

August 2026

Compiled by: Hamilton County Planning
Department

PLANNING COMMISSION CASE REPORT

Chattanooga-Hamilton County Regional Planning
Commission

PLANNING COMMISSION MEETING DATE: 8.10.2026

VIII. Subdivision Plats & Variances

A. New Business

1. HCSD-26-31 – Final Plat – Cambridge Square Townhomes P.UD. Subdivision – Lots 1-27, 900-901 – 6084 Arbury Way – Hamilton County Tax Map 132H Parcel A 001.01.

Staff: Approve with Conditions

2. HCSD-26-32 – Final Plat – Nature’s Cove Subdivision Phase 3 – 8209 Bell Mill Road – Lots 132-139 and 191-200 – Hamilton County Tax Map 122 Parcel 033.

Staff: Approve with Conditions

3. HCSD-26-33 – Preliminary Plat – Bradbury Place P.U.D. Subdivision – 2414 Ooltewah Ringgold Road – Lots 1-102 and Community Lots 103-107 – Hamilton County Tax Map 160 Parcels 042.01, 043.03, 043,043.02, 044.02, 043.01, and 043.04.

Staff: Approve with Conditions

4. HCSD-26-35 – Preliminary Plat – Cumberland Cove Subdivision – 12733 Jones Gap Road– Lots 1001-1006 – Tax map 025 Parcels 015

Staff: Deny

5. HCSD-26-34 – Preliminary Plat – Long Point Subdivision Phase 1 – Harris Haven Dr. – Lots 1-29 – Tax Map 072 Parcel 071.

Staff: Deny

B. Old Business

1. HCSD-26-28 – Final Plat – Eagle’s Crest Subdivision – Harrison Haven Dr. – Lots 6-29 – Tax Map 072 Parcel 071

Staff: Contingent on HCSD-26-34
(Approve with Conditions or Deny)

IX. Resolutions and Amendments

- A. PDR–001 A Resolution of the Chattanooga-Hamilton County Regional Planning Commission amending the White Oak Mountain Area 12 Plan (a component of Plan Hamilton) by changing the place-type designation for an approximately 0.70-acre parcel located at 4390 University Drive (part), Hamilton County, Tennessee, from Suburban Residential to Maker District.

X. 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: Contingent on Plan Amendment
(Approve with Conditions or Deny)

B. New Business

1. HCZA-26-2 – Diana Hensley – 9627 Miller Country Road – Special Permit:
Single Wide Manufactured Home
(Hamilton County District 2)

Staff: Approve

XI. Staff Updates

A. Checklist Considerations and Updates

XII. Public Comments on Non-Agenda Items

XIII. Approval of Commission Minutes of July 13, 2026

XIV. Adjourn

August 2026
Subdivision Plats and
Variances

NEW BUSINESS

Chattanooga-Hamilton County Regional Planning Agency

RPA STAFF RECOMMENDATION

SUBDIVISION CASE NUMBER: HCSD-26-31		Planning Commission Date: August 10, 2026	
SUBDIVISION NAME: Cambridge Square Townhomes			
Applicant Request:	Final Plat		
Property Location:	6084 ARBURY WAY		
Property Owner:	BP Construction LLC		
Surveyor:	David Mathews, David Mathews Surveying		
Engineer:	Mike Price, MAP Engineers LLC		
Accessibility:	Arbury Way		
Total Acreage:	1.98		
Proposed Density:	13		
Proposed Use:	Single Family		
Tax Map Number:	132H A 001.01		
Zoning:	R-T/Z		
Subdivision Variance(s) Required:	The following variance requests were denied November 10th, 2025: Hamilton County Highway Department Recommends Private Roadway if the developer does not wish to extend the roadway into Kingshedge Court also recommends the following as related to the specific requests Variance Request #1 - Deny variance to Article 4 Section 401.1 Street Construction as the request is too broad in scope absent references to the other 3 requests Variance Request #2 - Approve variance to Article 4 Section 401.11 Street ROW and pavement width 50 ft ROW reduction to 40ft ROW with condition of an L-shaped extension into Kingshedge Court removing the southeastern side of the hammerhead (in front of lots 11-13) Variance #3 - Deny variance to Article 4 Section 401.12 Cul-de-sac to construct a hammerhead in lieu of a cul-de-sac can tie road A into Kingshedge Court eliminating the need for cul-de-sac or hammerhead Variance #4 - Deny variance to Article 4 Section 401.22 to reduce street curb radii from 25 ft to 10 ft		
Staff Recommendation:	Approve with Conditions Final Plat		
Comment:	Conditions still needing to be met: Need stormwater as-builts prior to recording Add implied drainage easement notes Clear up issue with WWTa as mentioned in portal about no building in easement Note 23 needs full road names Change note in owner's block referencing public roads.		

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

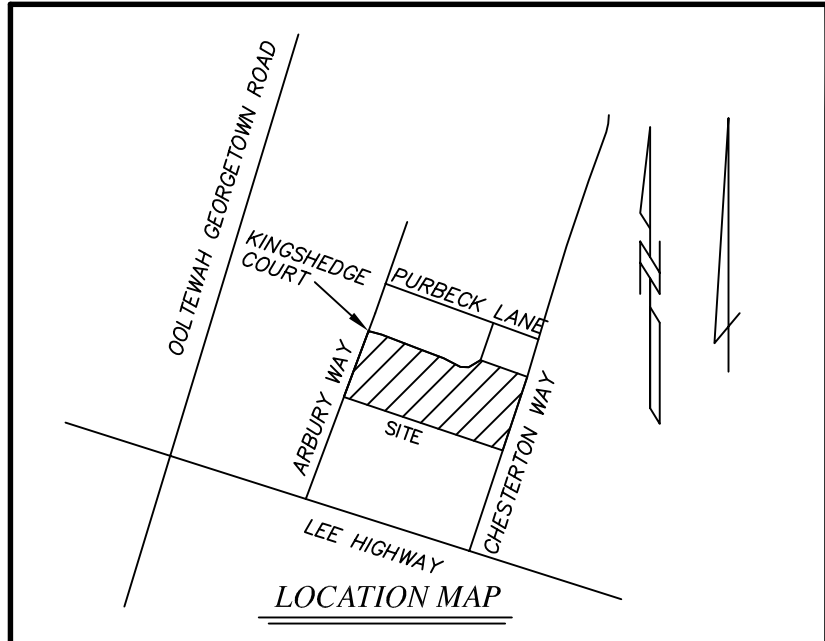
PLEASE NOTE: Before Final Plat can be signed, all comments must be addressed.

Who to Contact regarding questions on notes or outstanding comments:

Department	Contact	Number
Hamilton County Engineering or Water Quality	Autumn Friday	(423) 209-7821
Hamilton County Development/Highway	Tom Cassell	(423) 209-5076
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

Owner's Certification

I/We, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner/s in fee simple. 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.

Cambridge Square Commercial Association INC.
201 W MAIN ST. STE 205
Ooltewah, Tennessee 37408
(423) 260-9660

Engineer's Certification

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 equivalent and all sanitary sewers as shown on this plat and that the design meets proper meets engineering criteria.

MAP Engineers
7380 Applegate Ln
Chattanooga, Tennessee 37421
(423) 855-5554

Surveyor's Certification

I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief; and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "T" Survey. This survey meets the current TN Minimum Standards of Practice.

David Mathews PLS#747

APPROVED FOR RECORDING
HAMILTON COUNTY GEOSPATIAL
TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY
WWTA
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____
HAMILTON COUNTY
WATER QUALITY
DATE _____
BY _____
HAMILTON COUNTY
FIRE MARSHALL
DATE _____
BY _____

GENERAL NOTES

1. Zoned: R-T/Z PUD
2. Acres subdivided: 1.98±AC
3. This plat subdivides deed : D.B. 11560, Pg. 46
4. Local Government does not certify that utilities or utility connections are available.
5. This subdivision has been developed according to the design standards of the Hmilton County Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 132H A 001.01
8. All corners are Iron Pins Set unless otherwise noted.
9. According to FEMA map 47065C0383H dated 11-28-25, this property is not in the (100 yr) flood hazard zone.
10. The purpose of this plat is to create lots as shown.
11. Address based on access to road.
12. New private driveways shall adhere to Hamilton County Standard Drawing "HCSO-200.03 Private Driveway Entrance."
13. The symbol ✱ represents Fire Hydrant.
14. Source of water: Eastside Utility.
15. Sanitary Sewers are available by Hamilton County WWTA.
16. No building permit is to be issued for a residential, commercial, or industrial building on the Community Lots.
17. Use of lots are for single-family attached townhomes.
18. 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.
19. If sidewalks are to be installed, they must be constructed or reconstructed following the latest Department of Transportation (TDOT) Roadway Design and Guidelines for Standard Concrete Sidewalks and ADA accessibility guidelines and Hamilton County ADA Standards, with a minimum width of five (5) feet. It is recommended that applicants meet with engineering staff to discuss the location and design of the sidewalks.
20. Community lots serve as detention and access to detention pond. No building permit is to be issued for a residential, commercial, or industrial building on the Community lot. Lot is to be used for recreational purposes 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.
21. US Postal Mail Kiosk will be installed on existing community lot 62.
22. Road width is 19 feet on Drummer and 23 feet on Melbourne with 1 foot curb on both sides.
23. PUD 225-45 approved 2/19/2025 case 2025-0009
24. Zoning Ordinance 225-44 case 2025-0008
25. Preliminary plat approval on 12/8/25 Resolution HCSO-25-56

WATER QUALITY

1. 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.
2. 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.
3. The Government of Hamilton County is not responsible to construct or maintain Water Quality Easements or any drainage related facilities.
4. The Hamilton County Water Quality Program reserves the right at any time to access Water Quality Easements to inspect areas and facilities.
5. The Hamilton County Water Quality Program Rules and Regulations shall apply to any discharge of storm water from this subdivision.
6. Land disturbance prohibited in stream riparian buffer. No clearing grading, grubbing or tree removal without approval from Hamilton County Water Quality Program

FINAL PLAT

CAMBRIDGE SQUARE TOWNHOMES
P.U.D.

LOTS 1 TO 27

A Portion of Deed Book 11560, Page 46

HAMILTON COUNTY, TENNESSEE

Date: 6-11-26
Scale: 1" = 50'

