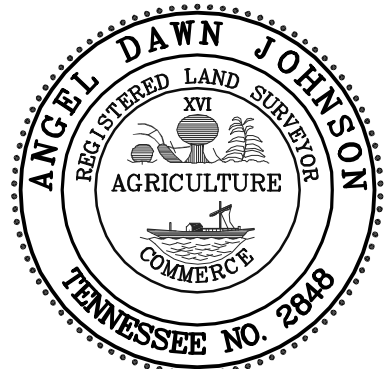
LOT 1A
0.80 Ac.±
34,736 sq. ft.

LOT 1B
3.82 Ac.±
166,422 sq. ft.

and Utility
Easement

- NOTES:
- 1.) PRESENT ZONING CLASSIFICATION B2-A & A-1.
 - 2.) AREA SUBDIVIDED BY THIS PLAT IS 4.62 ACRES±.
 - 3.) TAX MAP NUMBER 083H-B-034.
 - 4.) THIS PLAT SUBDIVIDES THE PROPERTY DESCRIBED IN DEED BOOK 8996, PAGE 737.
 - 5.) THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE SUBDIVISION REGULATIONS OF HAMILTON COUNTY.
 - 6.) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS.
 - 7.) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
 - 8.) STREET ADDRESS 1538 THRASHER PIKE.
 - 9.) ALL CORNERS ARE 1/2" REBAR W/CAP UNLESS NOTED OTHERWISE.
 - 10.) A 5' 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.
 - 11.) DONE WITHOUT THE BENEFIT OF TITLE COMMITMENT.
 - 12.) BASED ON GRAPHIC DETERMINATION THIS PROPERTY IS LOCATED IN ZONE "X" AND IS NOT IN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 47065C0229H, DATED 11/28/2025.
 - 13.) NO POOLS WITHOUT WRITTEN APPROVAL FROM GROUNDWATER PROTECTION.
 - 14.) LOT 1A HAS NOT BEEN EVALUATED PURSUANT TO THIS PLAT REVIEW FOR A SUBSURFACE SEWAGE DISPOSAL SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF LOT 1A OR THE EXISTING SYSTEM.
 - 15.) ADDRESS BASED ON DRIVEWAY ACCESS TO LOT.
 - 16.) NEW PRIVATE DRIVEWAYS SHALL ADHERE TO HAMILTON COUNTY STANDARD DRAWING HCSD-200.03 PRIVATE DRIVEWAY ENTRANCE. IF DRIVEWAY TILES ARE NECESSARY, A PERMIT FROM THE HAMILTON COUNTY HIGHWAY DEPARTMENT IS REQUIRED. ANY DAMAGE TO HAMILTON COUNTY PUBLIC ROADWAYS DUE TO CONSTRUCTION ON THE LOT(S) MUST BE REPAIRED BY THE DEVELOPER ACCORDING TO THE HAMILTON COUNTY HIGHWAY DEPARTMENT'S ROAD & R.O.W. RESTORATION STANDARDS.
 - 17.) LAND DISTURBANCE IS PROHIBITED IN STREAM/RIPARIAN BUFFER. NO CLEARING, GRADING, GRUBBING OR TREE REMOVAL ALLOWED WITHOUT APPROVAL FROM THE HAMILTON COUNTY WATER QUALITY PROGRAM.
 - 18.) GW-26-134 REVIEW FEES PAID 02-02-2026
- WATER QUALITY NOTES
- A.) WATER QUALITY EASEMENTS AND OTHER DRAINAGE FACILITIES INSTALLED BY THE DEVELOPER CANNOT BE FILLED, ALTERED, OR CHANGED IN ANY WAY WITHOUT PERMISSION FROM THE HAMILTON COUNTY WATER QUALITY PROGRAM.
- B.) THE OWNER OF ALL LOTS ARE RESPONSIBLE TO MAINTAIN WATER QUALITY EASEMENTS TO THE STANDARDS OF THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS.
- C.) THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN WATER QUALITY EASEMENTS OR ANY DRAINAGE RELATED FACILITIES.
- D.) THE HAMILTON COUNTY WATER QUALITY PROGRAM RESERVES THE RIGHT AT ANY TIME TO ACCESS WATER QUALITY EASEMENTS TO INSPECT AREAS AND FACILITIES.
- E.) THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS SHALL APPLY TO ANY DISCHARGE OF STORM FROM THIS SUBDIVISION.

SURVEYOR STATEMENT
I CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON, THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND IN ACCORDANCE WITH RULE 0820-03.11 (GNSS). THIS SURVEY WAS CONDUCTED USING A CARLSON BRX7, MODELS: D2207704003047 & D2207704003090, DUAL FREQUENCY, RTK GNSS BASE AND ROVER. THE BOUNDARY SURVEY IS A CATEGORY (IV). THE MAXIMUM DIFFERENCE BETWEEN COMPUTED AVERAGE DOES NOT EXCEED THE POSITIONAL ACCURACY OF HORIZONTAL 0.035' OR VERTICAL 0.07'.
DATE OF 09-30-2025
NAD 83 (2011), GEOID18, EPOCH 2010
NO COMBINED GRID FACTORS WERE USED.



OWNER STATEMENT
I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY SHOWN AND ADOPT THIS AS MY PLAN OF SUBDIVISION.

KIMBERLY YVONNE FULMER
1538 THRASHER PIKE
HIXSON, TN 37343
423-309-2956



THIS SURVEY IS NOT TRANSFERABLE TO ANY OTHER OWNER, LENDER, ATTORNEY, ENGINEER, AND/OR ARCHITECT AND MAY NOT BE COPIED OR USED IN ANY WAY WITHOUT THE WRITTEN CONSENT TO THE SURVEYOR.

REV. PLAT LOTS 1A & 1B

REV. FULMER FAMILY S/D

LOT 1, FULMER FAMILY SUBDIVISION, PLAT BOOK 69, PAGE 195, AND AS DESCRIBED IN DEED BOOK 8996, PAGE 737, R.O.H.C., HAMILTON COUNTY, TENNESSEE

360 LAND SURVEYING

3296 COUNTY ROAD 1DER, ALABAMA, 35981 256-630-2064
land360surveying@gmail.com

DRAWN BY: H.M.L. SCALE: 1" = 50' JOB NO.: 2025-67-FULMER (P)
DATE: SEPTEMBER 30, 2025 TAX MAP NO.: 083H-B-034
ADDRESS: 1538 THRASHER PIKE SHEET: 1 OF 1

RPA STAFF RECOMMENDATION

SUBDIVISION CASE NUMBER: HCSD-26-26		Planning Commission Date: July 13, 2026
SUBDIVISION NAME: The Retreats At White Oak		
Applicant Request:	Final Plat	
Property Location:	0 Gregory Drive, Ooltewah, TN. 37363	
Property Owner:	Pass 70 LLC	
Surveyor:	Travis Wheeler, Cornerstone Surveying LLC	
Engineer:	MAP Engineers, Michael A. Price	
Accessibility:	Gregory Dr	
Total Acreage:	18.33	
Proposed Density:	2.4	
Proposed Use:	Single family detached dwellings	
Tax Map Number:	114 086.02	
Zoning:	R-1 Single-Family Residential District	
Subdivision Variance(s) Required:	No.	
Staff Recommendation:	Approve with Conditions Final Plat	
Comment:	Approve with conditions: 1. Road names are shown prior to recording. 2. As-Builts and recorded I&M prior to recording the Plat.	

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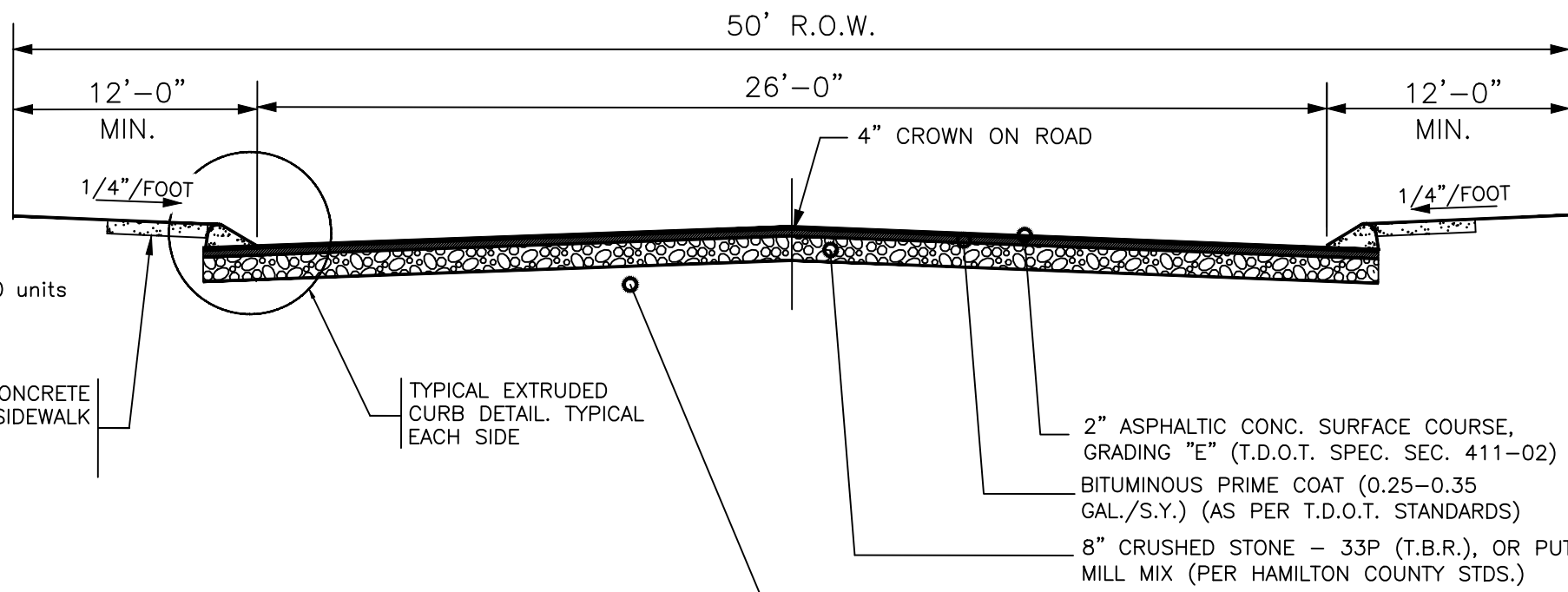
Department	Contact	Number
Hamilton County Engineering or Water Quality	Autumn Friday	(423) 209-7841
Hamilton County Development/ Highway	Tyler Mowry	(423) 209-1937
Hamilton County WWTA	Caleb Casey	(423) 209-7868
Hamilton County Geospatial Technology		423) 209-7760

Reminders

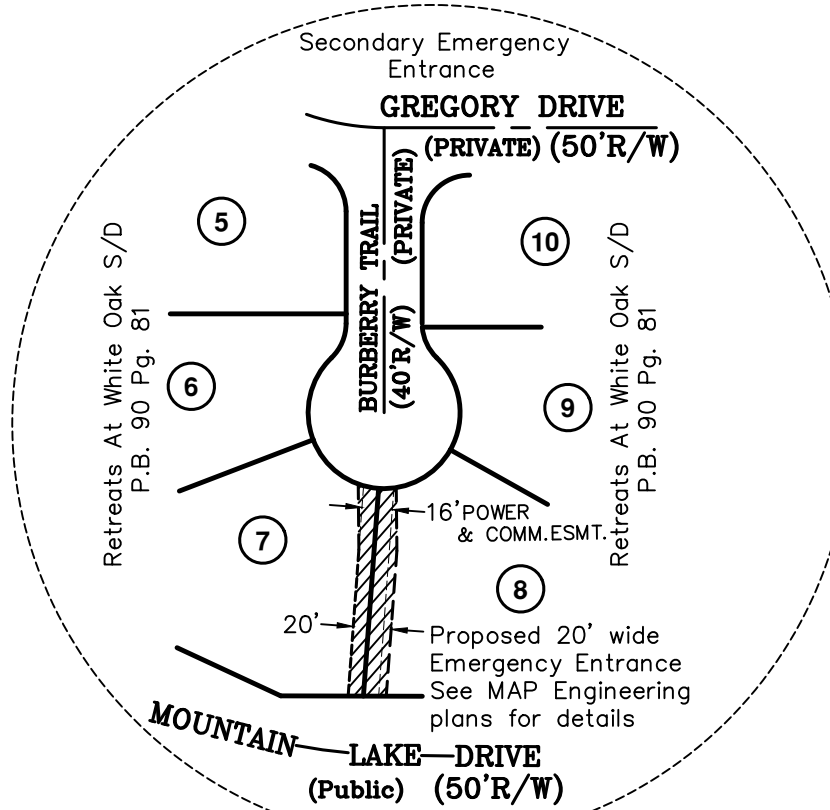
1. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Just as a reminder approval of the Final Plat does not constitute approval or acceptance by the public of any offer of dedication.
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4. Prior to Hamilton County GEOSPATIAL TECHNOLOGY signing the Final Plat please submit the Georeferenced CAD drawing used to create this subdivision plat. If GEOSPATIAL TECHNOLOGY doesn't receive a copy of the Geo-referenced CAD drawing file GEOSPATIAL TECHNOLOGY will not sign the Final Plat.
5. The Final Plat cannot be signed or recorded until all infrastructure improvements have been completed and all required "as-builts" have been submitted for review in compliance with all codes and regulations for acceptance as public facilities.

GENERAL NOTES:

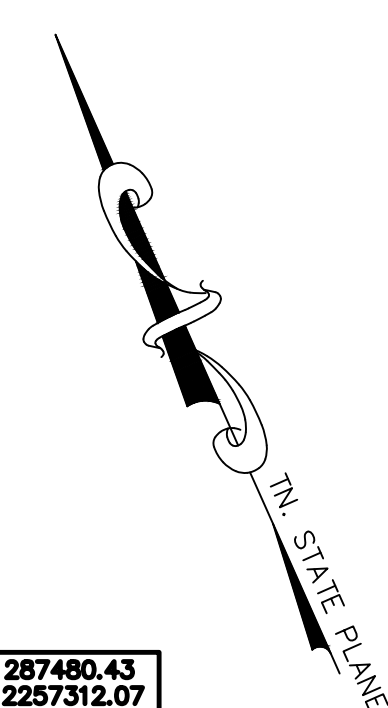
- This plat subdivides property described in D.B. 13762 Pg. 753.
- This P.U.D. has been designed according to the Hamilton County Subdivision Standards.
- Present zoning: R-1 PUD.
- Tax Map 114 parcel 086.02.
- Public sanitary sewers are available by H.C.W.W.T.A.
- All property corners are marked by iron rods with plastic Cornerstone Surveying caps unless otherwise noted.
- Typical street address 1617.
- 20' P.D.E.= 20' Private Drainage Easement
- Area subdivided: 18.33 Acres
Proposed overall density 2.4 units per acre this phase. Approved overall density is 500 units is 1.8 units per acre
- No building permit is to be issued for a residential, commercial, or industrial building on community lots. Community lots are to be used for recreational, open space, or for drainage related facilities only. Maintenance of the subdivision is to be assumed by the developer until the lot(s) are deeded to the home owners in the subdivision or to a home owners association. Community Lots are to be used for storm water management.
- The Government of Hamilton County is not responsible to construct or maintain drainage easements, private lakes, community lakes or any ground facility building, lake or anything else on any lot in this development.
- Local Government does not certify that utilities or utility connections are available.
- The Government of Hamilton County is not responsible to provide services beyond the right-of-way of public roads.
- There is a 10' power, communication, and utility easement along both sides of all roads. Beyond this, there is reserved a 10' power & communication easement centered on the electrical facilities where actually installed. Utility easement to include Power, Communication, and Water.
- The Government of Hamilton County is not responsible to construct or maintain sidewalks in this development. These are to be privately constructed and maintained.
- Lots 182-228 are to be used for single family detached dwellings and their customary accessory use only.
- (69) = Lot Number
- Min. required setbacks are 25' from the exterior PUD boundary and a min. of 10' between freestanding structures. Other than above there are no min. required setbacks.
- The owner/developer is to install all drainage structures and improved easements as shown. The maintenance of drainage easements is the responsibility of the property owner and not the local government.
- Water Quality Easements and other drainage related facilities installed by the developer can not be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
- The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program Rules & Regulations.
- The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
- The Hamilton County Water Quality Program reserves the right at anytime to access Water Quality Easements to inspect areas and facilities.
- The Hamilton County Water Quality Program rules & Regulations shall apply to any discharge of storm water from this subdivision.
- Topography shown from field survey by Cornerstone Surveying
- Water Supply by Savannah Valley Utility District.
- This P.U.D. was approved for a maximum number of 500 buildable lots & 7 Community Lots.
- See Resolution No. 2007-017 dated 02/21/2007 for P.U.D. approval and conditions.
- Stream Buffer shown in hatched area is located 30' from top bank either side of stream.
- This subdivision does not fall in any "special flood hazard area", as per F.I.R.M. 47065C0381H, dated 11/28/25.
- Owners of utilities upon private lands may possess easements, rights, licenses or privileges, whether written or unwritten, recorded or unrecorded.
- Corner monument locations have either been honored in their found position or reset.
- Land disturbance is prohibited in Stream/Riparian Buffer. No clearing, grading, grubbing or tree removal allowed without approval from the Hamilton County Water Quality Program.
- All roads in this P.U.D. are private. The Government of Hamilton County is not responsible to construct or maintain any roads in this P.U.D.
- Secondary Emergency Entrance Easements for Lots 7 & 8 are recorded in D.B. 13301 pg. 382 & D.B. 13459 Pg. 686.
- Secondary Emergency Entrance will be maintained by The Retreats At White Oak H.O.A. this includes all signage, markers, etc.
- Preliminary Plat was approved on June 5, 2025. See Resolution Number HCSD25-25 for approval of Preliminary Plat
- Maximum cross slope in the cul-de-sac radius shall not exceed three(3) percent.
- 10' P&C Esmt.= 10' Power & Communication Easement



TYPICAL ROAD 'A' SECTION
SCALE: NONE



PLACE FILL MATERIAL IN LOOSE LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS. ADJUST MOISTURE CONTENT TO BE WITHIN OPTIMUM AND 3 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM-698). THE UPPER TWO FEET OF SOIL BELOW ROADWAY SHALL BE A SUITABLE CHERTY SOIL MATERIAL (AS DETERMINED BY A REGISTERED GEOTECHNICAL ENGINEER) COMPACTED TO 98 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698). ALL FILL SHALL BE UNIFORMLY SPREAD AND WELL COMPACTED.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	100.00'	68.24'	66.92'	N 46°36'36" W	39°05'54"	35.51'
C2	150.00'	16.18'	16.18'	S 30°18'54" E	8.10'	8.10'
C3	150.00'	60.21'	59.81'	S 44°44'31" E	22°59'56"	30.52'
C4	150.00'	60.41'	60.01'	S 67°46'46" E	23°04'34"	30.62'
C5	150.00'	60.41'	60.00'	N 89°08'44" E	23°04'26"	30.62'
C6	150.00'	7.82'	7.82'	N 76°08'24" E	3°00'14"	3.83'
C7	100.00'	102.87'	98.39'	N 75°55'31" W	58°56'24"	56.51'
C8	100.00'	18.74'	18.72'	N 51°49'29" W	10°44'20"	9.40'
C9	80.00'	43.64'	42.69'	N 83°01'56" W	41°40'38"	22.84'
C10	100.00'	6.73'	6.72'	N 59°41'58" W	4°59'58"	4.37'
C11	60.00'	50.93'	49.41'	N 52°22'57" E	48°37'53"	27.11'
C12	60.00'	50.93'	49.41'	N 03°45'04" E	48°37'53"	27.11'
C13	60.00'	77.17'	71.96'	N 57°24'33" W	73°41'21"	44.96'
C14	100.00'	14.98'	14.99'	S 69°03'39" E	23°04'07"	18.00'
C15	25.00'	35.43'	32.54'	N 87°03'23" W	81°12'09"	21.43'
C16	150.00'	33.41'	33.34'	N 52°50'08" W	12°45'39"	16.77'
C17	150.00'	60.41'	60.00'	N 70°45'11" W	23°04'26"	30.62'
C18	150.00'	40.39'	39.99'	S 86°10'33" W	23°04'07"	30.61'
C19	150.00'	0.10'	0.10'	S 74°37'23" W	0°02'12"	0.05'
C20	100.00'	136.72'	126.32'	S 66°13'41" E	78°20'04"	81.46'
C21	150.00'	87.35'	86.12'	N 43°44'38" W	33°21'58"	44.95'
C22	150.00'	15.01'	15.00'	N 79°15'10" E	5°43'56"	7.51'
C23	25.00'	38.27'	35.36'	S 21°09'33" E	90°00'00"	26.00'
C24	100.00'	26.34'	26.26'	S 31°23'09" W	15°05'23"	13.25'
C25	100.00'	56.26'	55.52'	S 55°02'50" W	32°13'59"	28.89'
C26	100.00'	74.49'	72.78'	N 89°29'55" E	42°40'57"	39.07'
C27	200.00'	52.51'	52.36'	N 74°40'49" W	15°02'31"	26.40'
C28	200.00'	55.29'	55.11'	N 89°07'13" W	15°50'19"	27.82'
C29	200.00'	7.96'	7.96'	S 81°49'14" W	2°16'46"	3.98'
C30	175.00'	8.72'	8.72'	N 79°15'10" E	2°17'22"	4.36'
C31	175.00'	43.24'	43.13'	N 70°44'50" E	14°09'19"	21.73'
C32	25.00'	11.87'	11.76'	S 77°16'12" W	27°12'03"	6.05'
C33	25.00'	7.05'	7.02'	N 81°03'23" W	16°08'47"	3.55'
C34	60.00'	64.31'	61.27'	N 76°18'41" E	61°24'39"	35.63'
C35	60.00'	45.86'	44.75'	N 23°42'32" E	43°47'38"	24.12'
C36	60.00'	44.80'	43.76'	N 19°34'39" W	42°46'44"	23.50'
C37	60.00'	44.80'	43.76'	N 62°21'23" W	42°46'44"	23.50'
C38	60.00'	67.00'	63.58'	S 64°15'44" W	63°59'01"	37.48'
C39	60.00'	32.27'	31.89'	S 16°51'38" W	30°49'10"	16.54'
C40	25.00'	31.38'	29.36'	N 37°24'45" E	71°55'23"	18.14'
C41	150.00'	86.81'	85.61'	S 82°44'21" E	33°09'36"	44.66'
C42	150.00'	52.55'	52.28'	N 76°11'43" W	20°04'20"	26.55'
C43	150.00'	53.42'	53.14'	S 43°32'41" W	20°04'20"	27.00'
C44	150.00'	5.75'	5.75'	S 72°15'46" W	2°11'53"	2.88'
C45	275.00'	10.55'	10.55'	S 72°15'46" W	2°11'53"	5.28'
C46	275.00'	97.95'	97.43'	S 83°33'55" W	20°24'24"	49.50'
C47	275.00'	96.34'	95.85'	N 87°29'52" W	42°40'57"	48.63'
C48	25.00'	14.47'	14.27'	S 82°44'21" E	33°09'36"	7.44'
C49	637.25'	144.38'	144.07'	N 16°59'41" W	12°58'53"	72.50'
C50	325.00'	12.93'	12.93'	N 81°49'14" E	2°16'46"	6.47'
C51	325.00'	28.58'	28.38'	S 83°33'55" W	358°43'	11.19'
C52	325.00'	67.46'	67.34'	S 87°08'52" E	1°15'35"	33.65'
C53	325.00'	12.22'	12.21'	S 80°07'28" E	2°09'13"	6.11'
C54	325.00'	73.11'	72.95'	S 72°36'12" E	12°53'18"	36.71'
C55	150.00'	123.99'	120.40'	N 47°19'23" W	47°19'23"	65.73'
C56	25.00'	38.27'	35.36'	N 68°50'27" E	90°00'00"	26.00'
C57	150.00'	104.46'	102.36'	N 60°43'48" E	39°54'06"	54.45'
C58	175.00'	101.28'	99.87'	S 82°44'21" E	33°09'36"	52.10'
C59	150.00'	93.13'	90.97'	N 87°29'52" W	42°40'57"	48.63'
C60	125.00'	103.24'	100.33'	S 47°30'08" W	47°19'23"	54.77'
C61	125.00'	85.30'	83.65'	N 46°36'36" W	39°05'54"	44.39'
C62	125.00'	170.90'	157.90'	S 66°13'41" E	78°20'04"	101.63'
C63	125.00'	128.59'	122.99'	N 75°55'31" W	58°56'24"	70.64'
C64	100.00'	65.11'	63.96'	S 55°06'26" E	37°18'15"	33.76'

LINE	BEARING	DISTANCE
L1	S 66°09'33" E	11.84'
L2	S 27°03'39" E	27.95'
L3	N 66°09'33" W	4.01'
L4	N 66°09'33" W	3.15'
L5	N 66°09'33" W	6.14'
L6	S 66°09'33" E	1.02'
L7	S 66°09'33" E	6.14'
L8	N 80°40'51" E	22.64'
L9	N 80°40'51" E	31.37'
L10	S 43°21'15" W	38.52'
L11	S 43°21'15" W	47.95'
L12	S 60°46'23" W	35.81'
L13	S 53°22'55" E	64.49'
L14	S 53°22'55" E	35.10'
L15	N 74°36'17" E	48.40'
L16	N 74°36'17" E	75.52'
L17	N 74°36'17" E	12.03'
L18	S 85°30'35" W	31.68'
L19	N 84°02'45" W	68.74'
L20	N 84°02'45" W	22.77'
L21	N 66°57'09" W	75.18'
L22	N 47°45'17" W	14.80'
L23	N 43°03'14" W	15.02'
L24	N 43°03'14" W	40.94'
L25	N 43°03'14" W	36.74'
L26	N 47°45'17" W	96.68'
L27	N 70°05'40" W	7.45'
L28	S 80°40'51" W	48.66'
L29	N 66°09'33" W	3.04'
L30	N 66°09'33" W	3.24'
L31	S 60°46'23" W	8.43'
L32	N 66°09'33" W	58.46'
L33	N 66°09'33" W	16.24'
L34	S 71°18'17" W	42.38'
L35	S 71°18'17" W	28.63'
L36	S 22°51'49" W	21.24'
L37	S 71°09'49" W	6.97'
L38	S 66°09'33" E	69.16'
L39	S 27°03'39" E	27.95'
L40	S 46°27'19" E	63.34'
L41	S 83°45'34" E	27.30'

Pipe Chart

Pipe No.	Size	AC. Drained
1	36" HP	20.7
2	18" HP	1.0
3	18" HP	0.7
4	18" HP	1.8
5	18" HP	1.6
6	18" HP	0.3
7	18" HP	1.1
8	18" HP	0.6
9	30" HP	20.6
10	30" HP	20.0
11	30" HP	19.6
12	30" HP	17.6
13	30" HP	17.5
14	30" HP	17.1
15	30" HP	16.7
16	30" HP	15.7
17	18" HP	0.9
18	18" HP	0.4

Certificate of Ownership
I certify that I am the owner in fee simple of the property shown, adopt this as my plan of subdivision development.

Pass 70 LLC
4348 Riverview Drive
Peachtree Corners, GA. 30097
(404) 456-6122

CORNERSTONE
SURVEYING, LLC
P.O. Box 25
OOLTEWAH, TN 37363
(423) 238-4692

JOB NO. 06-07
DATE: 06-24-26
Scale 1"=100'
0' 100' 200' 300'

I hereby certify that this is a Category I survey and that the ratio of precision for the unadjusted survey is greater than 1:10,000 as shown hereon and was done in compliance with current Tennessee minimum standards. This plat is true and correct to the best of my knowledge and belief and was prepared by me or under my supervision from an actual field survey.

Travis A. Wheeler TN RLS #2285 Date

CERTIFICATE OF ENGINEER

I have made a flood hazard study of the subdivision and the drainage area above it. All affected lots within this subdivision area have been marked with a minimum building elevation. A bench mark of public record for reference is noted on the plat, and established on the subdivision. I certify that I have reviewed or designed the sanitary sewers and drainage pipes larger than 42" as shown on this P.U.D. plan and the design meets proper engineering criteria.