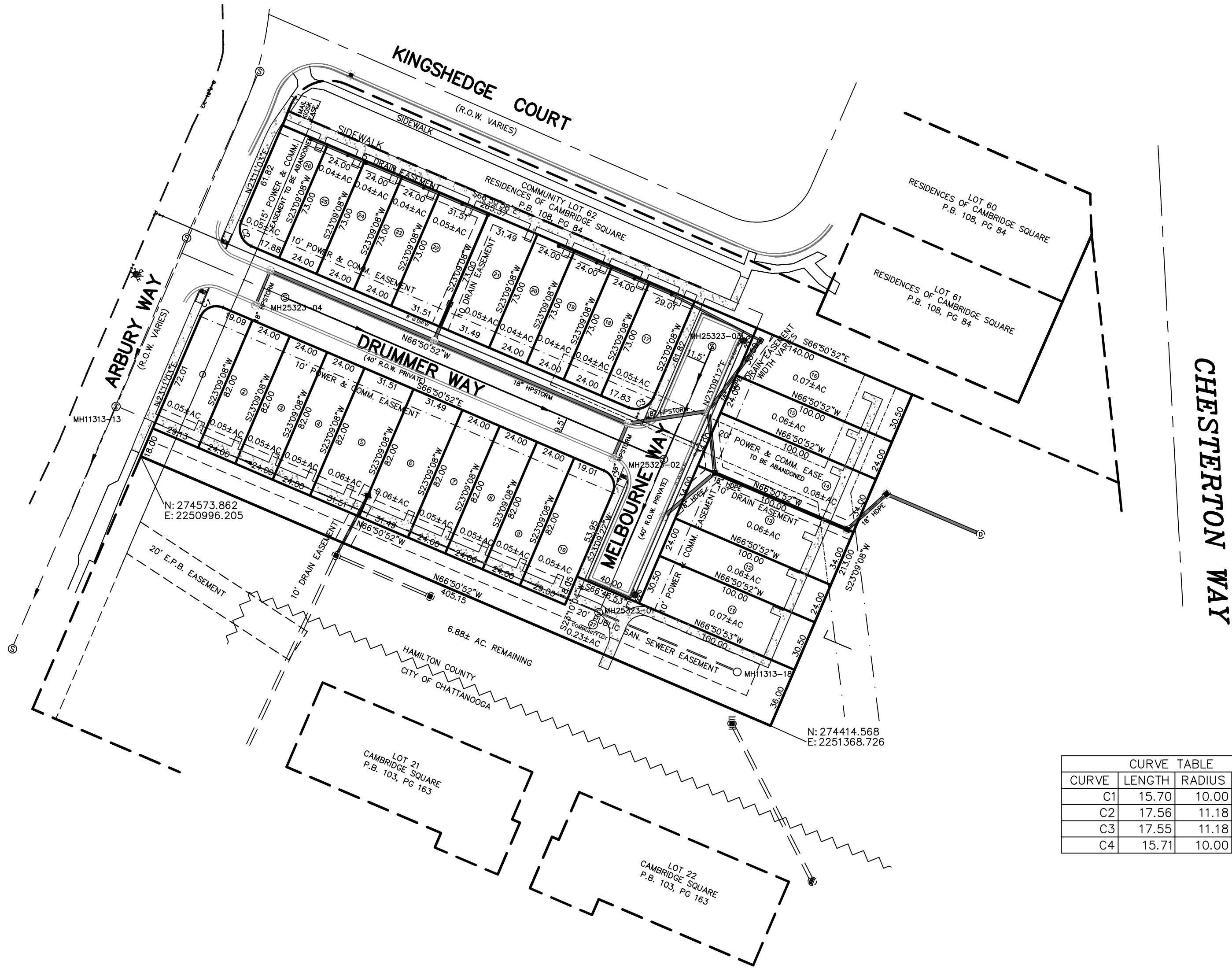
Checked By: PTF
Drawn By: DMS

26-165

DAVID MATHEWS SURVEYING
1820 HAMIL ROAD
HIXSON, TENNESSEE 37343

FX: 423-870-9871
PH: 423-870-4208

26-S5126



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

\\tsolien\A\BLOCKS\24X30_Plat_Revised_ISSF_ONE.dwg 10/28/2022 11:56:49 AM EDT

Chattanooga-Hamilton County Regional Planning Agency

RPA STAFF RECOMMENDATION

SUBDIVISION CASE NUMBER: HCSD-26-32		Planning Commission Date: August 10, 2026	
SUBDIVISION NAME: Nature Cove			
Applicant Request:	Final Plat		
Property Location:	8209 Bell Mill Road		
Property Owner:	Nature Cove Holdings, LLC		
Surveyor:	Joshua T. Morgan, LaBella Associates		
Engineer:	Mike Price, MAP Engineers		
Accessibility:	Zenith Road		
Total Acreage:	6.84		
Proposed Density:	2.63		
Proposed Use:	Residential Lots		
Tax Map Number:	122 033		
Zoning:	A-1		
Subdivision Variance(s) Required:	No		
Staff Recommendation:	Approve with Conditions Final Plat		
Comment:	Corrections still needed: Add note: All Hamilton County ROW conditions listed in Phase 1 and 2 to apply to Phase 3. Include all lot numbers for any enclosed lots for residential lots, community lots, and utility lots on the lot with the total area and all line measurements. All lot numbers need to be added to the title block as well. Lots were shown on the preliminary as 211 community lot, 201 and 207 and are now not labelled. With A-1 zoning, the maximum density shall not exceed two (2) dwelling units per acre. If community lot(s) are to be shown add the following note: "No building permit is to be issued for a residential, commercial, or industrial building on the Community Lot. Lot is to be used for recreational purposes 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" Show the location of all existing fire hydrants in and within five hundred (500) feet of this subdivision. Show all proposed fire hydrants in this subdivision. Please show reference to phase in vicinity map If applicable, show and label as such the contour line or limit of the 100 year flood hazard area and/or floodway zone. Add "implied drainage easement notes" specified in portal Stormwater as-builts are required prior to recording Label Floodplain/Floodway Label Base Flood Elevation for lots along floodplain		

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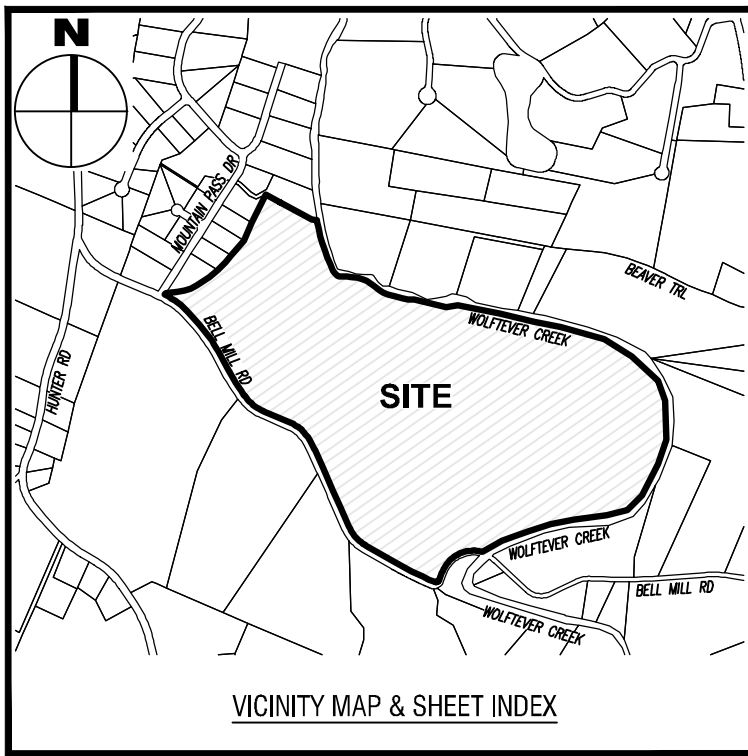
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Drawing Name: B:\GLOBAL\Projects\Delbert Skidmore Properties\2231816 - 8209 Bell Mill Rd\06_Drawings\Survey\Wing\Nature Cove SUB Phase 3.dwg
Xref's Attached:
Date Printed: Jun 12, 2026, 1:43pm



- LEGEND:**
- PROPERTY LINE NO PHYSICAL BOUNDS
 - ADJACENT PROPERTY LINE
 - EXISTING EASEMENT
 - EXISTING FENCE
 - EXISTING UNDERGROUND STORM LINE
 - EXISTING DRAINAGE DITCH
 - EXISTING WATERMAIN
 - EXISTING FLOOD ZONE "X"
 - EXISTING FLOOD ZONE "AE"
- SYMBOLS:**
- EXISTING FENCE POST
 - EXISTING POST
 - EXISTING DECIDUOUS TREE
 - EXISTING IRON PIPE FOUND
 - EXISTING IRON ROD FOUND
 - EXISTING CAPPED IRON ROD
 - EXISTING CAPPED IRON ROD SET
 - EXISTING MAGNETIC NAIL FOUND
 - EXISTING TREE W/ WIRE
 - PROPOSED WATER HYDRANT

SUBJECT PROPERTY:

8209 BELL MILL ROAD
SECOND CIVIL DISTRICT, COLETAH, HAMILTON COUNTY, TENNESSEE 37363.
A PORTION OF PARCEL ID: 122 033 - ZONING: A-1

DEED REFERENCE:

DELBERT SKIDMORE PROPERTIES, LLC A TENNESSEE LIMITED LIABILITY COMPANY TO NATURE COVE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED MAY 20, 2024 AND RECORDED IN THE HAMILTON COUNTY REGISTER OF DEEDS ON MAY 21, 2024 BOOK 13597 PAGE 748.

FLOOD ZONE NOTE:

PARCELS ARE SHOWN TO LIE WITHIN "OTHER AREAS, ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF CHATTANOOGA, IDENTIFIED AS MAP NUMBER 47065C0380H BEARING AN EFFECTIVE DATE OF NOVEMBER 28, 2025.

PARCELS ARE SHOWN TO LIE WITHIN "OTHER FLOOD AREAS, ZONE X" AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF CHATTANOOGA, IDENTIFIED AS MAP NUMBER 47065C0380H BEARING AN EFFECTIVE DATE OF NOVEMBER 28, 2025.

PARCELS ARE SHOWN TO LIE WITHIN "SPECIAL FLOOD HAZARD AREA, ZONE AE" BASE FLOOD ELEVATIONS DETERMINED THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% ANNUAL CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF CHATTANOOGA, IDENTIFIED AS MAP NUMBER 47065C0380H BEARING AN EFFECTIVE DATE OF NOVEMBER 28, 2025.

NOTES

- PLAT SUBJECT TO ANY R-O-W'S, EASEMENTS, RESTRICTIONS THAT MAY EXIST.
- TOTAL AREA SUBDIVIDED BY THIS PLAT: 6.84 ACRES±
- TOTAL LOT(S): 18 RESIDENTIAL
- THIS PLAT SUBDIVIDES 122 033, DELBERT SKIDMORE PROPERTIES, LLC TO NATURE COVE HOLDINGS, LLC, DATED MAY 20, 2024 RECORDED IN THE HAMILTON COUNTY REGISTER OF DEEDS ON MAY 21, 2024, BOOK 13597 PAGE 748.
- THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF THE COUNTY OF HAMILTON, TENNESSEE.
- SEWER: PUBLIC SANITARY SEWER AVAILABLE BY GRAVITY FLOW AND LOW PRESSURE SYSTEM.
- SEWER AVAILABLE BY HOWWTA
- THE GOVERNMENT OF THE COUNTY OF HAMILTON IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS OR THE PRIVATE DRIVES/INGRESS AND EGRESS EASEMENTS.
- LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
- 1/2" IRON ROD WITH CAP ARE TO BE SET ON ALL CORNERS UNLESS NOTED OTHERWISE.
- THE OWNER/DEVELOPER IS TO INSTALL ALL DRAINAGE STRUCTURES AND IMPROVE EASEMENTS AS SHOWN. THE MAINTENANCE OF DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE LOCAL GOVERNMENT.
- FIELD COMPLETION DATE: MAY 18, 2023.
- HORIZONTAL CONTROL IS BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD83 TN) AS DERIVED FROM ON SITE GNSS OBSERVATIONS DATED APRIL 5, 2023. NORTH ORIENTATION & BEARINGS SHOWN ARE REFERENCED TO THIS DATUM AND THEREFORE MAY NOT MATCH RECORDED BEARINGS.
- PURPOSE OF SUBDIVISION: CREATION OF NEW ROADS AND PARCELS FOR SINGLE-FAMILY DWELLINGS FOR PRIVATE RESIDENTIAL USE.
- PRELIMINARY PLAT WAS APPROVED ON MAY 13, 2024, RESOLUTION NUMBER: SD2024-0033
- COUNTY HIGHWAY NOTE: IF DRIVEWAY TILES ARE REQUIRED, A PERMIT THROUGH HAMILTON COUNTY HIGHWAY DEPARTMENT SHALL BE OBTAINED. ANY DAMAGE DONE TO PUBLIC ROADWAY DUE TO CONSTRUCTION ON THE LOTS SHALL BE REPAIRED BY THE DEVELOPER ACCORDING TO THE HAMILTON COUNTY HIGHWAY DEPARTMENT'S ROAD & ROW RESTORATION STANDARDS. PRIVATE DRIVEWAYS SHALL BE BUILT TO THE STANDARDS SHOWN IN HAMILTON COUNTY STANDARD DRAWING "HCD-200.03 PRIVATE ENTRANCE".
- 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 TDOT ROADWAY DESIGN AND GUIDELINES FOR STANDARD CONCRETE SIDEWALKS AND THE AMERICAN DISABILITIES ACT. NO GO 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.
- NO VEGETATION PLANTED WITHIN ROADWAY MEDIAN (TRAFFIC CIRCLE) SHALL HAVE AN EXPECTED MATURITY HEIGHT OF GREATER THAN 24".
- HAMILTON COUNTY MAINTENANCE DOES NOT EXTEND INTO PARKING AREA OUTSIDE OF THE 50' ROW PARAMETERS. HOA IS RESPONSIBLE FOR ALL PARKING LOTS.

WATER QUALITY NOTES

- 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 ANY TIME 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.

I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE UNADJUSTED ERROR OF CLOSURE IS LESS THAN 1:10,000 AS SHOWN HEREON. SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THIS CERTIFICATION IS NOT VALID WITHOUT A LICENSED TENNESSEE SURVEYOR'S SIGNED & DATED SEAL PRESENT ON THE FACE OF THE DRAWING.

JOSHUA T. MORGAN PLS #2506 DATE

CERTIFICATE OF ENGINEERING:
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.

MIKE PRICE
MAP ENGINEERS
7380 APPLIGATE LANE, CHATTANOOGA, TENNESSEE 37421
DIRECT: 423-855-5554

1
SV1
SUBDIVISION PLAT
SCALE: 1" = 60'

0 60 120 180
ORIGINAL SCALE 1"=60'

Curve Table			
Curve #	Radius	Length	CHORD
C300	275.00'	9.79'	N24°56'02"W 9.79'
C301	325.00'	11.80'	N24°57'15"W 11.80'
C302	75.00'	23.37'	S32°50'31"E 23.28'
C303	125.00'	54.73'	S36°27'25"E 54.29'
C304	125.00'	40.75'	S58°20'20"E 40.57'
C305	263.65'	5.50'	S21°35'47"E 5.50'
C306	304.01'	9.15'	N25°39'45"W 9.15'
C307	304.01'	141.20'	N39°49'49"W 139.93'
C308	304.01'	72.32'	N59°57'04"W 72.15'
C309	299.01'	218.96'	N45°47'18"W 214.10'

APPROVED FOR RECORDING HAMILTON COUNTY GEOSPATIAL TECHNOLOGY

HAMILTON COUNTY FIRE MARSHAL

DATE

DATE

BY

BY

JURISDICTIONAL AUTHORITY

HAMILTON COUNTY WWTA

DATE

DATE

BY

BY

CHATTA/HAM CNTY REGIONAL PLANNING COMMISSION

HAMILTON COUNTY WATER QUALITY

DATE

DATE

BY

BY



800 Market Street, Suite 222
Chattanooga, TN 37402
(423)241-6575

labellapc.com

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CLIENT:

Delbert Skidmore Properties, LLC

412 Georgia Avenue Suite 102
Chattanooga, TN 37403

NO.	DATE:	DESCRIPTION:
Revisions		

PROJECT/SITE:

Bell Mill Road
8209 Bell Mill Road
Columbia, TN 37363

PROJECT NUMBER: 2231816

DRAWN BY: JCV

REVIEWED BY: JTM

ISSUED FOR:

DATE: 06/08/2026

DRAWING NUMBER:

SV1

DRAWING NAME:

FINAL PLAT
NATURE'S COVE SUBDIVISION
PHASE 3
LOTS: 132-139, 191-200



Chattanooga-Hamilton County Regional Planning Agency

RPA STAFF RECOMMENDATION

SUBDIVISION CASE NUMBER: HCSD-26-33		Planning Commission Date: August 10, 2026	
SUBDIVISION NAME: BRADBURY PLACE			
Applicant Request:	Preliminary Plat		
Property Location:	2414 OOLTEWAH RINGGOLD ROAD		
Property Owner:	BILLY McCOY		
Surveyor:	CHARLES SCHAEERER, NORTHPOINTE SURVEYING		
Engineer:	MICHAEL PRICE, MAP ENGINEERS, LLC		
Accessibility:	OOLTEWAH RINGGOLE ROAD AND HOUSTON LANE		
Total Acreage:	76.10		
Proposed Density:	1.34		
Proposed Use:	SINGLE FAMILY DWELLINGS		
Tax Map Number:	160 042.01, 160 043.03, 160 043, 160 043.02, 160 044.02, 160 043.01 & 160 043.04		
Zoning:	R-1		
Subdivision Variance(s) Required:	No		
Staff Recommendation:	Approve with Conditions Preliminary Plat		
Comment:	Corrections still needed: Lots 14, 102 and 74 need to be closed on the side of the lot closest to the road. The annotation needs to be moved. Include road names and addresses from the Geospatial Technology office. Show the location, widths and names of all existing, proposed or recorded streets, public rights-of-way, or access easements, etc., intersecting or paralleling the subdivision, on or adjacent to the subdivision. Proposed street names shall not duplicate or closely approximate, phonetically or in spelling, the name of any other street in Hamilton County. The change of a street name prefix (East, North) or suffix (Road, Lane, Circle) shall not be construed as a different street name. Proposed street names shall not duplicate or closely approximate, phonetically or in spelling, the name of any other street in Hamilton County. The change of a street name prefix (East, North) or suffix (Road, Lane, Circle) shall not be construed as a different street name. Add PUD designation in title block Traffic Study will be required since >49 Lots Show intersection of Hunters Bend Circle on the mapping area Correct the plat reference in the mapping area beside community lot 5 to LT 2 RABORN SUB PB 56 PG 65 REV 109-143 Add note "Opengov case number HCSD-26-33" Please do not abbreviate any office names in the signature block. Note: The Suburban Residential place type Require ADA compliant sidewalks in Suburban Residential Development Standards unless the average lot size is 1 acre or above, in all plans, to ensure pedestrian infrastructure in denser subdivisions. Check with Water Quality about the detention pond crossing property lines at lots 37-38 WWTA: Note 24 should clarify that this is only for storm lines Sewer line locations subject to plan review For low pressure lines WWTA will need at least a 10' exclusive easement and an		

additional minimum of 5' of easement can be shared with WWTa. The 6' sewer easement will not be permitted.

Water Quality:

Traffic Study will be required prior to Land Disturbance Approval

"No-Rise" is required for Preliminary Plat approval

Perimeter Landscape Buffer - Plan Hamilton

A "No-Rise" will have to be completed and approved before any permits are issued

Add Base Flood Elevations to lots along Floodplain

Highway:

You showed the approximate location of the Marquee, the location; "Behind" the ROW is determined by size(see HCZR Article 5, Section 202) and placement-clarity of sight distance. Builder and Inspector to verify location together.

You did indicate the pipe in the ROW is to be RCP, CMP, HP Storm. The minimum is 15". Please provide a pipe chart referencing structures.

Mail kiosk needs to be shown behind the ROW.

Fire:

Exact Fire hydrant locations will be approved when civils are submitted during the land disturbance process. Unable to verify due to clutter on the preliminary plat.

Waiting for FEMA review

FEMA

The floodway boundary should be staked before any land disturbance and remain staked until the project is complete. Building inspections will need a No Rise Certificate approved before land disturbance

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) 209-7821
Hamilton County Development/Highway	Tom Cassell	(423) 209-5076
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.



APPROVED FOR RECORDING
HAMILTON COUNTY GEOSPATIAL
TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY WWTA
DATE _____
BY _____
HAMILTON COUNTY WATER QUALITY
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____
HAMILTON COUNTY FIRE MARSHAL'S OFFICE
DATE _____
BY _____

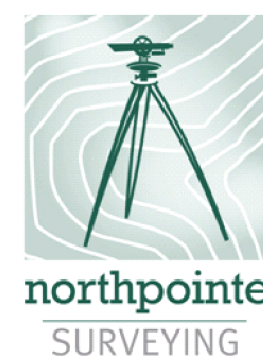
LINE	BEARING	DISTANCE	L16	NOT USED
L1	S 72°05' E	91.42'	L19	NOT USED
L2	S 3°07'00" E	1.50'	L20	NOT USED
L3	S 54°20'00" E	8.95'	L21	NOT USED
L4	N 30°07'56" E	17.88'	L22	S 55°42'2" E 6.82'
L5	N 88°00'00" E	1.21'	L23	S 55°42'2" E 4.82'
L6	N 14°00'07" E	78.78'	L24	S 53°50'32" E 6.19'
L7	S 85°42'00" E	26.47'	L25	S 33°12'23" E 6.54'
L8	N 88°00'00" E	1.26'	L26	S 55°42'2" E 4.82'
L9	S 00°35'30" E	39.80'	L27	S 42°10'07" E 16.30'
L10	S 08°18'12" E	44.49'	L28	S 24°00'00" E 4.77'
L11	S 61°00'00" E	3.95'	L29	S 55°42'2" E 4.82'
L12	N 77°51'32" W	38.55'	L30	N 59°34'24" W 4.24'
L13	S 60°00'00" E	35.16'	L31	N 59°34'24" W 4.24'
L14	S 7°08'42" W	18.62'	L32	S 88°52'00" E 1.50'
L15	S 49°26'45" E	6.23'	L33	S 62°00'39" E 4.25'
L16	N 00°00'00" E	84.97'	L34	N 00°00'00" E 4.39'
L17	NOT USED		L35	S 02°29'24" E 1.50'

IR(N)	IRON ROD NEW
IR(O)	IRON ROD OLD
IR(P)	IRON PIPE OLD
IRPN	IRON PIPE NEW
SPK	SPIKE
FN	FENCE
CMF	CORRUGATED METAL PIPE
①	STORM MANHOLE
②	SANITARY MANHOLE
⊙	WATER METER
⊕	POWER POLE
⊗	LIGHT POLE
⊛	CLEANOUT
⊙	CATCH BASIN (Size Varies-See Plan)
⊕	GAS VALVE
⊗	GAS METER
⊛	FIRE HYDRANT
⊙	WATER VALVE
⊕	TREES (Size Varies-See Plan)
— W —	WATER
— GAS —	GAS
—	FLAGPOLE
—	GUY WIRE
— OH —	OVERHEAD WIRE
— X —	FENCE
— S —	SANITARY SEWER

IF THE SURVEYORS SEAL APPEARING ON THIS DOCUMENT DOES NOT APPEAR
IN RED, THIS DOCUMENT MAY BE AN UNAUTHORIZED OR ALTERED REPRODUCTION.

[illegible]

**LOTS 1-102 & COMMUNITY LOTS 103-107
BRADBURY PLACE**



2719 HICKORY VALLEY RD SUITE-A
CHATTANOOGA, TN 37421
423-362-7123

PRELIMINARY PLAT

**DEED BOOK 11972 PAGE 300, DEED BOOK 6270
PAGE 751, DEED 12491 PAGE 997,
DEED BOOK 12531 PAGE 441,
DEED BOOK 11314 PAGE 814,
DEED BOOK 11488 PAGE 782 &
DEED BOOK 11480 PAGE 137
SECOND CIVIL DISTRICT
HAMILTON COUNTY, TENNESSEE**

DRAWN BY: R.D.B.	APPROVED: CES
DATE:	CHECKED: CES
SCALE: 1"=100'	FIELD:
SHEET NO. 1 OF 2	DWG. NO. 26-056P

Chattanooga-Hamilton County Regional Planning Agency

RPA STAFF RECOMMENDATION

SUBDIVISION CASE NUMBER: HCSD-26-35		Planning Commission Date: August 10, 2026	
SUBDIVISION NAME: JONES GAP SUBDIVISION			
Applicant Request:	Preliminary Plat		
Property Location:	12733 JONES GAP RD SODDY-DAISY, TN		
Property Owner:	Amy Deloach		
Surveyor:	Mark Herrick, Pape-Dawson		
Engineer:	Justin Johnson, Pape-Dawson		
Accessibility:	jones gap road		
Total Acreage:	89.23		
Proposed Density:	2 units per acre		
Proposed Use:	SINGLE FAMILY DETACHED DWELLINGS		
Tax Map Number:	TAX MAP 025 PARCEL 15		
Zoning:	A-1		
Subdivision Variance(s) Required:	No		
Staff Recommendation:	Deny Preliminary Plat		
Comment:	Recommendation: DENY based on no preliminary Groundwater approval on file for septic. T.C.A. § 68-221-407 & HCSR Section 407.5 & Subsurface Sewage Disposal Systems- Health Authority Approval Hamilton County, Tennessee requires that for subdivisions using on-site, subsurface sewage disposal systems “No proposed subdivision shall be approved by the State Planning Office, a local or regional planning commission or other agency authorized to approve subdivisions until the plans for such subdivisions have been approved by the health authority.” In addition, we have more overall corrections still needed from all departments: We still do not see a proposed road name on the updated plat. It still says Road A. Show the station numbers for all proposed streets. Station numbers shall begin at a known existing and reproducible street centerline. Show location and label any other proposed drainage improvements such as catch basins, headwalls, rock and mortar or concrete drainage ditches, etc. Show all drainage structures, information and detention easements in mapped area. This requirement is in the subdivision regulations under section 500 and that not showing it can result in a denial due to the plat not conforming with the subdivision regulations. Show all utility electrical, telephone easements in mapped area. A traffic impact study will be required Show ADA ramp for the mail kiosk Address all highway department notes 25' buffer will need to be provided around existing pond and wetlands. Water Quality implied easement notes Verify with water purveyor that the required minimum fire flows can be obtained from table B105.1(1) in appendix B of the 2018 International Fire code. Fire hydrants shall be spaced on average 500 feet apart with a maximum distance of 250 feet from any point on street or road frontage to a hydrant.		

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BEING THE SAME PROPERTY CONVEYED TO WILLIAM H SMITH AND INEZ J. SMITH
FROM W.L. BRANDON AND GRACE V. BRANDON BY DEED OF RECORD IN DEED
BOOK 948, PAGE 220, REGISTER'S OFFICE FOR HAMILTON COUNTY, TENNESSEE.

BEING PARCEL NUMBER 015 AS SHOWN ON HAMILTON COUNTY PROPERTY MAP
NUMBER 025.