Michael A. Price, MAP Engineers
7380 Applegate Lane
Chattanooga, TN 37421
(423) 855-5554

(Final Plat)

The Retreats At White Oak

A PLANNED UNIT DEVELOPMENT
(Phase II) Lots 182-228
Located in the Second Civil District of
Hamilton County, Tennessee

RPA STAFF RECOMMENDATION

SUBDIVISION CASE NUMBER: HCSD-26-27		Planning Commission Date: July 13, 2026	
SUBDIVISION NAME: Wellington			
Applicant Request:	Final Plat		
Property Location:	7239 Mcdade Rd. Ooltewah, TN. 37363		
Property Owner:	Brandon Waters		
Surveyor:	Travis Wheeler, Cornerstone Surveying LLC		
Engineer:	MAP Engineers, Michael A. Price		
Accessibility:	Ooltewah Georgetown Rd		
Total Acreage:	31.15		
Proposed Density:	3.37		
Proposed Use:	Single family detached dwellings		
Tax Map Number:	114 019 & 019.02		
Zoning:	R-1 Single-Family Residential District & C-2 Local Business Commercial District		
Subdivision Variance(s) Required:	No		
Staff Recommendation:	Approve with Conditions Final Plat		
Comment:	Approve with Conditions: 1. Change name from Wellington. Wellington is already taken. 2. Add phone number to Woodlands at Wellington LLC owner block on page 2 3. Add Lot 231 to community notes and include it in the title lots listed on page 2. 4. Show legend for symbols for fire hydrants, easement types, etc. 5. Needs to show all utilities within 15 feet of the SD 6. Change your note 36 to refer to the correct preliminary approval of SD2024-0052 on July 8, 2024. 7. Remove note 22. If sidewalk is in ROW HWY is required to maintain it.		

STANDARD NOTES

All land development projects are reviewed by Hamilton County Engineering and Water Quality staff, Hamilton County Engineering staff, Hamilton County Groundwater Protection, or Hamilton County WWTa, and various other utilities and utility districts. In addition to the requirements of the Hamilton County Subdivision Regulations and Zoning Resolution, all land development is further required to comply with current development regulations, building and zoning codes, storm water/water quality regulations, and the landscape requirements.

STANDARD DEPARTMENT NOTES

Chattanooga-Hamilton County Regional Planning Agency

The applicant should be aware of a new USPS requirement that new subdivisions with 8 lots or more will be required to install a centralized mail delivery center in the development. This may require configuration of service area with accessible ADA parking. More details regarding this requirement can be found at <https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growthmanagement/operations-developers-and-builders-guide.pdf>. The local postmaster is the final authority on the installation and design of these centralized mail receptacles. The mail kiosks and parking spaces are not permitted in the public ROW. The location of the mail kiosk should be shown on the plat. These centralized systems are not allowed within the ROW.

Hamilton County Engineering and Water Quality

This property is located within the Hamilton County Water Quality Program boundary; therefore, a Land Disturbing Permit from Hamilton County Water Quality Program may be required.

Hamilton County Development/Highway Department
See Hamilton County Highway Department Checklist

Hamilton County WWTA

Submit for review sewer plans to Hamilton County Groundwater Protection for review and approval of septic systems for this development.

Hamilton County Geospatial Technology

Contact Hamilton County Geospatial Technology for street addresses. Hamilton County Geospatial Technology will assign street addresses after the Final plat has been approved.

Other Utilities and Fire Department

See and adhere to the Hamilton County Fire Marshall Subdivision Checklist.

Contact utility for utility easement.

Please check with the appropriate utility provider and Fire Department for any additional comments, notes, or requirements.

OUTSTANDING COMMENTS

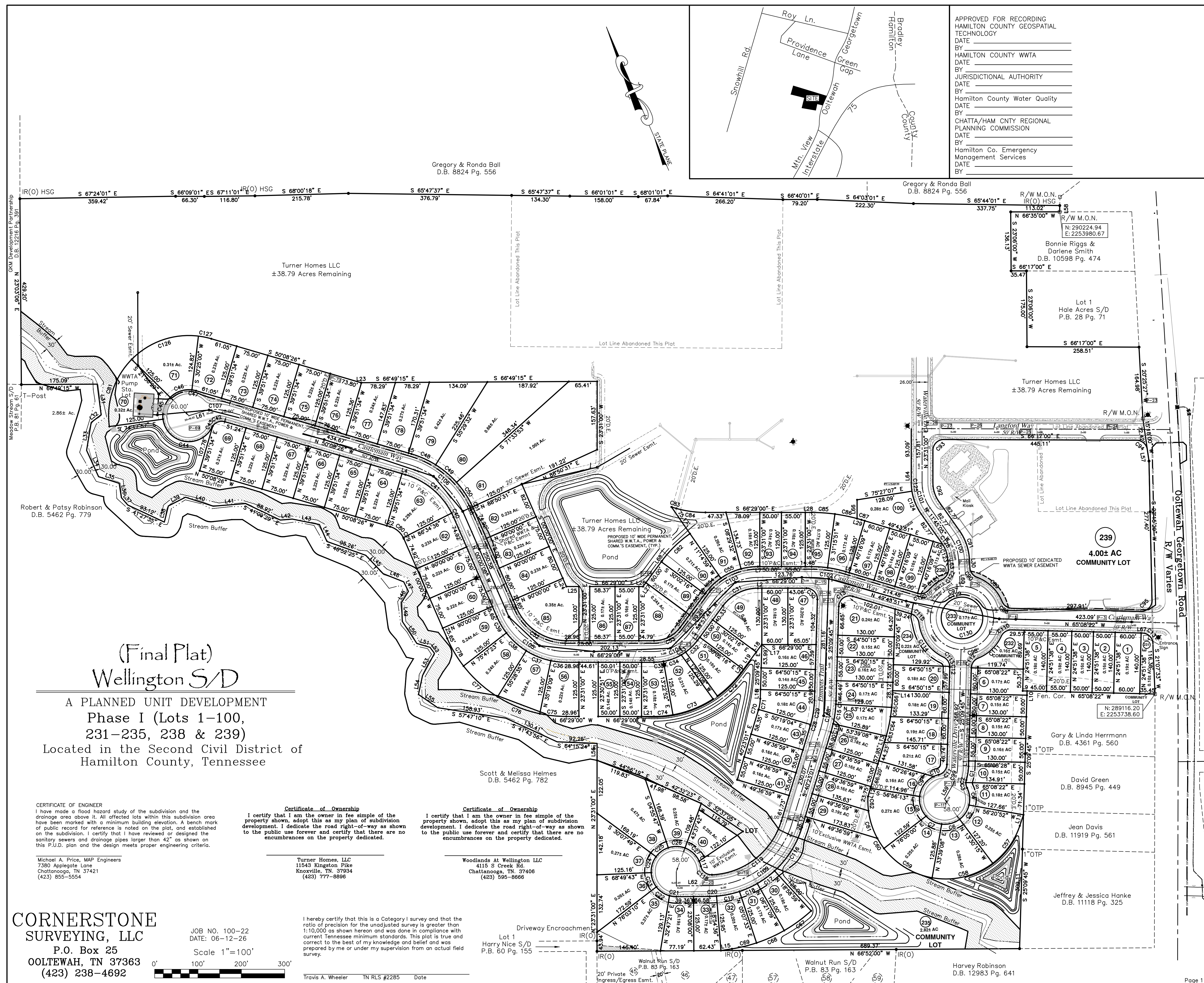
PLEASE NOTE: Before Final Plat can be signed, all comments must be addressed.

Who to Contact regarding questions on notes or outstanding comments:

Department	Contact	Number
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Hamilton County Development/ Highway	Tyler Mowry	(423) 209-1937
Hamilton County WWTA	Caleb Casey	(423) 209-7868
Hamilton County Geospatial Technology		423) 209-7760

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 GEOSPATIAL TECHNOLOGY signing the Final Plat please submit the Georeferenced CAD drawing used to create this subdivision plat. If GEOSPATIAL TECHNOLOGY doesn't receive a copy of the Geo-referenced CAD drawing file GEOSPATIAL TECHNOLOGY will not sign the Final Plat.
5. The Final Plat cannot be signed or recorded until all infrastructure improvements have been completed and all required "as-builts" have been submitted for review in compliance with all codes and regulations for acceptance as public facilities.



RPA STAFF RECOMMENDATION

SUBDIVISION CASE NUMBER: HCSD-26-28		Planning Commission Date: July 13, 2026	
SUBDIVISION NAME: EAGLES CREST			
Applicant Request:	Final Plat		
Property Location:	SAWYER CEMETARY ROAD		
Property Owner:	EAGLES CREST LLC		
Surveyor:	ANTHONY S RICHMOND, RICHMOND SURVEYING CO		
Engineer:	JAY FLOYD, PAPE-DAWSON		
Accessibility:	SAWYER CEMETARY ROAD		
Total Acreage:	89.6		
Proposed Density:	1/3.7		
Proposed Use:	SINGLE FAMILY DETACHED		
Tax Map Number:	072 071.00		
Zoning:	R-1 Single		
Subdivision Variance(s) Required:	Variance SD2024-0026 was approved by PC on 04/08/2024 for a variance to - Article 4, Section 402.1 Required Access for Residential Lots: a) All residential lots of less than five (5) acres in size shall have frontage on a county accepted and county maintained public road or a private road, built to county construction standards and right-of-way standards, with an approved turn around at the entrance of the private road so that inadvertent traffic does not back out into the public road. - Article 4, Section 401.11 Street Pavement Width – Request is to reduce pavement width from 26' to 22' Pavement - Article 4, Section 401.31 Street Curbs – Curb & Gutters Required – Request is to permit no Curb & Gutters		
Staff Recommendation:	Defer Final Plat		
Comment:	DEFER 30 DAYS Applicant requested a 30 day deferral Department comments on current plat as follows. - Add phone number for the owner - Add all road names - Variance case number for preliminary approval of SD2024-0026 added to the comments - Statement about the road being private, not public as a result - Size of drainage easements - Show the size, location and number of acres drained for all existing and proposed drainage pipes in and within 100' of this subdivision. Show and label as such the location for any other proposed drainage improvements such as catch basins, headwalls, concrete ditches, etc. - If applicable, show the location and label as such any proposed off-site drainage improvements which are made necessary by the construction of the proposed subdivision. - Private road declaration - Engineer's statement mentions sewer review but it is septic - Add note land disturbance is prohibited in Stream/Riparian Buffer. No clearing, grading, grubbing or tree removal allowed without approval from the Hamilton County Water Quality Program note missing - Show and label mail kiosk outside of ROW or add if individual boxes - Remove note 11 that sewer is available - Property info for 7401 HARRIS HAVEN DR and 711 BARKER RD seems to be missing - Road off cul-de-sac shows as 25' wide but also claims to be a 50' easement. - Show cul-de-sac radius cross slope. - Need Recorded I&M prior to recording		

	17. Need As-Builts prior to recording - The location of ponds does not match the design plans. 18. Remove or properly install gate
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Chattanooga-Hamilton County Regional Planning Agency

The applicant should be aware of a new USPS requirement that new subdivisions with 8 lots or more will be required to install a centralized mail delivery center in the development. This may require configuration of service area with accessible ADA parking. More details regarding this requirement can be found at <https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growthmanagement/operations-developers-and-builders-guide.pdf>. The local postmaster is the final authority on the installation and design of these centralized mail receptacles. The mail kiosks and parking spaces are not permitted in the public ROW. The location of the mail kiosk should be shown on the plat. These centralized systems are not allowed within the ROW.

Hamilton County Engineering and Water Quality

This property is located within the Hamilton County Water Quality Program boundary; therefore, a Land Disturbing Permit from Hamilton County Water Quality Program may be required.

Hamilton County Development/Highway Department

See Hamilton County Highway Department Checklist

Hamilton County WWTa

Submit for review sewer plans to Hamilton County Groundwater Protection for review and approval of septic systems for this development.

Hamilton County Geospatial Technology

Contact Hamilton County Geospatial Technology for street addresses. Hamilton County Geospatial Technology will assign street addresses after the Final plat has been approved.

Other Utilities and Fire Department

See and adhere to the Hamilton County Fire Marshall Subdivision Checklist.

Contact utility for utility easement.

Please check with the appropriate utility provider and Fire Department for any additional comments, notes, or requirements.

OUTSTANDING COMMENTS

PLEASE NOTE: Before Final Plat can be signed, all comments must be addressed.

Who to Contact regarding questions on notes or outstanding comments:

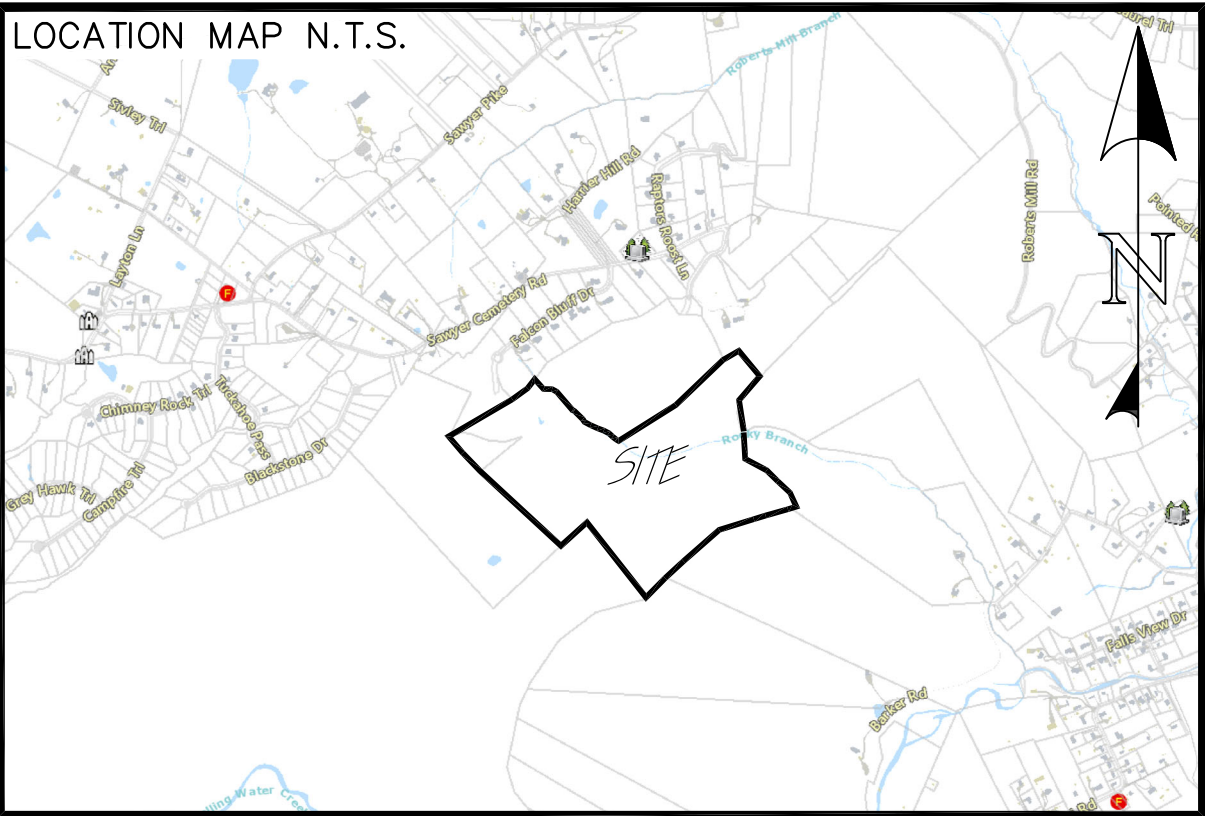
Department	Contact	Number
Hamilton County Engineering or Water Quality	Autumn Friday	(423) 209-7841