- BEARINGS SHOWN HEREON ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS AND ARE REPRESENTED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD83 (HORIZONTAL) AND NAVD 88 (VERTICAL).
2. THE DISTANCE BETWEEN THE POINTS OF THE RESECTION IS 1212.12 FEET. THE TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATICS. THE AVERAGE POSITIONAL QUALITY IS 0.50".
3. SOURCE OF TOPOGRAPHY: CONTOURS SHOWN HEREON ARE AT 2 FOOT INTERVALS AND BASED ON HAMILTON COUNTY G.I.S. AND HAS BEEN FIELD VERIFIED USING THE TDOT GLOBAL POSITIONING SYSTEM.
4. DISTANCES SHOWN HEREON ARE HORIZONTAL MEASUREMENTS IN FEET AND DECIMAL PARTS THEREOF.
5. PARCEL NUMBER 015 AS SHOWN ON HAMILTON COUNTY PROPERTY TAX MAP NUMBER 025.
6. ACCORDING TO HAMILTON COUNTY G.I.S. THIS PROPERTY IS CURRENTLY ZONED A-1.
7. FRONT YARD SETBACK: MINIMUM 25 FEET FOR DWELLINGS, MINIMUM 25 FEET FOR CHURCHES, SCHOOLS AND OTHER PERMITTED USES.
REAR YARD: MINIMUM 25 FEET
SIDE YARD: MINIMUM 10 FEET
8. DUAL SURVEY METHOD AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 470650C10106, WITH AN EFFECTIVE DATE OF 02/03/2016, AND 470650C1015H, WITH AN EFFECTIVE DATE OF 11/28/2025, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470071; PANEL NO. 105; SUFFIX H, WHICH IS THE FRONT YARD SETBACK MINIMUM 25 FEET. THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS OF MINIMAL FLOOD HAZARD.
9. AREA SUBDIVIDED BY THIS PLAT IS 89.23 ACRES+OR 3,886,730 SQUARE FEET.
10. THIS SUBDIVISION HAD BEEN DELETED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE HAMILTON COUNTY PLANNING DEPARTMENT.
11. THIS PLAT RE-SUBDIVIDES PROPERTY DESCRIBED BY DEED RECORDED IN DEED BOOK 948, PAGE 220 R.O.H.C.T.
12. THIS PROJECT IS SUBJECT TO ANY ADDITIONAL PUBLIC OR PRIVATE EASEMENTS, RESTRICTIONS OR COVENANTS THAT MAY APPLY TO THE PROPERTY.
13. LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
14. THE OWNER/DEVELOPER IS TO INSTALL ALL DRAINAGE STRUCTURES AND IMPROVED EASEMENTS AS SHOWN. THE MAINTENANCE OF THE DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
15. THE PROPOSED DEVELOPMENT IS TO BE SINGLE-FAMILY DETACHED DWELLINGS.
16. ANY INFRASTRUCTURE SHOWN ON THIS PLAT (WATER LINES, SEWER LINES, ROADWAYS, ETC.) ARE BASED ON FURNISHED ENGINEERING PLANS, AND ARE SHOWN ON THIS SURVEY AS VISUAL REFERENCE ONLY.
17. IF A BUILDING PERMIT IS TO BE ISSUED FOR A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL BUILDING ON THE COMMUNITY LOT, LOT IS TO BE USED FOR RECREATIONAL PURPOSES ONLY. MAINTENANCE TO BE ASSUMED BY THE DEVELOPER UNTIL LOT(S) ARE DEEDED TO THE HOME OWNERS IN THE SUBDIVISION, OR TO A HOME OWNERS ASSOCIATION.
18. THE PURPOSE OF THIS SUBDIVISION IS TO SUBDIVIDE THE EXISTING PROPERTY INTO A MAJOR SUBDIVISION AND ESTABLISH NEW RIGHT-OF-WAY.
19. NORTH WEST UTILITY DISTRICT IS THE SOURCE OF WATER SUPPLY FOR THIS SUBDIVISION.
20. POSTAL BOX TO BE INCLUDED TO MEET POSTMASTER GENERAL REQUIREMENTS AND STANDARDS.
21. 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.
22. NO BUILDING PERMIT IS TO BE ISSUED FOR A RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL BUILDING ON THE COMMUNITY LOTS AND ARE TO BE USED FOR RECREATIONAL PURPOSES ONLY. THE RESPONSIBILITY FOR UPKEEP AND MAINTENANCE OF COMMUNITY LOTS 1001-1006 AND 1007-1010, AND ANY GREATER ALONG THE COMMUNITY LOTS BOUNDARY IS TO BE ASSUMED BY THE DEVELOPER UNTIL LOT(S) ARE DEEDED TO THE HOME OWNERS IN THE SUBDIVISION, OR TO A HOME OWNERS ASSOCIATION.
23. REGARDLESS OF ZONING CLASSIFICATION, BUILDINGS ARE SUBJECT TO STATE MANDATED NATIONAL ELECTRIFICATION CODE (NEC) SETBACK REQUIREMENTS FROM POWER LINES.
24. FOR EXTERIOR STREET FACING GARAGES, GARAGE DOORS MUST BE SET BACK 20 FEET FROM THE RIGHT OF WAY.
25. PER PLAN HAMILTON, THE OWNER/DEVELOPER IS TO PLANT 2 INCH CALIPER TREES AROUND ENTIRE PERIMETER OF DEVELOPMENT; MINIMUM OF 30 FEET ON CENTER. IF EXISTING VEGETATION IS PRESENT OR GREATER ALONG THE PERIMETER, THE EXISTING VEGETATION WOULD COUNT TOWARDS THIS REQUIREMENT. BEHIND SAID BUFFER, THERE SHALL BE A 25 FOOT REAR SETBACK AND A 10 FOOT SIDE SETBACK IF THE SIDE OF THE HOUSE IS ADJACENT TO THE BUFFER.
26. THERE IS A 30 FOOT WIDE PLANTED LANDSCAPE BUFFER ALONG THE EXISTING RIGHT OF WAY OF JONES GARDEN ROAD.
27. THE FLOODPLAIN MAY BE FILLED UP TO THREE FIFTHS THE DISTANCE OF THE LENGTH OF THE FLOODPLAIN ON THE PROPERTY. FOR INSTANCE, IF A FLOODPLAIN IS 100' IN LENGTH FROM A BODY OF WATER - ONE CAN FILL UP TO 60 FEET IN LENGTH OF THAT FLOODPLAIN.
28. ALL RESIDENTIALLY ZONED PROPERTIES CONTAINING STEEP SLOPES SHALL ADHERE TO FOLLOWING MINIMUM REPLANTING REQUIREMENTS FOR AREAS WITH DISTURBED STEEP SLOPES AS INDICATED IN CHATTANOOGA CITY CODE PART II, CHAPTER 31, SECTION 31-324, TITLED "STEEP SLOPE VEGETATION POLICY AND PLANTING REQUIREMENTS".

1. SUBSURFACE SEWAGE DISPOSAL AREAS ARE SHOWN, 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 HAMILTON COUNTY DIV. OF GROUNDWATER PROTECTION AND RECORDING OF A CORRECTIVE PLAT MAY RENDER THIS LOT UNBUILDABLE.
2. LOTS 1-84 ARE APPROVED FOR X NUMBER OF BEDROOMS.
3. NO POOLS WITHOUT WRITTEN APPROVAL FROM GROUND WATER PROTECTION.
4. HAMILTON COUNTY GROUNDWATER PROTECTION MAY REQUIRE SDDS EASEMENT TO BE FIELD LOCATED BY A SURVEYOR PRIOR TO SDDS PERMIT ISSUANCE.
5. ALL NOTES REGARDING THE SUBSURFACE SEWAGE DISPOSAL SYSTEM EASEMENT WILL BECOME NULL AND VOID IF THE PUBLIC SANITARY SEWER SYSTEM BECOMES AVAILABLE.

DATE _____
BY _____
HAMILTON COUNTY
GROUNDWATER PROTECTION
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATT/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____
HAMILTON COUNTY FIRE MARSHAL
DATE _____
BY _____

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

WILLIAM H AND INEZ J. SMITH
12733 JONES GAP ROAD
SODDY-DAISY, TENNESSEE 37379



I CERTIFY THAT I AM LICENSED TO PRACTICE THE PROFESSION OF LAND SURVEYING IN THE STATE OF TENNESSEE AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF AND IN MY PROFESSIONAL OPINION, DO HEREBY STATE THE FOLLOWING:

I CERTIFY THAT I HAVE (REVIEWED OR DESIGNED) ALL NEW ROADS, DRAINAGE, DOMESTIC WATER AS SHOWN ON THIS PLAT AND THAT THE DESIGN MEETS PROPER ENGINEERING CRITERIA.

PAPE-DAWSON
35 STATION STREET
CHATTANOOGA, TN 37408

BY: _____
JUSTIN JOHNSON, P.E. TN P.E. NO. 120874

DATE: _____

	CONCRETE MONUMENT (OLD)		REINFORCED CONCRETE PIPE
	IRON ROD (OLD)		CORRUGATED METAL PIPE
	IRON ROD (NEW)		HIGH DENSITY POLYETHYLENE PIPE
	(5/8" X 5/8" INCAP STAMPED "PAPE-DAWSON")		CONCRETE SURFACE
	EXISTING FIRE HYDRANT		ASPHALT SURFACE
	PROPOSED FIRE HYDRANT		WATER SURFACE
	WATER VALVE		
	WATER METER		
	MAIL BOX		
	UTILITY POLE		
	UTILITY POLE W/ ANCHOR		
	AIR CONDITIONER		
	SIGN		
	INVERT		

LINE TYPES:

—X—X— FENCE

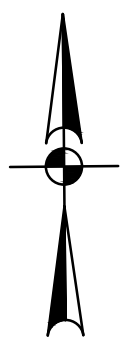
—W— EXISTING WATER LINE

—6"—W PROPOSED WATER LINE

—P&T— OVERHEAD POWER AND TELEPHONE LINES

ABBREVIATIONS:

R.O.H.C.T. REGISTER'S OFFICE FOR HAMILTON



SCALE: 1"=300'



THIS SURVEYOR HAS NO PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATE. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED DETAILED VERIFICATION OF EXISTENCE. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE THE ONLY UTILITIES AVAILABLE AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) OWNERS, PRIOR TO EXCAVATION. THE SURVEYOR DOES NOT WARRANT THAT THE INFORMATION TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

PAPE-DAWSON
CHAD WALLACE, RLS #3128
35 STATION STREET
CHATTANOOGA, TN 37408
423.490.9400
CHAD.WALLACE@PAPE-DAWSON.COM

PAPE-DAWSON
JUSTIN JOHNSON, PE #120874
35 STATION STREET
CHATTANOOGA, TENNESSEE 37408
423.490.9400
JUSTIN.JOHNSON@PAPE-DAWSON.COM

STONE CREEK PROPERTIES, LLC
2199 TURNBERRY CIRCLE
HIXSON, TENNESSEE 37343
423.779.4741
CLAYDELOACH@GMAIL.COM

WILLIAM H AND INEZ J. SMITH
12733 JONES GAP ROAD
SODDY-DAISY, TENNESSEE 37379

[illegible]

DATE 07/02/2026

CHECKED C.E.W. DRAWN Z.W.H.

DESIGNER J. JOHNSON

JOB NO. 21100294-000

SHEET 1 OF 5

PAPER-DAWSON

335 STATION STREET | CHATTANOOGA, TN 37408 | 423.490.9400

CUMBERLAND COVE SUBDIVISION
RESIDENTIAL LOTS 1-102 &

COMM. LOTS 1001 - 1006

PRELIMINARY PLAT

12733 JONES GAP ROAD

SURVEYED FOR

STONE CREEK PROPERTIES, L.L.C.
HAMILTON COUNTY, TENNESSEE

11-CHATT PROJECTS\21100294-0001-SURVEY\PLAT2\1100294-000 JONES GAP PRELIMINARY REVISIONS ZWH LABELS TRY.DWG

SURVEYOR'S STATEMENT

I CERTIFY THAT I AM LICENSED TO PRACTICE THE PROFESSION OF LAND SURVEYING IN THE STATE OF TENNESSEE AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF AND IN MY PROFESSIONAL OPINION, DO HEREBY STATE THE FOLLOWING:

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND MEETS OR EXCEEDS THE ACCURACY REQUIREMENTS OF A CATEGORY I SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS.

PAPE-DAWSON
35 STATION STREET
CHATTANOOGA, TN 37408

BY: CHAD E. WALLACE, TN R.L.S. NO. 3128

DATE: JULY 2, 2026
DATE OF FIELD SURVEY: JUNE 17, 2026

ENGINEER'S STATEMENT

I CERTIFY THAT I HAVE (REVIEWED OR DESIGNED) ALL NEW ROADS, DRAINAGE, DOMESTIC WATER AND SANITARY SEWERS AS SHOWN ON THIS PLAT AND THAT THE DESIGN MEETS PROPER ENGINEERING CRITERIA.