Hamilton County Development/ Highway	Tyler Mowry	(423) 209-1937
Hamilton County WWTa	Caleb Casey	(423) 209-7868
Hamilton County Geospatial Technology		423) 209-7760

Reminders

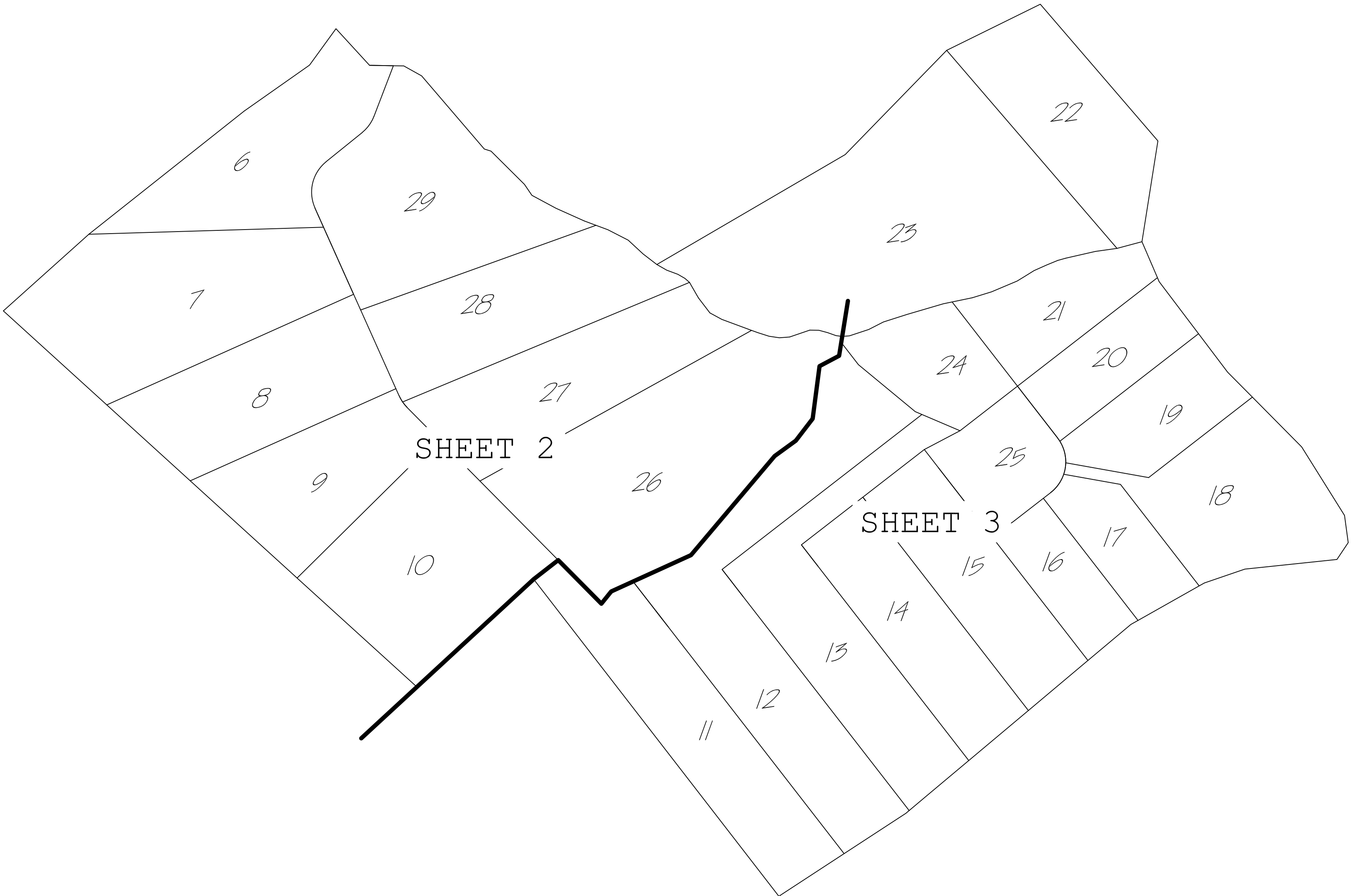
1. Please remember that these staff recommendations are tentative until officially approved by the Chattanooga-Hamilton County Regional Planning Commission.
2. Just as a reminder approval of the Final Plat does not constitute approval or acceptance by the public of any offer of dedication.
3. Review 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 GEOSPATIAL TECHNOLOGY signing the Final Plat please submit the Georeferenced CAD drawing used to create this subdivision plat. If GEOSPATIAL TECHNOLOGY doesn't receive a copy of the Geo-referenced CAD drawing file GEOSPATIAL TECHNOLOGY will not sign the Final Plat.
5. The Final Plat cannot be signed or recorded until all infrastructure improvements have been completed and all required "as-builts" have been submitted for review in compliance with all codes and regulations for acceptance as public facilities.

LOCATION MAP N.T.S.



APPROVED FOR RECORDING
HAMILTON COUNTY GEOSPATIAL
TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY GROUND
WATER PROTECTION
DATE _____
BY _____
HAMILTON COUNTY WATER
QUALITY PROGRAM
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTANOOGA/HAMILTON
COUNTY REGIONAL PLANNING
COMMISSION
DATE _____
BY _____

- NOTES:
1. PRESENT ZONING: R-1
 2. TAX ID: 072 071.00
 3. TOTAL ACREAGE: 89.6 ACRES
 4. THIS SUBDIVISION HAS BEEN DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAMILTON COUNTY, TENNESSEE.
 5. THIS PLAT SUBDIVIDES PROPERTY DESCRIBED BY DEED RECORDED IN DB. 11532 - PG. 566 AND DB. 12398 - PG. 447, ROHCT.
 6. 1 = LOT NUMBER
 7. THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL PUBLIC OR PRIVATE EASEMENTS, RESTRICTIONS OR ROW'S, EITHER WRITTEN OR IMPLIED, THAT MAY EXIST.
 8. LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
 9. WATER BY: SAVANNAH VALLEY UTILITY
 10. ELECTRIC BY: VOLUNTEER ENERGY COOPERATIVE
 11. PUBLIC SANITARY SEWERS BY HCWWTA
 12. AS PER FEMA FIRM PANEL NO. 47065C0264G (dated 02-03-2016), THIS TRACT DOES NOT LIE IN A FLOOD HAZARD AREA.
 13. BEARINGS FOR THIS SURVEY ARE BASED ON TN. STATE GRID AND WERE OBTAINED USING SATELLITE OBSERVATION.
 14. HATCHED AREA IS A SUBSURFACE SEWAGE DISPOSAL SYSTEM AND DUPLICATION AREA EASEMENT. ANY CUTTING, FILLING OR CONSTRUCTION WITHIN TEN (10) FEET OF THIS AREA, TWENTY-FIVE (25) FEET FOR A BASEMENT CUT, WITHOUT PRIOR WRITTEN APPROVAL FROM THE HEALTH DEPARTMENT AND RECORDING OF A CORRECTIVE PLAT MAY RENDER THIS LOT UNBUILDABLE.
 15. ALL LOTS APPROVED FOR A MAXIMUM NUMBER OF ____ BEDROOMS.
 16. NO POOLS WITHOUT WRITTEN APPROVAL FROM GROUND WATER PROTECTION
 17. A FIVE (5) FOOT DRAINAGE EASEMENT, UNLESS A WIDER OR NARROWER EASEMENT IS SPECIFICALLY REQUIRED, SHALL BE RESERVED ALONG THE INSIDE OF ALL SIDE AND REAR LOT LINES, EXCEPT THAT A TEN (10) FOOT DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE LOT LINES THAT ARE THE EXTERIOR BOUNDARIES OF THE SUBDIVISION PLAT.
 18. THE OWNER/DEVELOPER IS TO INSTALL ALL DRAINAGE STRUCTURES AND IMPROVED EASEMENTS AS SHOWN. THE MAINTENANCE OF THE DETENTION PONDS AND DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE LOCAL GOVERNMENT.
 19. PROPOSED DEVELOPMENT IS TO BE SINGLE-FAMILY DETACHED DWELLINGS.
 20. WATER QUALITY PROGRAM AREA STATEMENT: (SECT. 501.5)
 - A) Water Quality Easements and other drainage related facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.
 - B) The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program Rules and Regulations.
 - C) The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
 - D) The Hamilton County Water Quality Program reserves the right at any time to access Water Quality Easements to inspect areas and facilities.
 - E) The Hamilton County Water Quality Program Rules and Regulations Shall apply to any discharge of storm water from this subdivision.
 21. THE PRELIMINARY PLAT WAS APPROVED ON APRIL 8, 2024.
CASE NUMBER: SD2024-0027



OWNER'S CERTIFICATION
I HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION. I ALSO CERTIFY THAT THERE ARE NO ENCUMBRANCES ON THE PROPERTY TO BE DEDICATED AND THAT I AM OWNER OF THE PROPERTY SHOWN IN FEE SIMPLE.

EAGLE'S CREST LLC _____ DATE
PO BOX 4539
CHATTANOOGA, TN. 37405
PHONE: _____

ENGINEER'S STATEMENT OF DESIGN
I HEREBY CERTIFY THAT I HAVE REVIEWED ALL DRAINAGE STRUCTURES WITH STORMWATER FLOWS IN EXCESS OF THE CAPACITY OF A 42" DIAMETER CONCRETE PIPE OR EQUIVALENT AND ALL SANITARY SEWERS AS SHOWN ON THIS PLAT AND THAT THE DESIGN MEETS PROPER ENGINEERING CRITERIA.

PAPE-DAWSON _____ DATE
35 STATION STREET
CHATTANOOGA, TN 37408
PHONE: 423-496-9400



SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY BY ME OR UNDER MY SUPERVISION, AND THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY IS A CLASS B (SUBURBAN) LAND SURVEY WITH AN UNADJUSTED ERROR OF CLOSURE IS GREATER THAN 1/10,000, AS SHOWN HEREON.

RICHMOND SURVEYING CO. _____ DATE
363 1st STREET, SW
CLEVELAND, TN. 37311
PHONE: (423) 479-7749
EMAIL: richmondsurveying@hotmail.com



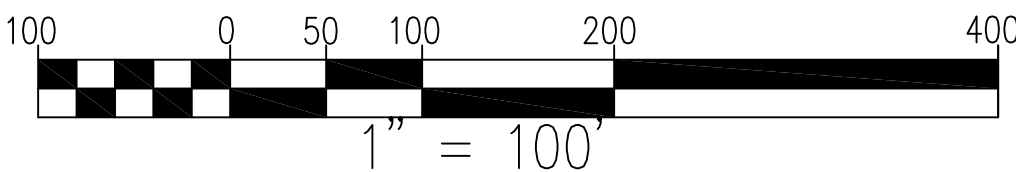
FINAL PLAT

EAGLE'S CREST SUBDIVISION LOTS 6-29

BEING PROPERTY LOCATED ON HARRIS HAVEN DRIVE OFF SAWYER CEMETARY ROAD,
LYING IN HAMILTON COUNTY, TENNESSEE.

DATE: 05-16-2026

SCALE: 1" = 100'



SHEET 1 OF 3

APPROVED FOR RECORDING
HAMILTON COUNTY GEOSPATIAL
TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY GROUND
WATER PROTECTION
DATE _____
BY _____
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QUALITY PROGRAM
DATE _____
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CHATTANOOGA/HAMILTON
COUNTY REGIONAL PLANNING
COMMISSION
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BY _____

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C11	090°00'00"	100.00	100.00	157.08	N07°12'12"E	141.42
C12	033°29'07"	30.08	100.00	58.44	N30°57'38"E	57.61
C13	017°15'14"	15.17	100.00	30.11	N10°05'27"E	30.00
C14	033°31'18"	30.12	100.00	58.51	N15°17'49"W	57.68
C15	005°44'21"	5.01	100.00	10.02	N34°55'38"W	10.01

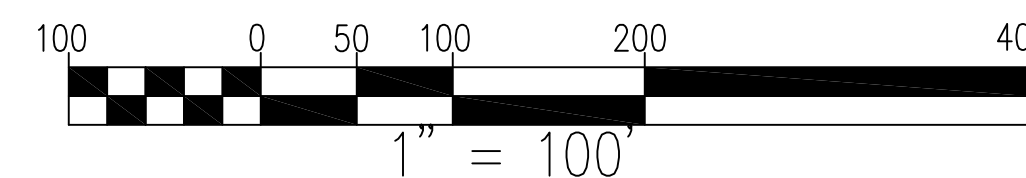
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L5	S47°12'10"E	52.19
L6	S52°18'13"E	44.55
L7	N60°13'51"W	29.20
L8	N69°35'59"W	30.61
L9	N60°04'47"W	21.09
L10	N49°10'05"W	15.61
L11	N29°52'52"W	39.43
L12	N29°52'52"W	7.18
L13	N37°26'07"W	48.02
L14	N61°19'47"W	34.93
L15	N69°46'46"W	17.26
L16	N72°16'24"W	29.95
L17	N81°28'47"W	27.00
L18	S85°38'00"W	26.40
L19	N89°10'12"W	23.32
L20	N74°45'07"W	23.12
L21	N70°31'23"W	23.30
L22	N82°43'43"W	16.01
L23	S85°30'01"W	18.66