PAPE-DAWSON
35 STATION STREET
CHATTANOOGA, TN 37408

BY: JUSTIN JOHNSON, P.E.
TN P.E. NO. 120874

DATE:

LEGEND:

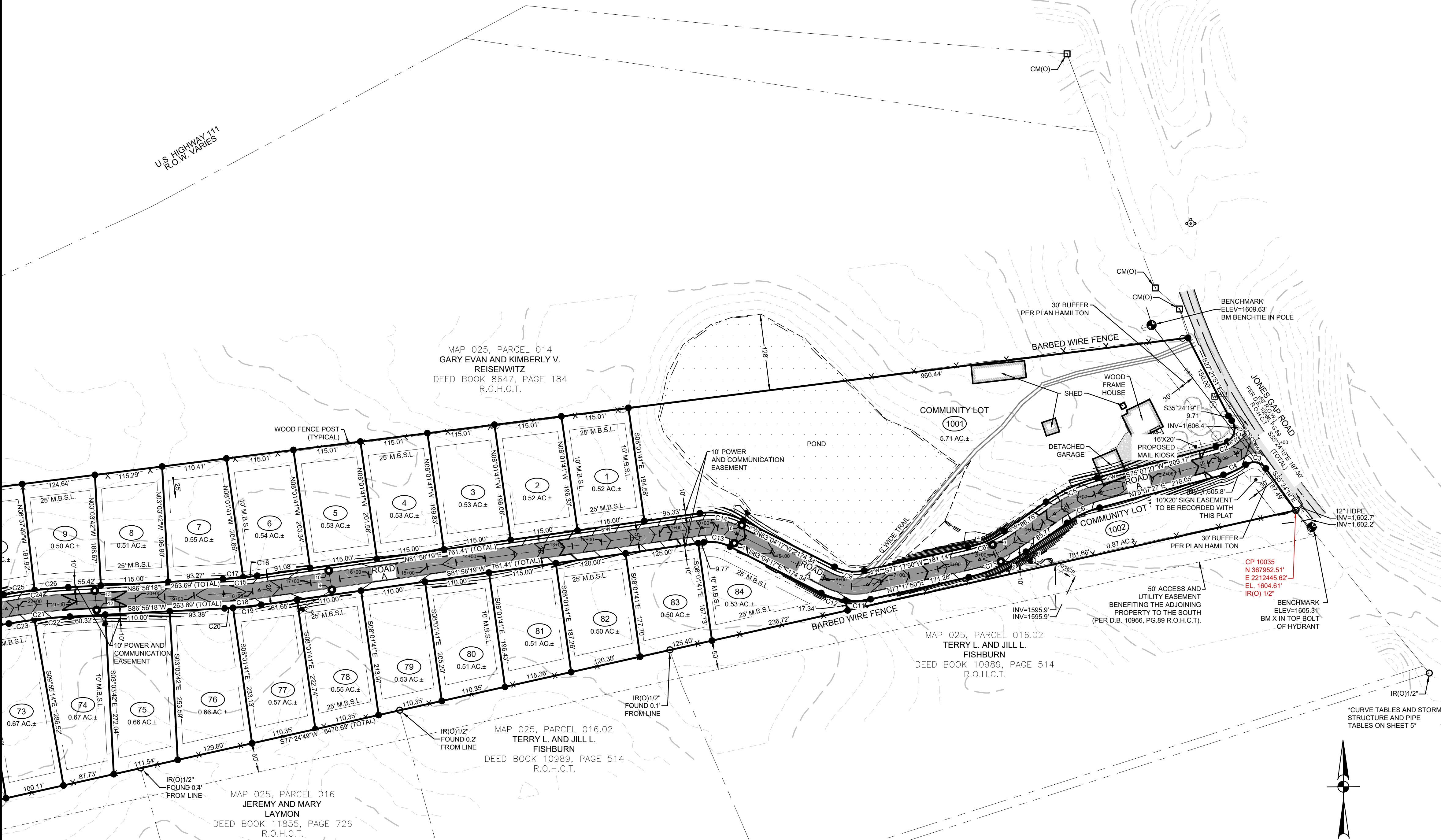
- CM(O) CONCRETE MONUMENT (OLD)
IR(O) IRON ROD (OLD)
IR(N) IRON ROD (NEW)
(5/8" X 18" W/ CAP STAMPED "PAPE-DAWSON")
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
WATER VALVE
WATER METER
MAIL BOX
UTILITY POLE
UTILITY POLE W/ ANCHOR
A/C AIR CONDITIONER
SIGN
INV INVERT
- RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
HDPE HIGH DENSITY POLYETHYLENE PIPE
CONCRETE SURFACE
ASPHALT SURFACE
WATER SURFACE
- LINE TYPES:
-X-X- FENCE
-W- EXISTING WATER LINE
-6"W- PROPOSED WATER LINE
-P&T- OVERHEAD POWER AND TELEPHONE LINES
- ABBREVIATIONS:
R.O.H.C.T. REGISTER'S OFFICE FOR HAMILTON COUNTY, TN

HAMILTON COUNTY GEOSPATIAL
TECHNOLOGY DEPARTMENT
DATE _____
BY _____
HAMILTON COUNTY
GROUNDWATER PROTECTION
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATT/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____
HAMILTON COUNTY FIRE MARSHAL
DATE _____
BY _____



UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



PAPE-DAWSON
35 STATION STREET | CHATTANOOGA, TN 37408 | 423.490.9400
TENNESSEE A&E PROFESSIONALS FIRM #11104

CUMBERLAND COVE SUBDIVISION
RESIDENTIAL LOTS 1-102 &
COMM. LOTS 1001 - 1006
PRELIMINARY PLAT
12733 JONES GAP ROAD
SURVEYED FOR
STONE CREEK PROPERTIES, L.L.C.
HAMILTON COUNTY, TENNESSEE

NO.	REVISION	DATE
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#

DATE 07/02/2026
CHECKED C.E.W. DRAWN Z.W.H.
DESIGNER J. JOHNSON
JOB NO. 21100294-000
SHEET 2 OF 5

LEGEND:

- CM(O) CONCRETE MONUMENT (OLD)
R(O) IRON ROD (OLD)
IR(N) IRON ROD (NEW)
(5/8" X 18" WCAP STAMPED "PAPE-DAWSON")
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
WATER VALVE
WATER METER
MAIL BOX
UTILITY POLE
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AIR CONDITIONER
SIGN
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- ABBREVIATIONS:
R.O.H.C.T. REGISTER'S OFFICE FOR HAMILTON COUNTY, TN

SURVEYOR'S STATEMENT

I CERTIFY THAT I AM LICENSED TO PRACTICE THE PROFESSION OF LAND SURVEYING IN THE STATE OF TENNESSEE AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF AND IN MY PROFESSIONAL OPINION, DO HEREBY STATE THE FOLLOWING:

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PAPE-DAWSON
35 STATION STREET
CHATTANOOGA, TN 37408

BY: CHAD E. WALLACE, TN R.L.S. NO. 3128
DATE: JULY 2, 2026
DATE OF FIELD SURVEY: JUNE 17, 2026

ENGINEER'S STATEMENT

I CERTIFY THAT I HAVE (REVIEWED OR DESIGNED) ALL NEW ROADS, DRAINAGE, DOMESTIC WATER AND SANITARY SEWERS AS SHOWN ON THIS PLAT AND THAT THE DESIGN MEETS PROPER ENGINEERING CRITERIA.

PAPE-DAWSON
35 STATION STREET
CHATTANOOGA, TN 37408

BY: TN P.E. NO. 120874 JUSTIN JOHNSON, P.E.
DATE:

HAMILTON COUNTY GEOSPATIAL
TECHNOLOGY DEPARTMENT
DATE
BY
HAMILTON COUNTY
GROUNDWATER PROTECTION
DATE
BY
JURISDICTIONAL AUTHORITY
DATE
BY
CHATT/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE
BY
HAMILTON COUNTY FIRE MARSHAL
DATE
BY



PAPE-DAWSON

35 STATION STREET | CHATTANOOGA, TN 37408 | 423.490.9400
TENNESSEE A&E PROFESSIONALS FIRM #11104

CUMBERLAND COVE SUBDIVISION
RESIDENTIAL LOTS 1-102 &

COMM. LOTS 1001 - 1006
PRELIMINARY PLAT
12733 JONES GAP ROAD
SURVEYED FOR
STONE CREEK PROPERTIES, L.L.C.
HAMILTON COUNTY, TENNESSEE

NO.	REVISION	DATE
#	#	#
#	#	#
#	#	#
#	#	#
#	#	#

DATE 07/02/2026
CHECKED C.E.W. DRAWN Z.W.H.
DESIGNER J. JOHNSON
JOB NO. 21100294-000
SHEET 3 OF 5

*CURVE TABLES AND STORM
STRUCTURE AND PIPE
TABLES ON SHEET 5*

LEGEND:

- CM(O) CONCRETE MONUMENT (OLD)
IR(O) IRON ROD (OLD)
IR(N) IRON ROD (NEW)
(5/8" X 18" WCAP STAMPED "PAPE-DAWSON")
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT
WATER VALVE
WATER METER
MAIL BOX
UTILITY POLE
UTILITY POLE W/ ANCHOR
AIR CONDITIONER
SIGN
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R.O.H.C.T. REGISTER'S OFFICE FOR HAMILTON COUNTY, TN

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PAPE-DAWSON
35 STATION STREET
CHATTANOOGA, TN 37408

BY: CHAD E. WALLACE, TN. R.L.S. NO. 3128
DATE: JULY 2, 2026
DATE OF FIELD SURVEY: JUNE 17, 2026

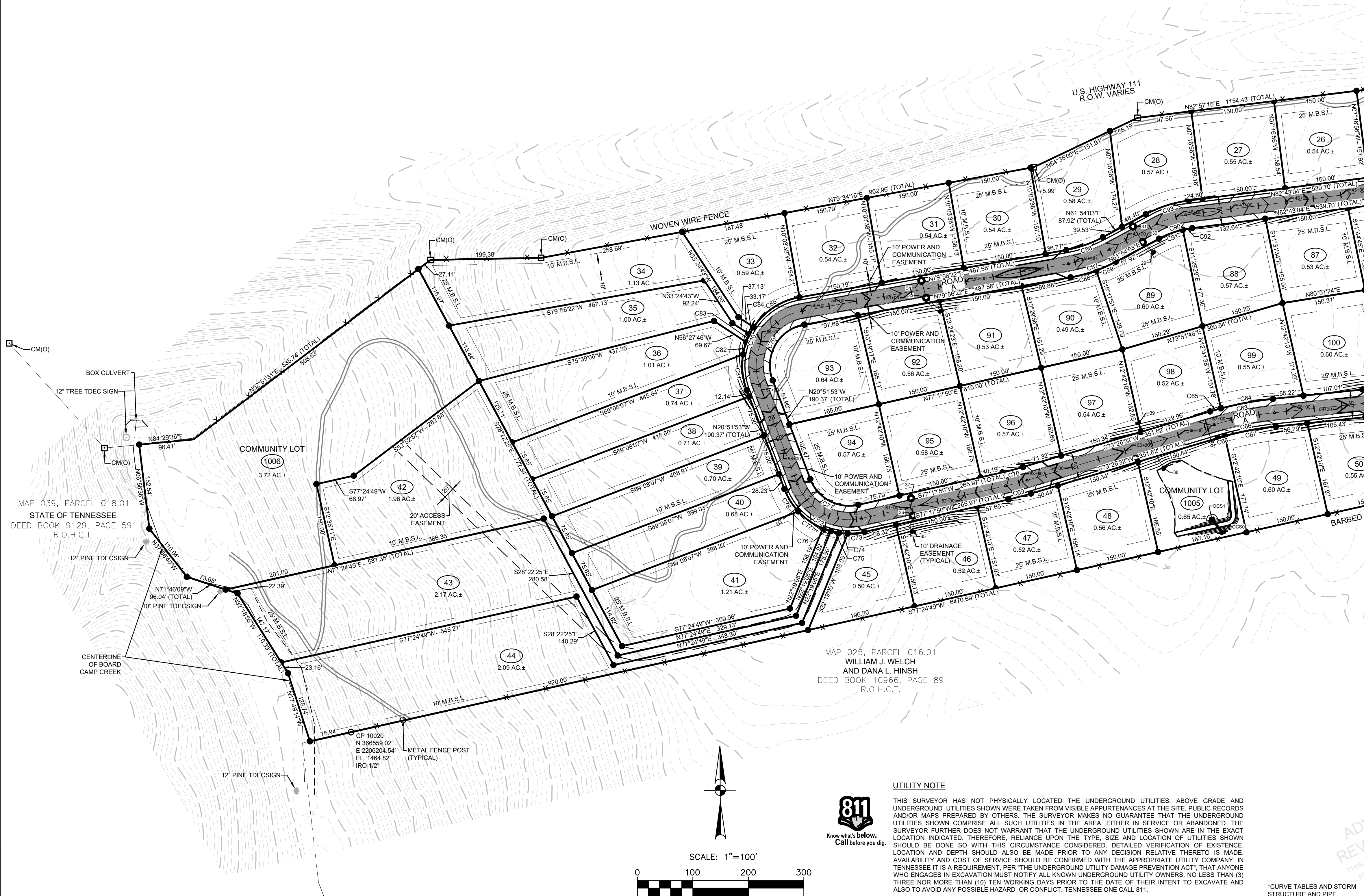
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PAPE-DAWSON
35 STATION STREET
CHATTANOOGA, TN 37408

BY: JUSTIN JOHNSON, P.E.
TN P.E. NO. 120874
DATE:

HAMILTON COUNTY GEOSPATIAL
TECHNOLOGY DEPARTMENT
DATE
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HAMILTON COUNTY
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JURISDICTIONAL AUTHORITY
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PLANNING COMMISSION
DATE
BY
HAMILTON COUNTY FIRE MARSHAL
DATE
BY



PAPE-DAWSON

35 STATION STREET CHATTANOOGA, TN 37408 1423.490.9400
TENNESSEE A&E PROFESSIONALS FIRM #11104

CUMBERLAND COVE SUBDIVISION
RESIDENTIAL LOTS 1-102 &

COMM. LOTS 1001 - 1006

PRELIMINARY PLAT

12733 JONES GAP ROAD

SURVEYED FOR

STONE CREEK PROPERTIES, L.L.C.