Line Table		
Line #	Direction	Length
L24	S71°43'30"W	52.26
L25	S72°12'03"W	64.01
L26	S78°14'35"W	23.14
L28	S72°46'09"W	51.62
L29	S58°36'50"W	22.77
L30	S58°10'05"W	28.31
L31	S65°51'30"W	35.75
L32	S67°49'09"W	30.60
L33	S74°10'41"W	21.66
L34	S82°04'26"W	56.24
L35	S44°41'59"E	36.53
L36	N67°54'29"E	23.70
L37	N67°54'29"E	207.78
L38	N37°47'48"W	62.53
L39	S37°47'48"E	43.76
L40	N10°42'24"E	33.88
L41	N05°59'10"E	16.69
L42	N67°54'29"E	207.76
L43	N67°54'29"E	207.76
L44	N67°54'29"E	14.39
L45	S85°52'56"E	196.76
L46	N85°52'56"W	6.00
L47	N38°39'54"E	40.47

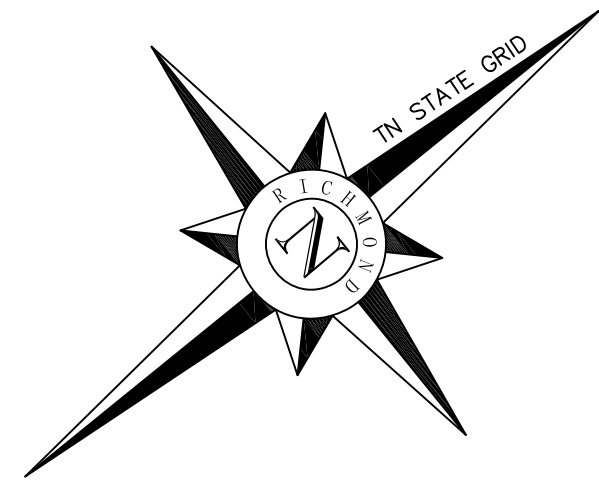
FINAL PLAT

EAGLE'S CREST SUBDIVISION LOTS 6-29

SCALE: 1" = 100'
SEE SHEET 1 FOR ALL NOTES AND MISC. INFORMATION



SHEET 2 OF 3



OWNER'S CERTIFICATION
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY
BY ME OR UNDER MY SUPERVISION, AND THAT THIS PLAT CONFORMS TO SAID SURVEY,
AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND
BELIEF, AND THAT THE SURVEY IS A CLASS B (SUBURBAN) LAND SURVEY WITH AN
UNADJUSTED ERROR OF CLOSURE IS GREATER THAN 1/10,000, AS SHOWN HEREON.

EAGLE'S CREST LLC
PO BOX 4539
CHATTANOOGA, TN. 37405
PHONE: _____
DATE _____

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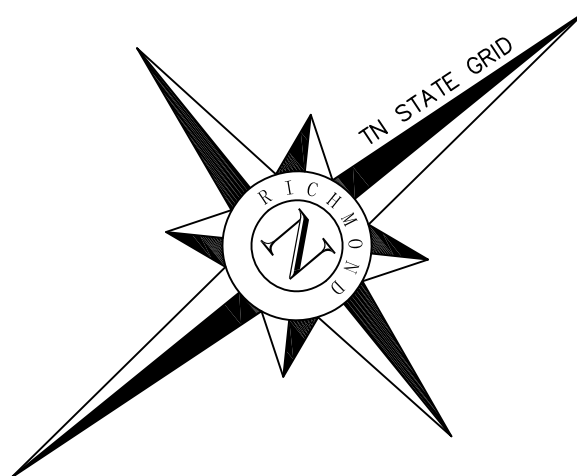
FAPE-DAWSON
35 STATION STREET
CHATTANOOGA, TN 37408
PHONE: 423-490-9400
DATE _____

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RICHMOND SURVEYING CO.
363 1st STREET, SW
CLEVELAND, TN. 37311
PHONE: (423) 479-7749
EMAIL: richmondsurveying@hotmail.com
DATE _____



APPROVED FOR RECORDING
HAMILTON COUNTY GEOSPATIAL
TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY GROUND
WATER PROTECTION
DATE _____
BY _____
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CHATTANOOGA/HAMILTON
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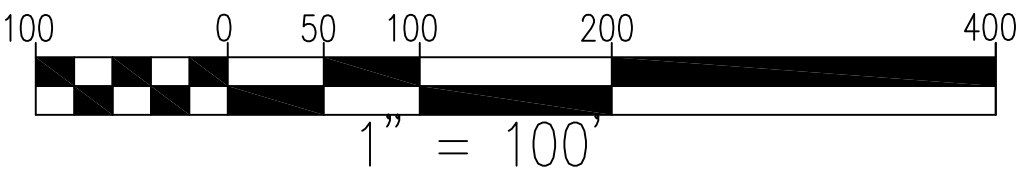


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L7	N60°13'51"W	29.20	L31	S65°51'30"W	35.75
L8	N69°35'59"W	30.61	L32	S67°49'09"W	30.60
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FINAL PLAT

EAGLE'S CREST SUBDIVISION LOTS 6-29

SCALE: 1" = 100'
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SHEET 3 OF 3

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C15	005°44'21"	5.01	100.00	10.02	N34°55'38"W	10.01

LEGEND:	
●	- CORNER FOUND (DESC. ON PLAT)
○	- CORNER SET (1/2" REBAR W/ CAP)
○	- BOUNDARY POINT NOT SET/FOUND
HYD	- FIRE HYDRANT
W	- WATER LINE
xx"Pr.D.E.	- PRIVATE DRAINAGE EASEMENT
ROADWAY	- ROADWAY
SSDS AREA	- SSDS AREA
DETENTION AREA EASEMENT	- DETENTION AREA EASEMENT

SURVEYORS CERTIFICATE
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RICHMOND SURVEYING CO.
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CLEVELAND, TN. 37311
PHONE: (423) 479-7749
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PAPE-DAWSON
35 STATION STREET
CHATTANOOGA, TN 37408
PHONE: 423-490-9400
DATE _____



RPA STAFF RECOMMENDATION

SUBDIVISION CASE NUMBER: HCSD-26-29		Planning Commission Date: July 13, 2026
SUBDIVISION NAME: Walnut Court Subdivision		
Applicant Request:	Final Plat	
Property Location:	8704 Walnut Road, Hixson, TN 37343	
Property Owner:	Daniel Smith	
Surveyor:	Travis Shields, The Land Consultants, LLC	
Engineer:	Derek Blackwood, MAP Engineers	
Accessibility:	Pellicle Circle (Proposed)	
Total Acreage:	13.75	
Proposed Density:	3.27	
Proposed Use:	Residential	
Tax Map Number:	074N A 001	
Zoning:	R-1 Single-Family Residential District	
Subdivision Variance(s) Required:	HCWWTA granted a variance request to allow a shared easement in the private alleyway.	
Staff Recommendation:	Approve with Conditions Final Plat	
Comment:	Approve with Conditions: Items are to be corrected on the Final Plat or supplied before the Recorded Plat can be signed; 1. Show all lot dimensions. 2. Remove note 20 stating this is a preliminary plat. 3. Need As-Builts prior to Recording 4. Need Recorded I&M prior to recording 5. Note 25 Change from City to HCWWTA	

STANDARD NOTES

All land development projects are reviewed by Hamilton County Engineering and Water Quality staff, Hamilton County Engineering staff, Hamilton County Groundwater Protection, or Hamilton County WWTA, and various other utilities and utility districts. In addition to the requirements of the Hamilton County Subdivision Regulations and Zoning Resolution, all land development is further required to comply with current development regulations, building and zoning codes, storm water/water quality regulations, and the landscape requirements.

STANDARD DEPARTMENT NOTESChattanooga-Hamilton County Regional Planning Agency

The applicant should be aware of a new USPS requirement that new subdivisions with 8 lots or more will be required to install a centralized mail delivery center in the development. This may require configuration of service area with accessible ADA parking. More details regarding this requirement can be found at <https://about.usps.com/what-we-are-doing/current-initiatives/delivery-growthmanagement/operations-developers-and-builders-guide.pdf>. The local postmaster is the final authority on the installation and design of these centralized mail receptacles. The mail kiosks and parking spaces are not permitted in the public ROW. The location of the mail kiosk should be shown on the plat. These centralized systems are not allowed within the ROW.

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This property is located within the Hamilton County Water Quality Program boundary; therefore, a Land Disturbing Permit from Hamilton County Water Quality Program may be required.

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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 GEOSPATIAL TECHNOLOGY signing the Final Plat please submit the Georeferenced CAD drawing used to create this subdivision plat. If GEOSPATIAL TECHNOLOGY doesn't receive a copy of the Geo-referenced CAD drawing file GEOSPATIAL TECHNOLOGY will not sign the Final Plat.
5. The Final Plat cannot be signed or recorded until all infrastructure improvements have been completed and all required "as-builts" have been submitted for review in compliance with all codes and regulations for acceptance as public facilities.

NOTES

1.

North Arrow Identification: Tennessee State Plane Coordinate System, determined by GPS Survey.
2.

Property does not lie within any Special Flood Hazard Areas according to current FEMA Firm Panel #4706SC0235G, dated 02-03-2016.
3.

Underground utilities shown according to markings found on site and/or available plans and plats. Additional underground utilities may exist. Construction personnel are advised to secure the services of Tennessee One Call for accurate marking of utilities prior to land disturbance activities.
4.

No title examination was available at the time of survey. Property may be subject to other matters not shown or noted in available record documents.
5.

Purpose of this Plat: To subdivide the property as shown hereon.
6.

Proposed Use: Single Family Dwellings.
7.

Area Subdivided : 13.75± Acres
8.

This plat resubdivides property recorded in Deed Book 13095, Page 930, and Deed Book 13152, Page 177, ROHC.
9.

Plat closure ratio: Exceeds 1:15,000 ±.
10.

Current Zoning: R-1 Single Family Residential District, with certain conditions, reference: Hamilton County Board of Commissioners Resolution No. 425-35B.
11.

This subdivision has been developed according to the Design Standards of the Subdivision Regulations of Hamilton County, Tennessee.
11.

The Government of Hamilton County is not responsible to construct or maintain drainage easements.
12.

Sewers are available by HCWWTA.
13.

The Government of Hamilton County is not responsible for the construction and maintenance of any private access easement or private roadway. These are to be privately maintained.
14.

The Government of Hamilton County is not responsible for providing any services beyond the limits of the Public Road or Right-of-Way.
15.

Local Government does not certify that utility connections are available.
16.

The owner/developer is to install all drainage structures and improved easements as shown. The maintenance of drainage easements is the responsibility of the property owner and not the local government.
17.

Source of Water Supply: Hixson Utility District
18.

No building permit is to be issued for a residential, commercial or industrial building on the Community Lots. Lots to be used for recreational purposes and drainage only. Maintenance to be assumed by the developer until lot is deeded to home owners in the subdivision, or to a homeowners association.
19.

Any Existing Residence, Sheds and Tiny Houses on property are to be removed.
20.

This Plat does not replace Civil Design Plans. This Plat represents key elements from supplied Civil Plans as required by County Planners. Surveyor extends no liability for the use of this survey plat for any purpose other than as a preliminary plat for use by County Planning officials.
21.

Hamilton County Water Quality Program:

A.

Water Quality Easements and other drainage related facilities installed by the developer cannot be filled, altered, or changed in any way without permission from the Hamilton County Water Quality Program.

B.

The owners of all lots are responsible to maintain Water Quality Easements to the standards of the Hamilton County Water Quality Program Rules and Regulations.

C.

The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.

D.

The Hamilton County Water Quality Program reserves the right at any time to access Water Quality Easements to inspect areas and facilities.

E.

Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.

F.

Land disturbance is prohibited in Stream/Riparian Buffer. No clearing, grading, grubbing or tree removal allowed without approval from the Hamilton County Water Quality Program.
22.

No individual driveway curb cuts on Walnut Road.
23.

Street lighting to be directed down and away from adjoining properties.
24.

A five (5) foot high vinyl coated chain link fence will be installed along the common property ling of 8636 Walnut Road from Walnut Road.
25.

Per City Wastewater Review: Variance request was granted to allow a shared easement in the private alley.
26.

Preliminary Plat was approved on 09/08/2025. See Resolution HCSD-25-41 for approval of Preliminary Plat.
27.

Tax Map & Parcel: 074N A 001 and 074N A 001.02

LOT AREA TABLE

LOT #	ACRES (±)	SQ FT
-1-	0.24	10,506
-2-	0.17	7,250
-3-	0.17	7,250
-4-	0.17	7,250
-5-	0.24	10,236
-6-	0.33	14,316
-7-	0.33	14,312
-8-	0.28	12,197
-9-	0.20	8,494
-10-	0.21	9,106
-11-	0.21	9,180
-12-	0.29	12,697
-13-	0.42	18,471
-14-	0.71	30,808
-15-	0.43	18,896
-16-	0.27	11,747
-17-	0.26	11,114
-18-	0.24	10,482
-19-	0.23	9,850
-20-	0.24	10,543
-21-	0.32	13,740
-22-	0.37	16,008
-23-	0.38	16,682
-24-	0.15	6,440
-25-	0.17	7,280
-26-	0.24	10,484
-27-	0.21	9,154
-28-	0.17	7,280
-29-	0.17	7,560
-30-	0.15	6,720
-31-	0.17	7,280
-32-	0.15	6,370
-33-	0.25	10,931
-34-	0.43	18,775
-35-	0.24	10,555
-36-	0.23	10,213
-37-	0.20	8,735
-38-	0.14	6,250
-39-	0.14	6,250
-40-	0.14	6,250
-41-	0.14	6,250
-42-	0.22	9,689
-43-	1.48	64,585
-44-	0.24	10,458
-45-	0.12	5,419
Dedication of Right-of-Way		
Walnut Road	0.13	5,685
Pellicle Circle	1.36	59,199

LEGEND

- CAPPED IRON ROD SET
- IRON ROD FOUND (AS NOTED)
- △

NAIL SET
- ⊙

OPEN TOP PIPE FOUND
- ⊖

PROPOSED STORM INLET
- PROPOSED YARD INLET
- ⌋

PROPOSED HEADWALL
- Ⓢ

PROPOSED SEWER MANHOLE
- ⚡

PROPOSED FIRE HYDRANT
- ✂

PROPOSED WATER VALVE
- Ⓜ

PROPOSED WATER METER

- R/W

RIGHT-OF-WAY
- CR(S)