HAMILTON COUNTY, TENNESSEE

NO.	REVISION	DATE
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#	#	#
#	#	#

DATE 07/02/2026
CHECKED C.E.W. DRAWN Z.W.H.
DESIGNER J. JOHNSON
JOB NO. 21100294-000
SHEET 4 OF 5

*CURVE TABLES AND STORM
STRUCTURE AND PIPE
TABLES ON SHEET 5*

SURVEYOR'S STATEMENT

I CERTIFY THAT I AM LICENSED TO PRACTICE THE PROFESSION OF LAND SURVEYING IN THE STATE OF TENNESSEE AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF AND IN MY PROFESSIONAL OPINION, DO HEREBY STATE THE FOLLOWING:

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PAPE-DAWSON
35 STATION STREET
CHATTANOOGA, TN 37408

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CHAD E. WALLACE, TN R.L.S. NO. 3128

DATE: JULY 2, 2026

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PAPE-DAWSON
35 STATION STREET
CHATTANOOGA, TN 37408

BY: _____
TN P.E. NO. 120874 JUSTIN JOHNSON, P.E.

DATE: _____

LEGEND:

	CONCRETE MONUMENT (OLD)		REINFORCED CONCRETE PIPE
	IRON ROD (OLD)		CORRUGATED METAL PIPE
	IRON ROD (NEW)		HIGH DENSITY POLYETHYLENE PIPE
	EXISTING FIRE HYDRANT		CONCRETE SURFACE
	PROPOSED FIRE HYDRANT		ASPHALT SURFACE
	WATER VALVE		WATER SURFACE
	WATER METER		
	MAIL BOX		
	UTILITY POLE		
	UTILITY POLE W/ ANCHOR		
	AIR CONDITIONER		
	SIGN		
	INVERT		

LINE TYPES:
-X-X- FENCE
-W- EXISTING WATER LINE
-6"W- PROPOSED WATER LINE
-P&T- OVERHEAD POWER AND TELEPHONE LINES

ABBREVIATIONS:
R.O.H.C.T. REGISTER'S OFFICE FOR HAMILTON COUNTY, TN

HAMILTON COUNTY GEOSPATIAL
TECHNOLOGY DEPARTMENT

DATE _____
BY _____
HAMILTON COUNTY
GROUNDWATER PROTECTION
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATT/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____
HAMILTON COUNTY FIRE MARSHAL
DATE _____
BY _____

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	25.00'	41.16'	94°19'40"	26.96'	36.67'	S11°45'31"W
C2	75.00'	21.21'	16°12'06"	10.68'	21.14'	S67°01'24"W
C3	25.00'	38.64'	88°33'31"	24.38'	34.91'	S79°41'05"E
C4	125.00'	41.64'	19°05'17"	21.02'	41.45'	N65°34'48"E
C5	275.00'	96.68'	20°08'39"	48.85'	96.19'	S65°03'08"W
C6	175.00'	61.53'	20°08'39"	31.08'	61.21'	N65°03'08"E
C7	275.00'	107.12'	22°19'02"	54.25'	106.44'	N66°08'19"E
C8	175.00'	68.16'	22°19'02"	34.52'	67.73'	S66°08'19"W
C9	75.00'	51.88'	39°37'53"	27.02'	50.85'	N82°53'13"W
C10	125.00'	86.46'	39°37'53"	45.04'	84.75'	N82°53'13"W
C11	125.00'	43.23'	19°48'56"	21.83'	43.02'	N87°12'18"E
C12	125.00'	43.23'	19°48'56"	21.83'	43.02'	S72°58'45"E
C13	75.00'	45.76'	34°57'24"	23.62'	45.05'	S80°32'59"E
C14	125.00'	76.26'	34°57'24"	39.36'	75.09'	N80°32'59"W
C15	675.00'	58.51'	4°57'59"	29.27'	58.49'	N84°27'18"E
C16	675.00'	23.92'	2°01'51"	11.96'	23.92'	S82°59'14"W
C17	675.00'	34.58'	2°56'08"	17.30'	34.58'	S85°28'14"W
C18	725.00'	62.84'	4°57'59"	31.44'	62.82'	S84°27'18"W
C19	725.00'	48.39'	3°49'27"	24.20'	48.38'	N83°53'02"E
C20	725.00'	14.45'	1°08'32"	7.23'	14.45'	N86°22'01"E
C21	875.00'	104.75'	6°51'32"	52.44'	104.68'	S83°30'32"W
C22	875.00'	60.47'	3°57'35"	30.25'	60.46'	N84°57'30"E
C23	875.00'	44.28'	2°53'57"	22.14'	44.27'	N81°31'44"E
C24	925.00'	110.73'	6°51'32"	55.43'	110.67'	N83°30'32"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C49	75.00'	12.74'	9°44'10"	6.39'	12.73'	N07°50'05"W
C50	25.00'	39.88'	91°24'19"	25.62'	35.79'	S48°40'09"E
C51	125.00'	21.24'	9°44'10"	10.65'	21.22'	S07°50'05"E
C52	125.00'	196.35'	90°00'00"	125.00'	176.78'	S32°17'50"W
C53	125.00'	3.84'	1°45'31"	1.92'	3.84'	N11°49'24"W
C54	125.00'	119.65'	54°50'39"	64.86'	115.14'	N16°28'41"E
C55	125.00'	72.86'	33°23'49"	37.50'	71.83'	N60°35'55"E
C56	75.00'	117.81'	90°00'00"	75.00'	106.07'	S32°17'50"W
C57	425.00'	50.08'	6°45'07"	25.07'	50.05'	S80°40'24"W
C58	425.00'	6.23'	0°50'26"	3.12'	6.23'	S77°43'03"W
C59	425.00'	43.85'	5°54'41"	21.94'	43.83'	S81°05'37"W
C60	475.00'	55.98'	6°45'07"	28.02'	55.94'	N80°40'24"E
C61	475.00'	10.55'	1°16'20"	5.27'	10.55'	N77°56'00"E
C62	475.00'	45.43'	5°28'47"	22.73'	45.41'	N81°18'34"E
C63	625.00'	115.70'	10°36'25"	58.02'	115.54'	S78°44'45"W
C64	625.00'	95.34'	8°44'25"	47.76'	95.25'	S79°40'44"W
C65	625.00'	20.36'	1°52'00"	10.18'	20.36'	S74°22'32"W
C66	575.00'	106.45'	10°36'25"	53.38'	106.30'	S78°44'45"W
C67	575.00'	93.77'	9°20'36"	46.99'	93.66'	N79°22'39"E
C68	575.00'	12.68'	1°15'49"	6.34'	12.68'	N74°04'27"E
C69	625.00'	42.05'	3°51'18"	21.03'	42.04'	N75°22'11"E
C70	575.00'	38.69'	3°51'18"	19.35'	38.68'	S75°22'11"W
C71	75.00'	107.13'	81°50'16"	65.01'	98.25'	N61°47'02"W
C72	125.00'	178.54'	81°50'16"	108.35'	163.75'	N61°47'02"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C25	925.00'	53.12'	3°17'26"	26.57'	53.11'	S81°43'28"W
C26	925.00'	57.61'	3°34'07"	28.81'	57.60'	S85°09'14"W
C27	25.00'	34.83'	79°50'09"	20.92'	32.08'	N40°09'41"E
C28	60.00'	167.21'	159°40'17"	334.66'	118.12'	S80°04'46"W
C29	60.00'	83.60'	79°50'09"	50.20'	77.00'	N40°09'41"E
C30	60.00'	15.28'	14°35'16"	7.68'	15.23'	N87°22'23"E
C31	60.00'	68.33'	65°14'53"	38.41'	64.69'	S52°42'32"E
C32	25.00'	34.83'	79°50'09"	20.92'	32.08'	S60°00'10"E
C33	875.00'	74.77'	4°53'45"	37.41'	74.74'	N82°31'38"E
C34	825.00'	70.49'	4°53'45"	35.27'	70.47'	N82°31'38"E
C35	825.00'	31.53'	2°11'24"	15.77'	31.53'	S81°10'27"W
C36	825.00'	38.96'	2°42'21"	19.48'	38.96'	S83°37'20"W
C37	675.00'	84.65'	7°11'08"	42.38'	84.60'	N81°22'58"E
C38	675.00'	23.33'	1°58'48"	11.66'	23.33'	S83°59'06"W
C39	675.00'	61.33'	5°12'20"	30.68'	61.31'	S80°23'32"W
C40	625.00'	78.38'	7°11'08"	39.24'	78.33'	S81°22'56"W
C41	625.00'	13.14'	1°12'16"	6.57'	13.14'	N84°22'23"E
C42	625.00'	65.25'	5°58'52"	32.65'	65.22'	N80°46'48"E
C43	575.00'	92.77'	9°14'38"	46.48'	92.67'	S82°24'41"W
C44	575.00'	61.40'	6°07'04"	30.73'	61.37'	N80°50'54"E
C45	575.00'	31.37'	3°07'34"	15.69'	31.37'	N85°28'13"E
C46	525.00'	84.70'	9°14'38"	42.44'	84.61'	S82°24'41"W
C47	750.00'	56.49'	4°18'56"	28.26'	56.48'	S84°52'32"W
C48	25.00'	39.27'	90°00'00"	25.00'	35.36'	N42°02'00"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C73	125.00'	30.37'	13°55'14"	15.26'	30.30'	N84°15'27"E
C74	125.00'	15.74'	7°12'49"	7.88'	15.73'	S85°10'31"E
C75	125.00'	15.26'	6°59'40"	7.64'	15.25'	S78°04'17"E
C76	125.00'	15.04'	6°53'32"	7.53'	15.03'	S71°07'41"E
C77	125.00'	54.20'	24°50'34"	27.53'	53.78'	S55°15'38"E
C78	125.00'	47.94'	21°58'27"	24.27'	47.65'	S31°51'07"E
C79	75.00'	131.95'	100°48'15"	90.67'	115.58'	N29°32'14"E
C80	125.00'	219.92'	100°48'15"	151.11'	192.63'	N29°32'14"E
C81	125.00'	65.87'	30°11'27"	33.72'	65.11'	S05°46'10"E
C82	125.00'	22.53'	10°19'29"	11.29'	22.49'	S14°29'18"W
C83	125.00'	15.26'	6°59'40"	7.64'	15.25'	S23°08'52"W
C84	125.00'	15.04'	6°53'32"	7.53'	15.03'	S30°05'28"W
C85	125.00'	101.23'	46°24'08"	53.58'	98.49'	S56°44'18"W
C86	225.00'	70.84'	18°02'20"	35.71'	70.55'	S70°55'12"W
C87	275.00'	86.58'	18°02'20"	43.65'	86.22'	N70°55'12"E
C88	275.00'	47.81'	9°57'40"	23.97'	47.75'	N74°57'32"E
C89	275.00'	38.77'	8°04'40"	19.42'	38.74'	N65°56'22"E
C90	175.00'	63.58'	20°49'01"	32.15'	63.23'	N72°18'33"E
C91	175.00'	46.19'	15°07'28"	23.23'	46.06'	N69°27'46"E
C92	175.00'	17.39'	5°41'34"	8.70'	17.38'	N79°52'17"E
C93	225.00'	81.75'	20°49'01"	41.33'	81.30'	S72°18'33"W
C94	700.00'	35.56'	2°54'37"	17.78'	35.55'	N84°10'23"E

DRAINAGE STRUCTURE SCHEDULE			
NO.	TYPE*	CASTING	INVERTS
OCS0	HEADWALL	---	1625.50 (OCS1)
OCS2	HEADWALL	---	1616.20 (OCS3)
OCS4	HEADWALL	---	1617.50 (OCS5)
OCS5	OCS	3300	1617.60 (OCS4)
OCS3	OCS	3300	1616.50 (OCS2)
OCS1	OCS	3300	1626.00 (OCS0)
1	HEADWALL	---	1600.00 (2)
2	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1602.00 (1) 1602.00 (3)
3	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1602.35 (2) 1602.35 (4)
4	HEADWALL	---	1602.50 (3)
5	HEADWALL	---	1613.25 (6)
6	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1613.40 (5) 1613.40 (7)
7	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1613.60 (6)
8	HEADWALL	---	1622.75 (9)
9	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1623.05 (8) 1623.05 (10)
10	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1623.25 (9)
11	HEADWALL	---	1622.70 (12)
12	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1622.85 (11) 1622.85 (13)
13	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1623.05 (12)
14	HEADWALL	---	1628.00 (15)
15	HEADWALL	---	1628.50 (14)
16	HEADWALL	---	1627.75 (17)
17	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1628.15 (16) 1628.15 (18)
18	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1628.32 (17)
19	HEADWALL	---	1626.50 (20)
20	HEADWALL	---	1629.00 (19)
21	HEADWALL	---	1626.50 (22)
22	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1626.67 (21) 1626.67 (23)
23	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1626.85 (22)
24	HEADWALL	---	1629.00 (25)

DRAINAGE STRUCTURE SCHEDULE			
NO.	TYPE*	CASTING	INVERTS
25	HEADWALL	---	1632.00 (24)
26	HEADWALL	---	1631.00 (27)
27	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1631.20 (26) 1631.20 (28)
28	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1631.40 (27)
29	HEADWALL	---	1640.00 (30)
30	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1640.15 (29) 1640.15 (31)
31	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1640.35 (30)
32	HEADWALL	---	1641.00 (33)
33	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1641.20 (32) 1641.20 (34)
34	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1641.37 (33)
35	HEADWALL	---	1623.80 (36)
36	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1623.95 (35) 1623.95 (37)
37	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1624.15 (36)
38	HEADWALL	---	1629.75 (39)
39	HEADWALL	---	1631.75 (38)
40	HEADWALL	---	1624.00 (41)
41	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1624.15 (40) 1624.15 (42)
42	48 INCH CYLINDRICAL STRUCTURE	REINFORCED CONCRETE	1624.30 (41)

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
1-2	24 " HP STORM PP	49'	4.05%
2-3	24 " HP STORM PP	32'	1.09%
3-4	24 " HP STORM PP	27'	0.56%
5-6	15 " HP STORM PP	22'	0.69%
6-7	15 " HP STORM PP	33'	0.60%
8-9	15 " HP STORM PP	60'	0.50%
9-10	15 " HP STORM PP	33'	0.61%
11-12	15 " HP STORM PP	27'	0.56%
12-13	15 " HP STORM PP	33'	0.61%
14-15	15 " HP STORM PP	77'	0.65%
16-17	15 " HP STORM PP	75'	0.54%
17-18	15 " HP STORM PP	32'	0.54%
19-20	15 " HP STORM PP	83'	3.00%
21-22	15 " HP STORM PP	32'	0.54%
22-23	15 " HP STORM PP	32'	0.56%
24-25	15 " HP STORM PP	81'	3.70%
26-27	15 " HP STORM PP	33'	0.60%
27-28	15 " HP STORM PP	39'	0.51%
29-30	15 " HP STORM PP	26'	0.58%
30-31	15 " HP STORM PP	33'	0.60%

Chattanooga-Hamilton County Regional Planning Agency

RPA STAFF RECOMMENDATION

SUBDIVISION CASE NUMBER: HCSD-26-34		Planning Commission Date: August 10, 2026	
SUBDIVISION NAME: Long Point			
Applicant Request:	Preliminary Plat		
Property Location:	Harris Haven Drive		
Property Owner:	John Mitchum		
Surveyor:	Tony Richmond, Richmond Surveying Co		
Engineer:	Jay Floyd, Pape-Dawson		
Accessibility:	Harris Haven Dr		
Total Acreage:	138		
Proposed Density:	.22		
Proposed Use:	Residential		
Tax Map Number:	072 071		
Zoning:	R-1		
Subdivision Variance(s) Required:	Variance SD2024-0026 was approved by PC on 04/08/2024 for a variance to 1. 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. 2. Article 4, Section 401.11 Street Pavement Width – Request is to reduce pavement width from 26' to 22' Pavement 3. Article 4, Section 401.31 Street Curbs – Curb & Gutters Required – Request is to permit no Curb & Gutters		
Staff Recommendation:	Deny Preliminary Plat		
Comment:	Currently we are going to recommend denial due to the amounts of changes required. However, due to delay from other departmental reviews getting completed past the due date of July 10th, if you can get us the updated plat with all corrections within 10 days we can revisit the recommendation. 1. Change lot 92 to lot 1 2. Add phone number for the owner 3. Add all road names 4. Variance case number for preliminary approval of SD2024-0026 added to the comments and a statement about the road being private, not public as a result 5. Size of drainage easements 6. 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. 7. 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. 8. Private road declaration		

9. Engineer's statement mentions sewer review but it is septic
10. Change note 11 to read "Sewage disposal provided by individual septic systems"
11. Need Recorded I&M prior to recording
12. Need As-Builts prior to recording - The location of ponds does not match the design plans.
13. Remove or properly install gate
14. Need to change k values sag is @12 rise is @26 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 & ROW Restoration Standards.
15. Detention area needs to be removed from buffer
16. Check with Geospatial Services about a name for the private road access
17. Where is the detention for this subdivision
18. Add implied drainage notes.
19. Correct note 6
20. Natural contours at five (5) foot intervals or less (sea level elevations only). The plat designer shall field check for accuracy of the contour lines if obtained from sources other than his own. The surveyor or engineer shall establish a benchmark on the site
21. Show location and label any other proposed drainage improvements such as catch basins, headwalls,
rock and mortar or concrete drainage ditches, etc.
22. Show addresses
23. Include OpenGov permit number
24. Existing and finished contours within the area to be cut or filled shall be shown on the Preliminary Plat.
25. Not 22 should be referenced as "Initial preliminary plat was approved...prior to this preliminary plat filing. This is a new preliminary filing."
26. For Plan Hamilton add the note: Development Standards The following development standards will guide future development and will be codified in the Hamilton County Zoning Regulations and/or inform zoning conditions: • Buffer and setback from right-of-way: Require a 30' wide planted landscape buffer from existing ROW. For exterior street facing garages, garage doors must be set back 20' from the right-of-way. • Perimeter buffer: Plant 2 inch caliper trees around entire perimeter of development; minimum of 30' on center. If existing vegetation is equivalent to or greater along the perimeter, the existing vegetation would count towards this requirement. Behind said buffer- require a 25' rear setback and a 10' side setback if the side of the house is adjacent to the buffer.
27. Groundwater septic review required - step was marked as completed but no review information or approval statement was included so that does not constitute approval.

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

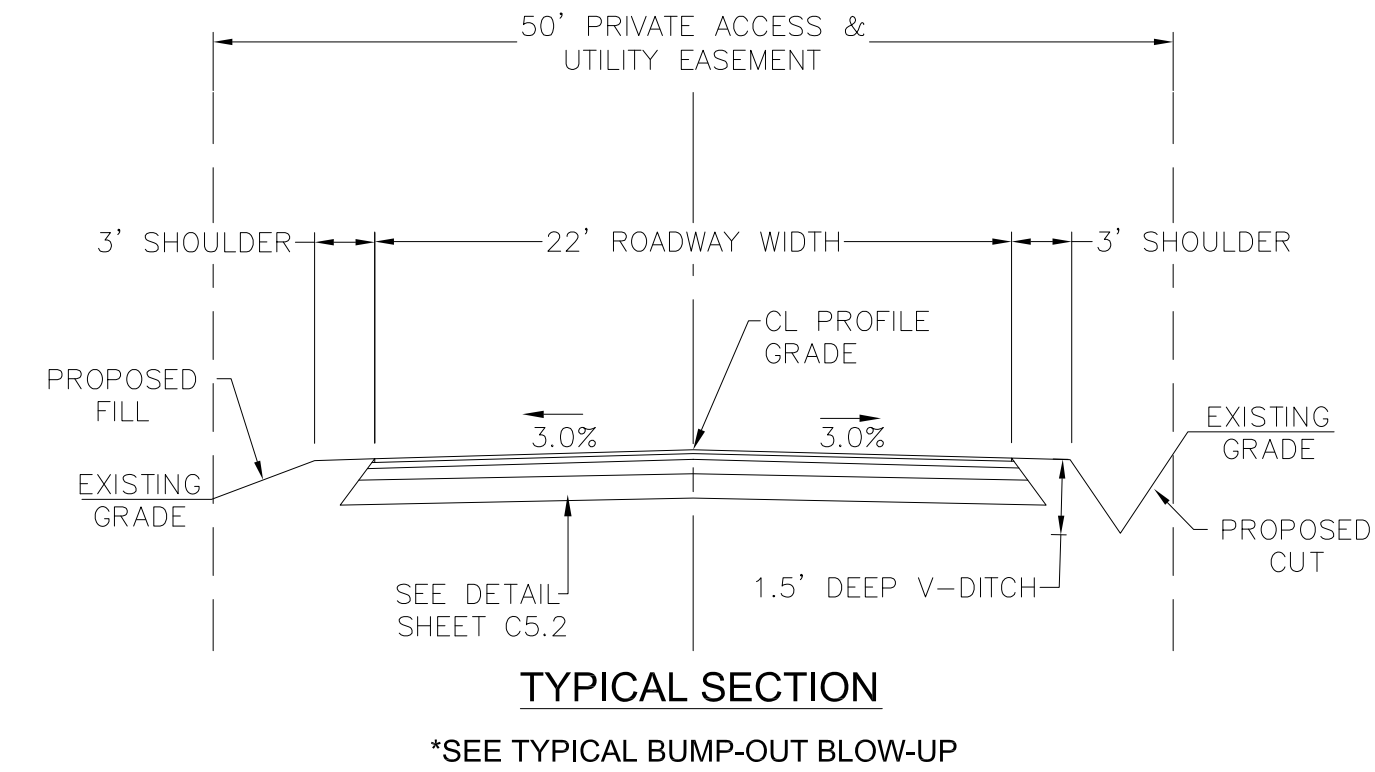
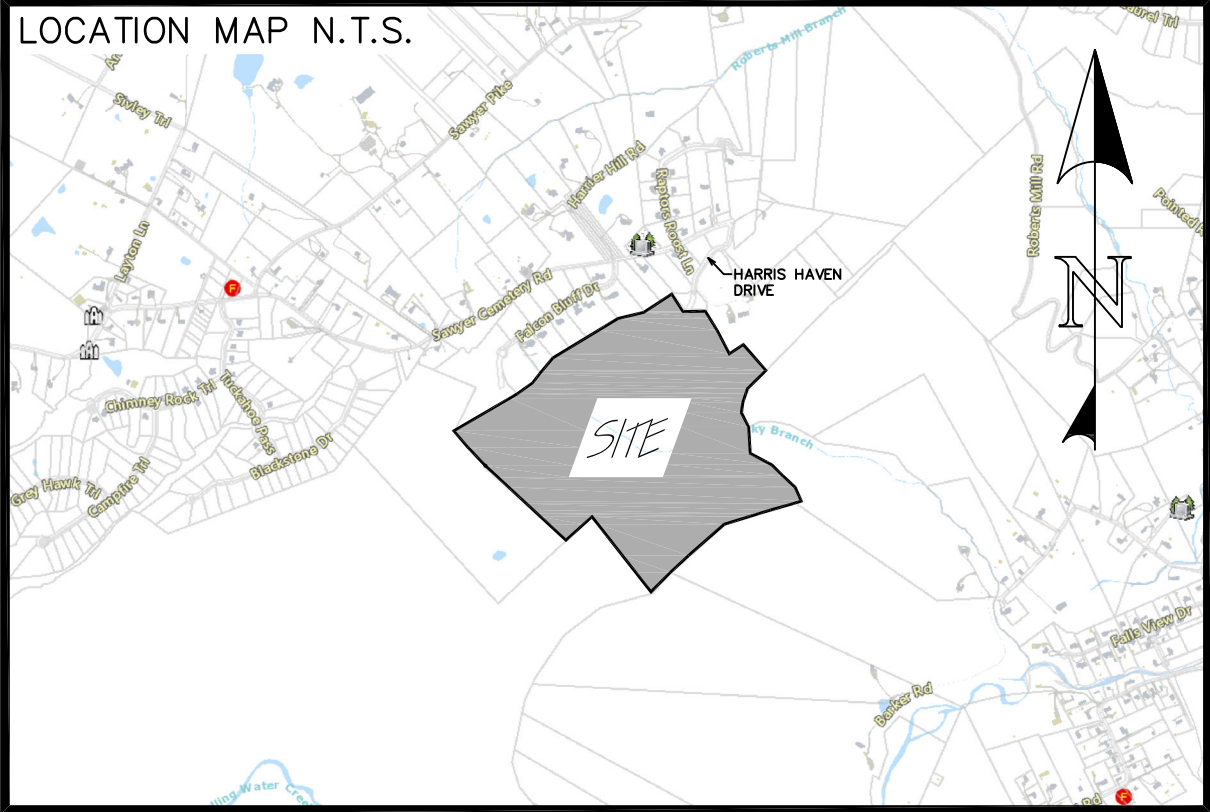
PLEASE NOTE: Before Final Plat can be signed, all comments must be addressed.

Who to Contact regarding questions on notes or outstanding comments:

Department	Contact	Number
Hamilton County Engineering or Water Quality	Autumn Friday	(423) 209-7821
Hamilton County Development/Highway	Tom Cassell	(423) 209-5076
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.



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.