CAPPED IRON ROD SET
- OTP

OPEN TOP PIPE
- IRF

IRON ROD FOUND

10' PCE 10' POWER & COMMUNICATION EASEMENT BY THIS PLAT

- SURVEYED LINE
- ● ——— ● ———

BOUNDARY WITH CREEK
- ——— ———

BOUNDARY CHORD TIE
- ——— ———

ADJOINERS' BOUNDARY
- ——— ———

EASEMENT
- ——— ———

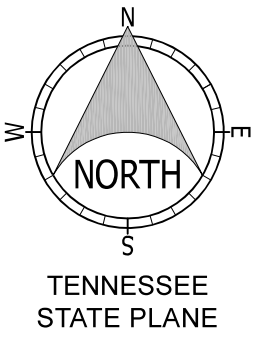
LOT LINES
- RW —————

PUBLIC RIGHT OF WAY

CURVE DATA TABLE						
CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	75.00'	16.94'	8.51'	12°56'22"	N 38°03'48" W	16.90'
C2	20.00'	32.59'	21.20'	93°20'59"	N 15°04'53" E	29.10'
C3	125.00'	35.28'	17.76'	16°10'15"	N 36°26'51" W	35.16'
C4	125.00'	46.09'	23.31'	21°07'41"	N 17°47'53" W	45.83'
C5	125.00'	37.69'	18.99'	17°16'36"	N 01°24'15" E	37.55'
C6	125.00'	41.86'	21.13'	19°11'17"	N 19°38'11" E	41.67'
C7	125.00'	2.81'	1.40'	1°17'15"	N 29°52'28" E	2.81'
C8	125.00'	11.60'	5.80'	5°19'04"	N 33°10'37" E	11.60'
C9	125.00'	41.86'	21.13'	19°11'17"	N 45°25'48" E	41.67'
C10	125.00'	41.86'	21.13'	19°11'17"	N 64°37'05" E	41.67'
C11	125.00'	46.09'	23.31'	21°07'41"	N 84°46'34" E	45.83'
C12	125.00'	23.01'	11.54'	10°32'52"	S 79°23'10" E	22.98'
C13	125.00'	14.65'	7.33'	6°42'47"	S 70°45'21" E	14.64'
C14	125.00'	46.09'	23.31'	21°07'41"	S 56°50'07" E	45.83'
C15	125.00'	39.33'	19.83'	18°01'39"	S 37°15'27" E	39.17'
C17	20.00'	31.42'	20.00'	90°00'00"	S 73°14'37" E	28.28'
C18	20.00'	31.42'	20.00'	90°00'00"	N 16°45'23" E	28.28'
C19	20.00'	30.97'	19.56'	88°43'48"	S 73°52'43" E	27.97'
C20	125.00'	32.77'	16.48'	15°01'10"	S 37°01'24" E	32.67'
C21	87.50'	24.88'	12.52'	16°17'22"	N 53°36'42" E	24.79'
C22	112.50'	31.98'	16.10'	16°17'22"	N 53°36'42" E	31.88'
C23	75.00'	96.75'	56.43'	73°54'46"	S 06°26'18" E	90.18'
C24	75.00'	98.66'	57.93'	75°22'11"	S 68°12'11" W	91.70'
C25	75.00'	60.04'	31.73'	45°52'07"	N 51°10'41" W	58.45'
C26	75.00'	1.49'	0.74'	1°08'18"	S 43°57'50" E	1.49'
C27	100.00'	28.78'	14.49'	16°29'25"	S 36°17'16" E	28.68'
C28	100.00'	130.99'	76.80'	75°03'04"	S 07°00'27" E	121.82'
C29	100.00'	131.54'	77.25'	75°22'11"	S 68°12'11" W	122.26'
C30	100.00'	80.06'	42.31'	45°52'07"	N 51°10'41" W	77.93'

NOTE: LABEL "C16" IS NO LONGER IN USE ON THIS SURVEY

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S 44°31'59" E	12.90'
L2	N 60°53'06" W	2.05'
L3	N 59°55'12" W	10.58'
L4	N 61°45'23" E	13.48'
L5	N 28°14'37" W	25.00'
L6	S 28°14'37" E	8.08'
L7	N 45°28'01" E	8.09'
L8	S 45°28'01" W	8.09'
L9	N 28°14'37" W	8.08'
L10	S 28°14'37" E	41.79'
L11	N 55°25'30" E	25.12'
L12	S 57°17'54" E	51.48'
L13	N 74°06'44" W	0.79'



INDEX TO SHEETS

1.
- COVER SHEET
2.
- BOUNDARY SHEET
3.
- UTILITIES & FEATURES

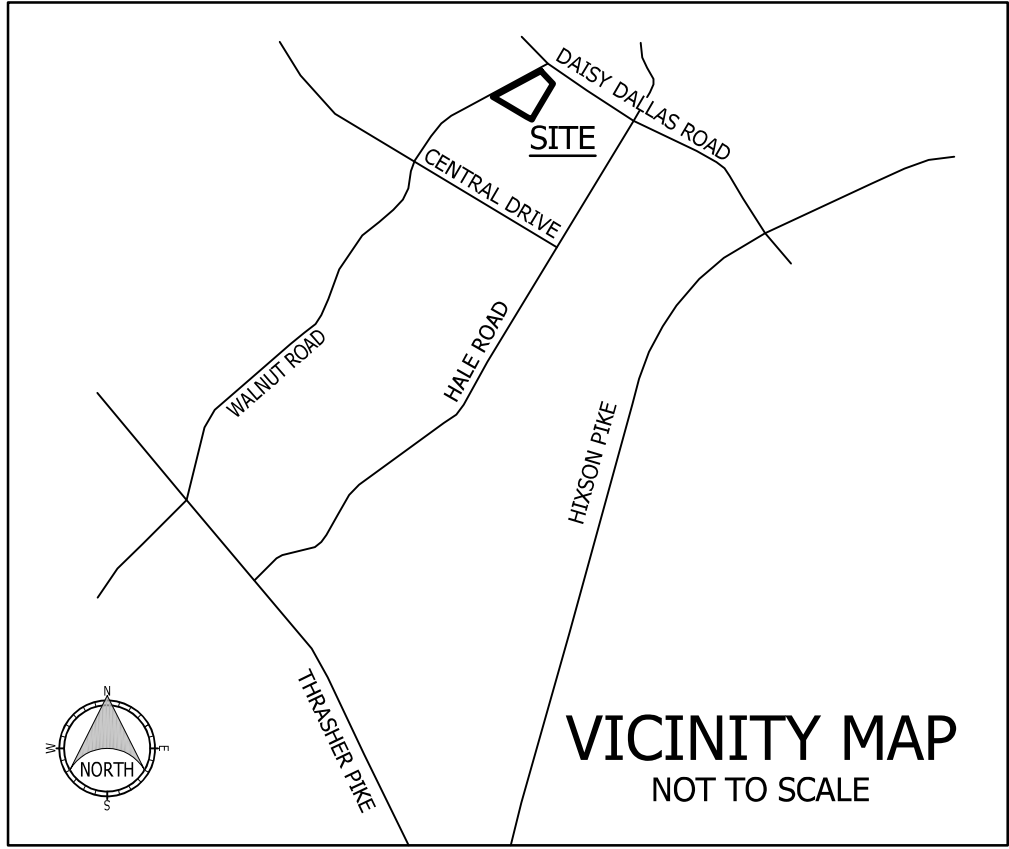
APPROVED FOR RECORDING
HAMILTON COUNTY
GEOSPATIAL TECHNOLOGY
DATE _____
BY _____

HAMILTON COUNTY
WATER QUALITY PROGRAM
DATE _____
BY _____

HAMILTON COUNTY WWTA
DATE _____
BY _____

JURISDICTIONAL AUTHORITY
DATE _____
BY _____

CHATTANOOGA/HAMILTON COUNTY
REGIONAL PLANNING AGENCY
DATE _____
BY _____



Owner's Certification

We hereby adopt this as our plan of subdivision and certify that the Rights-of-Way are dedicated to the public use forever. We also certify that there are no encumbrances on the property to be dedicated and that we are owners of the property shown in fee simple.

VESTING LANDS & OWNERS:

TAX PARCEL 074N A 001
DANIEL SMITH
RIVER CRANE & ABIGAIL CRANE
DEED BOOK 14098, PAGE 60, ROHC, TRACT 1

TAX PARCEL 074N A 001.02
DANIEL SMITH
RIVER CRANE & ABIGAIL CRANE
DEED BOOK 13152, PAGE 177, ROHC, TRACT 2

SURVEYOR:

THE LAND CONSULTANTS, LLC.
2820 15th Ave SW
HUNTSVILLE, AL 35805
(423) 304-6722SULTANTS, LLC.

ENGINEER / DEVELOPER:

MAP ENGINEERS
7380 APPLEGATE LANE
CHATTANOOGA, TN 37421
(423) 855-5554

SURVEYOR'S CERTIFICATION

I hereby certify (or state) that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Tennessee to the best of my knowledge, information, and belief. This is a Category I Survey. Closure Error ratio of unadjusted field traverse exceeds 1:15,000

ENGINEER'S STATEMENT OF DESIGN

I hereby certify that I have reviewed or designed all drainage structures with stormwater flows in excess of the capacity of a 42" diameter concrete pipe or equivalent and all sanitary sewers as shown on this plat and that the design meets proper engineering criteria

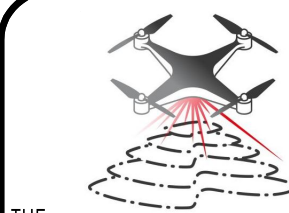
MAP ENGINEERS
7380 APPLEGATE LANE
CHATTANOOGA, TN 37421
(423) 855-5554

Travis L. Shields
Tennessee RLS
License No. 2921

FINAL PLAT
WALNUT GROVE
SUBDIVISION
LOTS 1 - 45

TAX PARCELS: 074N A 001; 074N A 001.02
8704 WALNUT ROAD, HIXSON, TN 37343

THIRD CIVIL DISTRICT
HAMILTON COUNTY, TENNESSEE



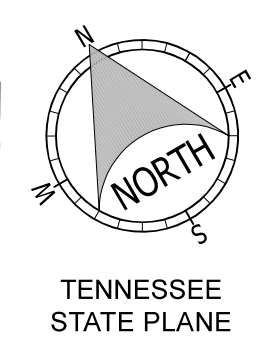
THE LAND CONSULTANTS
LLC
2820 15TH AVE SW
HUNTSVILLE, AL 35805
423-304-6722

COVER SHEET

DWG#: 26149
ISSUE #: 0
ISSUE DATE: PRELIM
SEE SHEET #1

SHEET
1
OF
3

- LEGEND**
- CAPPED IRON ROD SET
 - IRON ROD FOUND (AS NOTED)
 - △ NAIL SET
 - ◎ OPEN TOP PIPE FOUND
 - R/W RIGHT-OF-WAY
 - CR(S) CAPPED IRON ROD SET
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 - BOUNDARY CHORD TIE
 - ADJOINERS' BOUNDARY
 - EASEMENT
 - LOT LINES
 - RW PUBLIC RIGHT OF WAY



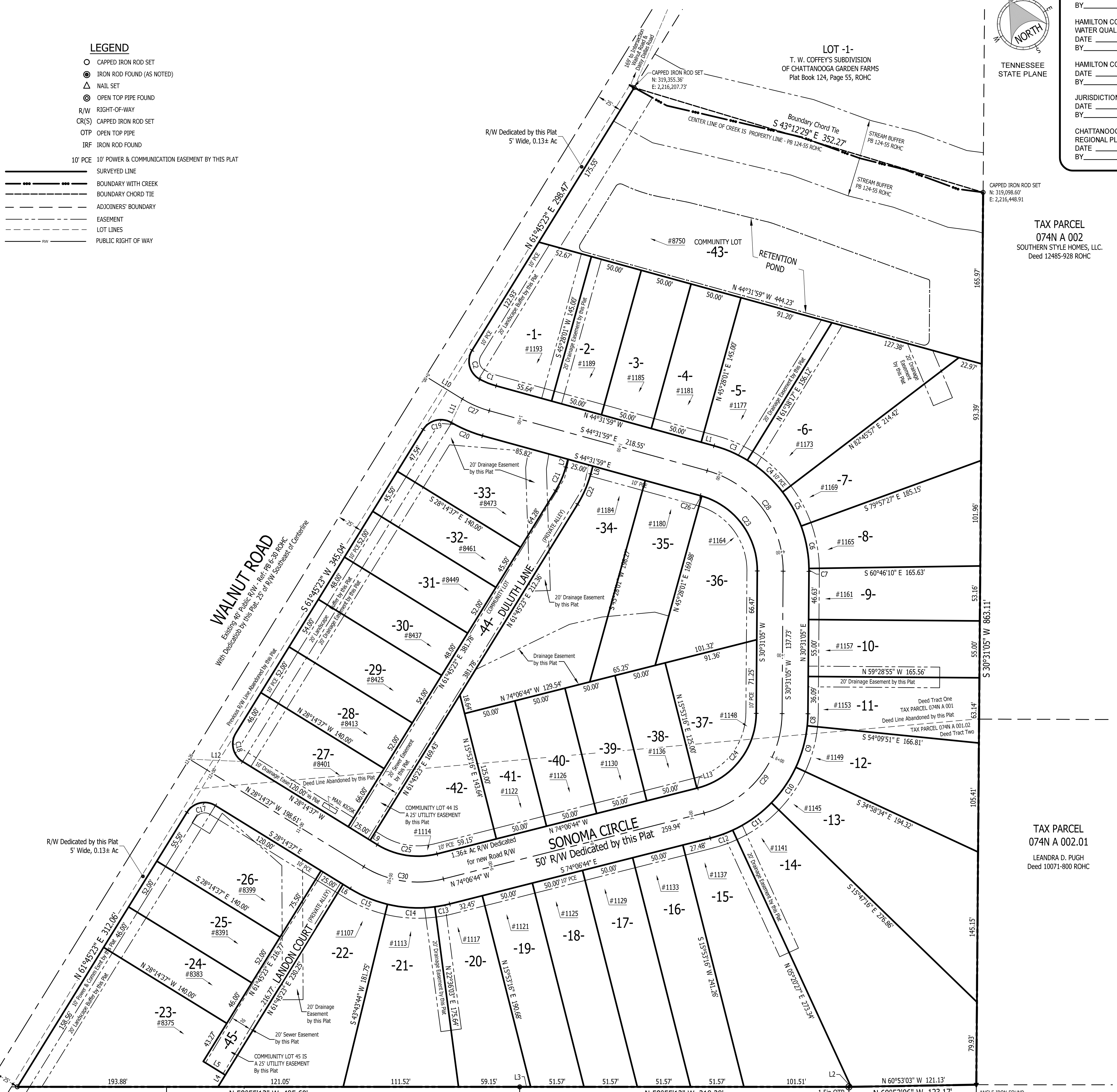
APPROVED FOR RECORDING
HAMILTON COUNTY
GEOSPATIAL TECHNOLOGY
DATE _____
BY _____

HAMILTON COUNTY
WATER QUALITY PROGRAM
DATE _____
BY _____

HAMILTON COUNTY WMTA
DATE _____
BY _____

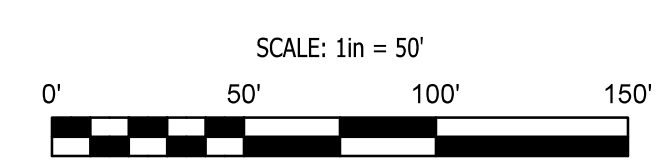
JURISDICTIONAL AUTHORITY
DATE _____
BY _____

CHATTANOOGA/HAMILTON COUNTY
REGIONAL PLANNING AGENCY
DATE _____
BY _____



TAX PARCEL
074N A 002
SOUTHERN STYLE HOMES, LLC.
Deed 12485-928 ROHC

TAX PARCEL
074N A 002.01
LEANDRA D. PUGH
Deed 10071-800 ROHC



FINAL PLAT
WALNUT GROVE
SUBDIVISION
LOTS 1 - 45
TAX PARCELS: 074N A 001; 074N A 001.02
8704 WALNUT ROAD, HIXSON, TN 37343
THIRD CIVIL DISTRICT
HAMILTON COUNTY, TENNESSEE

THE LAND CONSULTANTS
LLC
2820 15TH AVE SW
HUNTSVILLE, AL 35895
423-304-6722

DWG#: 26149
ISSUE #: 0
ISSUE DATE: PRELIM
SEE SHEET #1

BOUNDARY
SHEET
2
OF
3

TAX PARCEL
074N A 032
J. D. ANGLAND
Deed 2141-781 ROHC

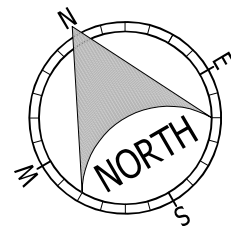
TAX PARCEL
074N A 032.01
DONALD E. ANGLAND
Deed 9187-466 ROHC

TAX PARCEL
074N A 021
JEFFRET STIRMAN
Deed 13232-496 ROHC

TAX PARCEL
074N A 021
PAUL W. DUNCAN
Deed 9105-363 ROHC

TAX PARCEL
074N A 020
GARRY Q. HIGDON
Deed 1716-389 ROHC

TAX PARCEL
074N A 017
HERBERT LEE MAYFIELD
Deed 1874-1 ROHC



TENNESSEE
STATE PLANE

APPROVED FOR RECORDING
HAMILTON COUNTY
GEOSPATIAL TECHNOLOGY
DATE _____
BY _____

HAMILTON COUNTY
WATER QUALITY PROGRAM
DATE _____
BY _____

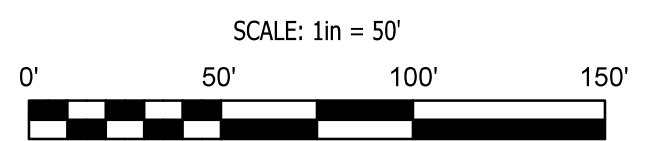
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THIRD CIVIL DISTRICT
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& FEATURES

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074N A 017
HERBERT LEE MAYFIELD
Deed 1874-1 ROHC

JULY 2026
OLD BUSINESS

**Chattanooga-Hamilton County Regional Planning Agency
PLANNING COMMISSION STAFF REPORT**

CASE NUMBER: 2026-0078	PC MEETING DATE: July 13, 2026	APPLICANT: Benjamin A. Kyle with Apison Auto
PROPERTY OWNER(S): Alicia Wilson	PROPERTY ADDRESS: 4390 University Dr. (part)	TAX MAP PARCEL ID: 151-012 (part)
SIZE OF REQUEST AREA: 0.70 Acres	JURISDICTION: Hamilton County	REQUEST: Rezone property from A-1 Agriculture District to C-2 Local Business Commercial District with conditions

REASON FOR REQUEST/PROJECT DESCRIPTION: Rezone to bring an existing auto repair, storage, and sale shop into zoning compliance.

LAND USE, DENSITY & PLAN RECOMMENDATION

EXISTING LAND USE Auto repair shop.	ADJACENT LAND USES <u>North:</u> Single-Unit Detached Residential <u>East:</u> Single-Unit Detached Residential <u>South:</u> Single-Unit Detached Residential <u>West:</u> Single-Unit Detached Residential	NEIGHBORHOOD CONTEXT Suburban Residential
TRANSPORTATION/ACCESSIBILITY Prospect Church Rd.	PROPOSED RESIDENTIAL DENSITY N/A	ADJACENT RESIDENTIAL DENSITY N/A
NATURAL RESOURCES	LAND USE PLAN RECOMMENDATION Plan Hamilton: White Oak Mountain Area 12 Plan – Suburban Residential	

ZONING

PRESENT ZONING A-1 Agriculture District	ADJACENT ZONING <u>North:</u> Collegedale R-2 Low Density Single and Two-Family Residential District <u>East:</u> A-1 Agriculture District <u>South:</u> A-1 Agriculture District <u>West:</u> A-1 Agriculture District	EXTENSION OF ZONE NO
ZONING HISTORY	There is no recent zoning history for the site or the surrounding properties.	

OTHER DEPARTMENT COMMENTS

Eastside Utility	Property has access to water.
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STAFF REVIEW

COMPATIBILITY OF THE PROPOSED MAP AMENDMENT WITH EXISTING AND ADJACENT LAND USES	The site is surrounded by residential land uses. There are no commercial land uses surrounding the site. The proposed use of an auto repair shop is an existing non-conforming use at this site.
COMPATIBILITY OF THE PROPOSED MAP AMENDMENT WITH EXISTING AND ADJACENT ZONING	The site is surrounded by A-1 Agriculture District and adjacent municipality Collegedale's R-2 Low Density Single and Two-Family Residential Zoning District. Hamilton County, TN's A-1 Agricultural District is designed to protect rural land, promote agricultural operations, and provide for low-density residential development. It supports farming, single-family homes, and manufactured homes, typically allowing a maximum density of 2 dwelling units per acre to prevent premature urban sprawl. The municipality Collegedale's R-2 Low Density Single and Two-Family

	Residential Zoning District is intended to promote and encourage the establishment and maintenance of a suitable environment for urban residence in areas which by location and character are appropriate for occupancy at relatively low population densities, single-family and two-family/duplex dwellings with a maximum density at 6.0 dwelling units per acre. The intensity of land use should not be so great as to cause congestion of buildings or traffic or overload existing sanitary facilities.
THE TREND OF DEVELOPMENT, IF ANY, IN THE GENERAL AREA OF THE PROPERTY	A plan amendment is being proposed to this area that would accommodate the proposed use.
THE CONSISTENCY OF THE PROPOSED AMENDMENT WITH ADOPTED LAND USE/AREA PLAN POLICIES	Plan Hamilton: Area 12 White Oak Mountain Area Plan currently recommends Suburban Residential Place Type for the site. The White Oak Mountain area is characterized by its rural and natural qualities. The mountain's steep slopes and limited points of access pose challenges for development, but they also help to protect the area's scenic beauty and rural character. The emphasis in this region is on maintaining low-density residential patterns, with large-lot single-family homes with generous setbacks. The area's green spaces, parks, and trails are treasured by residents and play a crucial role in the community's identity The Suburban Residential Place Type has a predominantly low intensity, single-family detached, residential development pattern, especially within the same block. Some moderate density residential development, such as small lot houses or attached townhomes, may exist, but are located on a major street or near a transit route or school. When next to lower density residential development, this moderate intensity infill development maintains the existing rhythm and feel of the street. Factors that play into this rhythm and feel include lot width, setbacks, building massing, and height. Open spaces are typically private (back yards), but greenways may provide connectivity. Residences in this Place Type are generally further from key destinations than those in other Place Types therefore, a personal vehicle is needed to reach daily needs.
STAFF RECOMMENDATION	
Staff recommend deferral; of the rezoning request until after the plan ammendmendt is heard and decided upon.	
Defer 30 days.	

Reason for Zoning Change/Proposed Conditions

This repair shop was built in the mid 1950's & has always serviced Hamilton County school buses as well as auto repair for the surrounding community. It has also served as a vehicle restoration shop & a used car sales lot. The zoning has been A1 most, if not all, of this shop's existence without issues, but it has recently come to my attention as a Lessee/Business owner (& the landowner's attention) that the zoning does not allow for vehicle repair or sales. The landowner has been gracious enough to allow me, the applicant, to apply for correct zoning to stay within the Hamilton County zoning guidelines. We have installed a complete wooden privacy fence surrounding the shop & storage building 6' high, which also greatly improves the appearance of this property & shields any view of vehicles or repair work performed in this facility. (see attached photos) We are simply trying to carry on the legacy of this historic building/location for community passenger car/truck repair & sales only. The zoning change application is for the land directly around the shop, & storage building, & will not exceed the two buildings within the small portion of land around them. The goal is to continue to be able to work out of this facility that was built for, & used for, auto repairs in the last 70+ years. We want to be able to still serve this small growing community with honest, quality auto repair & sales. Thank you for your consideration,

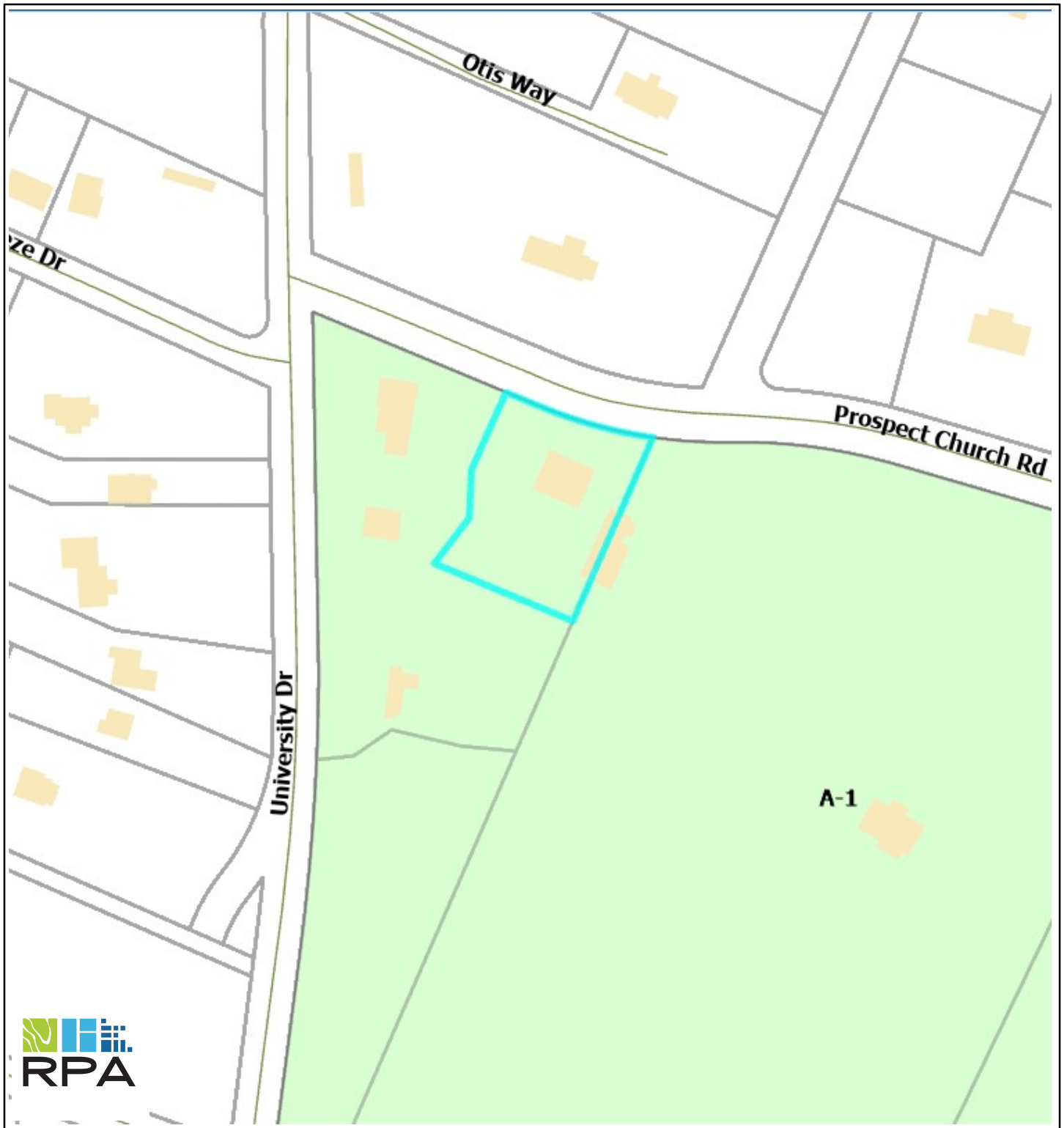
Ben Kyle

Owner/Operator

Apison Auto

423-933-8296

2026-0078 Rezoning from A-1 to C-2



2026-0078 Rezoning from A-1 to C-2



JULY 2026
NEW BUSINESS

HAMILTON COUNTY PLANNING DEPARTMENT

1250 Market Street, Suite 3046
Chattanooga, TN 37402
423-209-7970

**STAFF RECOMMENDATION REPORT****ZONING CASE NUMBER: HCZA-2****Date Submitted: April 27, 2026****PLANNING COMMISSION DATE: July 13, 2026****Applicant Request :Special Permit**

Rezone From:

Rezone To:

Total Acres in Request:

Applicant Proposing Conditions:

Applicant Requested Conditions:

Property Information

Address:

12632 JONES GAP RD, SODDY DAISY, TN, 37379

Property Tax Number: 025 021.16

Applicant Information

Name: CMH Homes Inc Stuart Sams

Address: 620 Boy Scout RD

City: Hixson

State: TN

Proposed Development

Reason for the request: A-1 zoning prohibits singlewide homes

Current Use: Residential

Adjacent Uses:

North: A-1 Single-Unit Detached and Agriculture & C-2 Nursery

East: A-1 Single-Unit Detached Residential

South:A-1 Vacant and Single-Unit Detached

West: A-1 Single-Unit Detached

Staff Recommendation

Staff Recommendation: Approve

Notes:

Staff Notes on Report

The applicant requests a Special Permit to place a single-wide manufactured home at 12632 Jones Gap Road on a 2.17-acre A-1 zoned property. The site currently contains an existing manufactured home and is surrounded by single-unit detached and manufactured residential uses. Access is directly from Jones Gap Road, and no departmental comments were submitted.

The request aligns with the *Plan Hamilton 2025* Countryside Residential Place Type, which supports low-intensity rural residential development, large-lot homes, and agricultural uses. The proposed use is consistent with surrounding land use patterns and the rural development form of the area.

Staff finds the request compatible with adopted plans, adjacent land uses, and development form, and recommends **approval**. Approval of the Special Permit applies only to the use and does not constitute approval of building, fire, or other applicable codes.

ZONING HISTORY

- There is no Zoning History for this site.
- 12800 Jones Gap Rd (about .35 miles northwest) 2018, was rezoned from A-1 Agricultural District to C-2 Local Business Commercial District subject to the following uses being permitted: Restaurants, cafes, lunchrooms, retail sales, on-premise signs, commercial and non-commercial

nurseries, and greenhouses only.

- 1776 Ledford Rd. (about .4 miles away) 2013 a special permit to temporarily live in trailer until home is built was denied.
- 1784 Ledford Rd. (About .4 miles away) 2001 a special permit for a cellular tower was approved.

Applicant Signature: Jonathan Machovina

12632 Jones Gap Rd.
Special Permit Narrative

Single wide in A-1 zoning.

GISMO 5

HCZA-2 Special Permit for a Single Wide Manufactured Home



Legend

- Address Labels
- Parcels
- McDonald_Farm
- RPA Zoning
 - <all other values>
 - <Null>
 - A-1
 - B-CX-12
 - B-CX-20
 - B-PK
 - C-1
 - C-2
 - C-3
 - C-4
 - C-5
 - C-6
 - C-C
 - C-CIV
 - C-CX-12
 - C-CX-9
 - C-MU1
 - C-MU2
 - C-N
 - C-NT
 - C-PK
 - C-R
 - C-TMU
 - Collegedale
 - D-CIV-4
 - D-CX-12
 - D-CX-20
 - D-CX-6
 - D-CX-8
 - D-PK
 - D-RA-4
 - D-RM-4
 - D-SH-6
 - D-SH-8
 - E-CX-3
 - E-CX-4
 - E-IN-3
 - E-IX-3
 - E-IX-4
 - E-RA-2
 - E-RA-3
 - E-RD-2
 - E-RD-3

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GISMO 5

HCZA-2 Special Permit for a Single Wide Manufactured Home



Legend

- Address Labels
- Parcels

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HAMILTON COUNTY PLANNING DEPARTMENT

1250 Market Street, Suite 3046
Chattanooga, TN 37402
423-209-7970



STAFF RECOMMENDATION REPORT

ZONING CASE NUMBER: HCZA-3

Date Submitted: May 7, 2026

PLANNING COMMISSION DATE: July 13, 2026

Applicant Request :Special Permit

Rezone From:

Rezone To:

Total Acres in Request:

Applicant Proposing Conditions:

Applicant Requested Conditions:

Property Information

Address:

6118 GAMBLE RD, HARRISON, TN, 37341

Property Tax Number: 051 022.08

Applicant Information

Name: William Zoefel

Address: 1903 Ogle Dr SE

City: Cleveland

State: TN

Proposed Development

Reason for the request: replacing old trailer with newer trailer

Current Use: vacant

Adjacent Uses:

North: Single-Wide Manufactured Homes and a Chicken Operation

East: Manufactured Home District

South: Single-Unit Detached Residential

West: Single-Unit Detached Residential and Chicken Operations

Staff Recommendation

Staff Recommendation: Approve

Notes:

The applicant requests a Special Permit to place a single-wide manufactured home at 6118 Gamble Road on a 1.39-acre A-1 Agricultural District zoned property. The site currently contains the new manufactured home and is surrounded by single-unit detached and manufactured residential uses. Access is directly from Gamble Road, and no departmental comments were submitted.

The request aligns with the *Plan Hamilton 2025* Countryside Residential Place Type, which supports low-intensity rural residential development, large-lot homes, and agricultural uses. The proposed use is consistent with surrounding land use patterns and the rural development form of the area.

Staff finds the request compatible with adopted plans, adjacent land uses, and development form, and recommends **approval**. Approval of the Special Permit applies only to the use and does not constitute approval of building, fire, or other applicable codes.

ZONING HISTORY

- There is no zoning history for this site.
- 11833 Birchwood Pike (About .15 miles away) 1990, was rezoned from A-1 Agricultural District to R-5 Single-Wide Manufactured Home District.
- 6113 Gamble Rd (adjacent property) 1990, was rezoned from A-1 Agricultural District to R-5 Single-Wide Manufactured Home District.
- 11836 Birchwood Pike (About .12 miles away) 1990, was rezoned from A-1 Agricultural District to R-5 Single-Wide Manufactured Home District.

- 6113 Gamble Rd (adjacent property) 1990, was rezoned from A-1 Agricultural District to R-5 Single-Wide Manufactured Home District.
- 6114 Gamble Rd (abutting property) 2007, A special permit for a Single-Wide Manufactured Home was approved.
- 6260 Gamble Rd (about 2.8 miles away) 2018, A special permit for a Single-Wide Manufactured Home was approved.

Applicant Signature: William Zoeffel

Applicants Narrative:

old single wide trailer removed, want to replace it

GISMO 5



Legend

- Address Labels
- Parcels
- McDonald_Farm
- RPA Zoning
 - <all other values>
 - <Null>
 - A-1
 - B-CX-12
 - B-CX-20
 - B-PK
 - C-1
 - C-2
 - C-3
 - C-4
 - C-5
 - C-6
 - C-C
 - C-CIV
 - C-CX-12
 - C-CX-9
 - C-MU1
 - C-MU2
 - C-N
 - C-NT
 - C-PK
 - C-R
 - C-TMU
 - Collegedale
 - D-CIV-4
 - D-CX-12
 - D-CX-20
 - D-CX-6
 - D-CX-8
 - D-PK
 - D-RA-4
 - D-RM-4
 - D-SH-6
 - D-SH-8
 - E-CX-3
 - E-CX-4
 - E-IN-3
 - E-IX-3
 - E-IX-4
 - E-RA-2
 - E-RA-3
 - E-RD-2
 - E-RD-3

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GISMO 5



Legend

- Address Labels
- Parcels
- McDonald_Farm

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PLANNING NOTICE

HCZA-3 *replaces William Zoellner*

Before the Challenge-Harrison County Regional Planning Commission

FOR: Special Permit

Date of Hearing: Monday 7/11/26 at 1:00pm

County Commission Room-Hamilton County Courthouse, 4th Floor

423-209-7950

HAMILTON COUNTY PLANNING DEPARTMENT

1250 Market Street, Suite 3046
Chattanooga, TN 37402
423-209-7970



STAFF RECOMMENDATION REPORT

ZONING CASE NUMBER: HCZA-5

Date Submitted: May 14, 2026

PLANNING COMMISSION DATE: July 13, 2026

Applicant Request :Special Permit

Rezone From:

Rezone To:

Total Acres in Request:

Applicant Proposing Conditions:

Applicant Requested Conditions:

Property Information

Address:

6314 RODNEY LN, HARRISON, TN, 37341

Property Tax Number: 085 007.47

Applicant Information

Name: Nathan Hagood

Address: 2350 S. Lee Hwy

City: Cleveland

State: TN

Proposed Development

Reason for the request: zoned A-1 currently

Current Use: undeveloped land

Adjacent Uses:

North: R-1 Single-Unit Detached Residential

East: R-1 Single-Unit Detached Residential

South:A-1 Single-Unit Detached and manufactured homes

West: A-1 Single-Unit Detached and manufactured homes

Staff Recommendation

Staff Recommendation: Approve

Notes:

The applicant requests a Special Permit to place a single-wide manufactured home at 6314 Rodney Ln on a 3.07-acre A-1 zoned property. The site currently vacant and is surrounded by single-unit detached and manufactured residential uses. Access is directly from Rodney Ln, and no departmental comments were submitted.

The request aligns with the *Plan Hamilton 2025* Countryside Residential Place Type, which supports low-intensity rural residential development, large-lot homes, and agricultural uses. The proposed use is consistent with surrounding land use patterns and the rural development form of the area.

Staff finds the request compatible with adopted plans, adjacent land uses, and development form, and recommends **approval**. Approval of the Special Permit applies only to the use and does not constitute approval of building, fire, or other applicable codes.

ZONING HISTORY

- There is no Zoning History for this site.
- 9009 Bramlett Rd (Savannah Estates Subdivision about .17 miles away) 1986, was rezoned from A-1 Agricultural District to R-1 Single-Family

Residential District

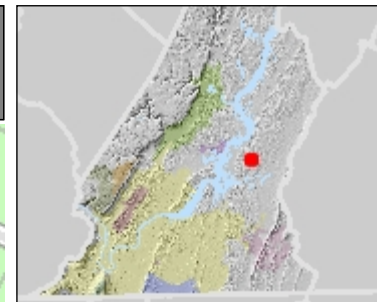
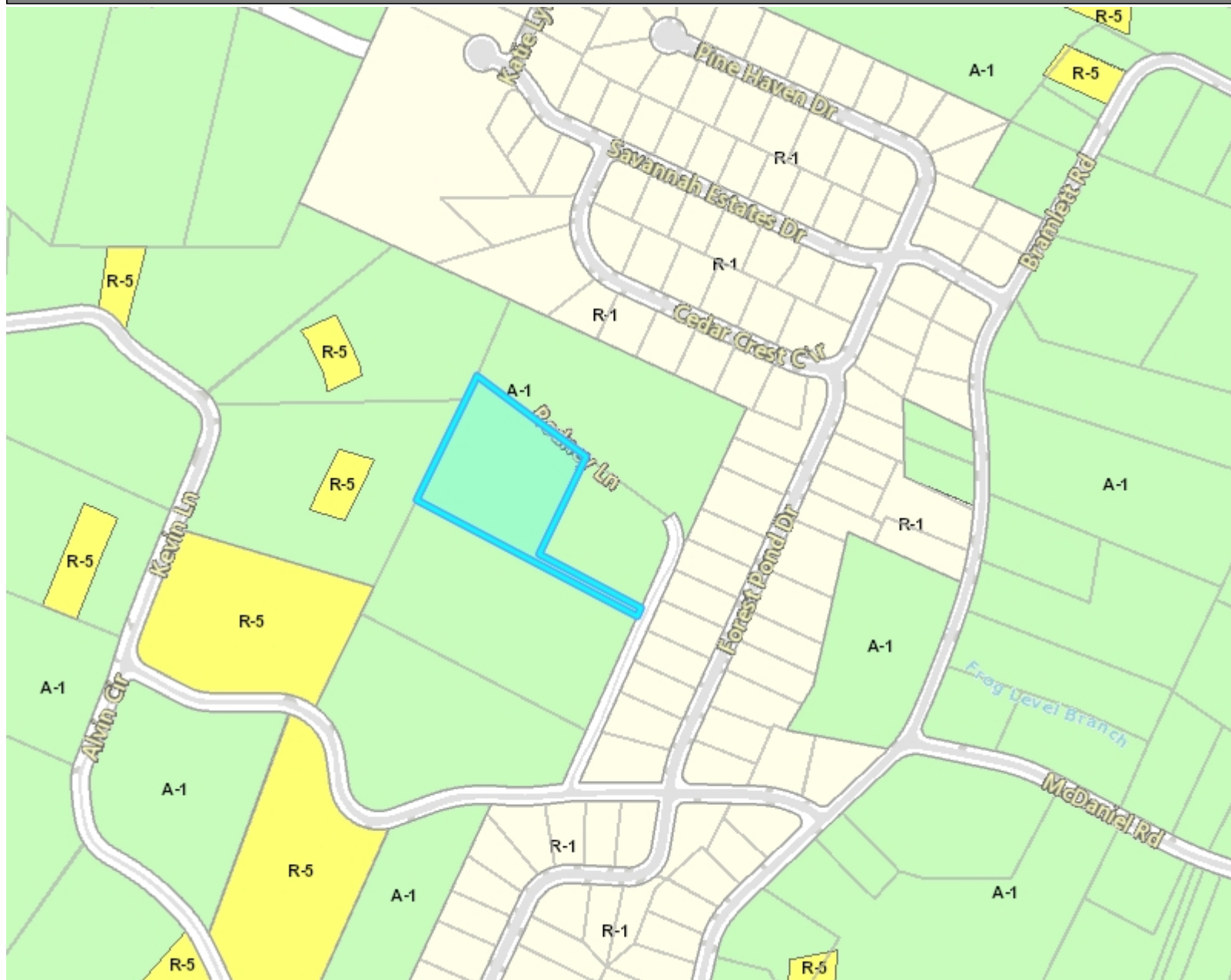
- 8616 Kevin Ln (about .15 miles away) 1992, was rezoned from A-1 Agricultural District to R-5 Single-Wide Manufactured Home District.
- 8712 Kevin Ln (abutting property) 1994, a portion was rezoned from A-1 Agricultural District to R-5 Single-Wide Manufactured Home District.
- 8716 Kevin Ln (abutting property) 1994, a portion was rezoned from A-1 Agricultural District to R-5 Single-Wide Manufactured Home District.
- 6321 Rodney Ln (abutting property) 2009, a special permit for a single-wide manufactured home was approved.

Applicant Signature: Nathan Hagood

Applicants Narrative:

need to install a new, single wide manufactured home

GISMO 5



Legend

Address Labels

Parcels

RPA Zoning

<all other values>

<Null>

A-1

B-CX-12

B-CX-20

B-PK

C-1

C-2

C-3

C-4

C-5

C-6

C-C

C-CIV

C-CX-12

C-CX-9

C-MU1

C-MU2

C-N

C-NT

C-PK

C-R

C-TMU

Collegedale

D-CIV-4

D-CX-12

D-CX-20

D-CX-6

D-CX-8

D-PK

D-RA-4

D-RM-4

D-SH-6

D-SH-8

E-CX-3

E-CX-4

E-IN-3

E-IX-3

E-IX-4

E-RA-2

E-RA-3

E-RD-2

E-RD-3

E-RM-3

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GISMO 5



Legend

☐ Parcels

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