EAGLES CREST LLC
PO BOX 4539
CHATTANOOGA, TN. 37405
PHONE: _____ DATE _____

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



SURVEYORS' CERTIFICATE
I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON; THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1 PER 10,000, AS SHOWN HEREON.

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



PRELIMINARY PLAT
LONG POINT SUBDIVISION
PHASE 1
LOTS 1-29

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

DATE: 06-13-2026

100 0 50 100 200 400
1" = 100'



- NOTES:
- PRESENT ZONING: R-1
 - TAX ID: 072 071.00
 - TOTAL ACREAGE: 131.6 ACRES
 - THIS SUBDIVISION HAS BEEN DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAMILTON COUNTY, TENNESSEE.
 - THIS PLAT SUBDIVIDES PROPERTY DESCRIBED BY DEED RECORDED IN DB 4865 - PG 340, RIGHT.
 - 1 = LOT NUMBER
 - THIS PROPERTY IS SUBJECT TO ANY ADDITIONAL PUBLIC OR PRIVATE EASEMENTS, RESTRICTIONS OR ROWS, EITHER WRITTEN OR IMPLIED, THAT MAY EXIST.
 - LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
 - WATER BY: TN AMERICAN WATER
 - ELECTRIC BY: ELECTRIC POWER BOARD
 - SEWAGE DISPOSAL BY: INDIVIDUAL SYSTEMS
 - AS PER FEMA FIRM PANEL NO. 47065C0209H (dated 11-28-2025), THIS TRACT DOES NOT LIE IN A FLOOD HAZARD AREA.
 - BEARINGS FOR THIS SURVEY ARE BASED ON TN. STATE GRID AND WERE OBTAINED USING SATELLITE OBSERVATION.
 - 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.
 - ALL LOTS APPROVED FOR A MAXIMUM NUMBER OF ____ BEDROOMS.
 - NO POOLS WITHOUT WRITTEN APPROVAL FROM GROUND WATER PROTECTION
 - TOPO BY: HAMILTON COUNTY GEOSPATIAL TECHNOLOGIES
 - 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.
 - 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.
 - PROPOSED DEVELOPMENT IS TO BE SINGLE-FAMILY DETACHED DWELLINGS.
 - 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.
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.
 - THE PRELIMINARY PLAT WAS APPROVED ON APRIL 8, 2024.
CASE NUMBER: SD2024-0027

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 _____



I hereby certify that this is a Category II survey and the ratio of precision of the unadjusted survey is greater than 1:10,000, as shown hereon, and that this survey is correct to the best of my knowledge and belief.
A Topcon Hiper VR GPS system and a Topcon GM series total station were used for this survey.

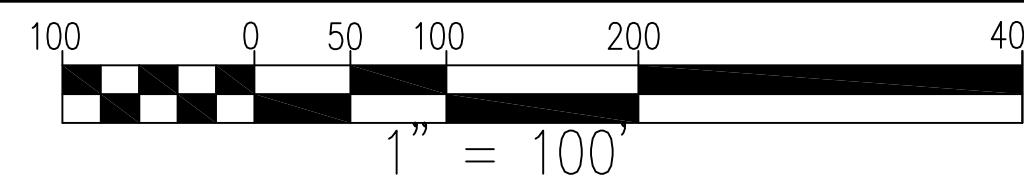
RICHMOND SURVEYING CO.
363 1st STREET, SW
CLEVELAND, TN. 37311
PHONE: (423) 479-7749
EMAIL: info@richmondsurveying.com



DRAINAGE STRUCTURE SCHEDULE		
NO.	TYPE*	INVERTS
A1	HEADWALL	1732.50 (A2)
A2	HEADWALL	1739.00 (A1)
B1	HEADWALL	1715.00 (B2)
B2	HEADWALL	1722.80 (B1)
C1	HEADWALL	1724.50 (C2)
C2	HEADWALL	1728.00 (C1)
D1	HEADWALL	1655.00 (D2)
D2	HEADWALL	1660.00 (D1)
P1	HEADWALL	1717.00 (P2)
P2	OUTLET CONTROL STRUCTURE	1718.50 (P1)

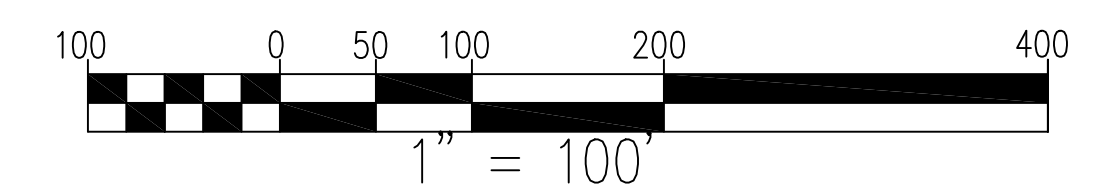
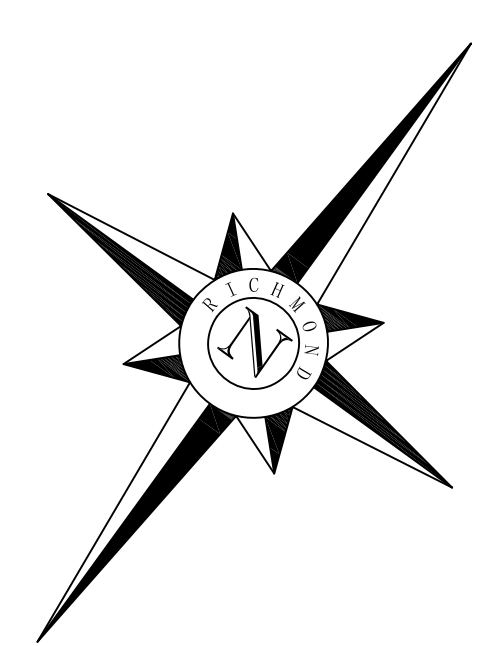
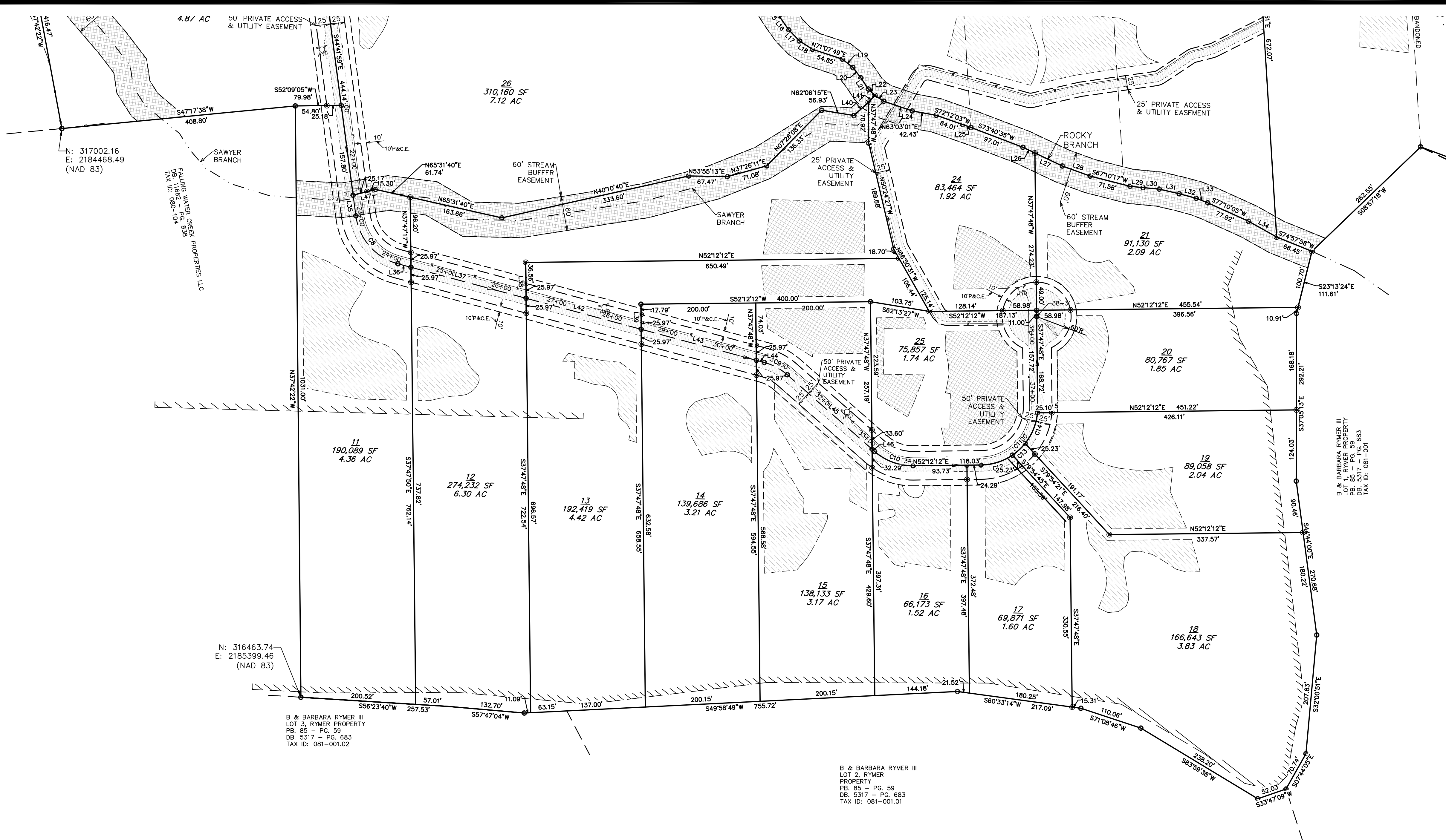
PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
A1-A2	24" RCP	55'	11.80%
B1-B2	36" RCP	64'	12.25%
C1-C2	30" HP STORM	39'	8.94%
D1-D2	36" RCP	70'	-7.15%
P1-P2	36" HDPE	42'	3.60%

LEGEND:	
●	CORNER FOUND (DESC. ON PLAT)
○	CORNER SET (1/2" REBAR W/ CAP)
○	BOUNDARY POINT NOT SET/FOUND
—	STREAM / CREEK
—	PROPOSED WATER LINE
—	PROPOSED FIRE HYDRANT
XX' P.&C.E.	POWER & COMMUNICATION EASEMENT
XX' P.D.E.	PRIVATE DRAINAGE EASEMENT
—	WIRE FENCE
—	ESCARPMENT/BLUFF LINE
▨	SSDS EASEMENT AREA
▨	DETENTION POND EASEMENT
▨	STREAM BUFFER EASEMENT AREA
▨	MAIL KIOSK EASEMENT
→	DRAINAGE FLOW DIRECTION ARROW



PRELIMINARY PLAT
LONG POINT SUBDIVISION
LOTS 1-10, 22-23 AND 26-29
(SEE SHEET 1 FOR ALL NOTES AND SIGNATURES)
(SEE SHEET 3 FOR ALL CURVE/LINE TABLES)

SHEET 2 OF 3



Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S72°32'49"E	18.16	L24	S71°43'30"W	52.26
L2	S34°18'07"E	34.08	L25	S72°12'03"W	64.01
L3	S69°33'42"E	32.54	L26	S78°14'35"W	23.14
L4	S69°33'42"E	32.54	L28	S72°46'09"W	51.62
L5	S47°12'10"E	52.19	L29	S58°36'50"W	22.77
L6	S52°18'13"E	44.55	L30	S58°10'05"W	28.31
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
L9	N60°04'47"W	21.09	L33	S74°10'41"W	21.66
L10	N49°10'05"W	15.61	L34	S82°04'26"W	56.24
L11	N29°52'52"W	39.43	L35	S44°41'59"E	36.53
L12	N29°52'52"W	7.18	L36	N67°54'29"E	23.70
L13	N37°26'07"W	48.02	L37	N67°54'29"E	207.78
L14	N61°19'47"W	34.93	L38	N37°47'48"W	62.53
L15	N69°46'46"W	17.26	L39	S37°47'48"E	43.76
L16	N72°16'24"W	29.95	L40	N10°42'24"E	33.88
L17	N81°28'47"W	27.00	L41	N05°59'10"E	16.69
L18	S85°38'00"W	26.40	L42	N67°54'29"E	207.76
L19	N89°10'12"W	23.32	L43	N67°54'29"E	207.76
L20	N74°45'07"W	23.12	L44	N67°54'29"E	14.39
L21	N70°31'23"W	23.30	L45	S85°52'56"E	196.76
L22	N82°43'43"W	16.01	L46	N85°52'56"W	6.00
L23	S85°30'01"W	18.66	L47	N38°39'54"E	40.47

Curve Table					
Curve #	Delta	Tangent	Radius	Length	Ch. Bearing
C1	009°07'48"	7.98	100.00	15.93	S56°15'53"W
C2	030°42'59"	27.47	100.00	53.61	S36°20'30"W
C3	030°03'51"	26.85	100.00	52.47	N36°00'56"E
C4	075°11'25"	77.00	100.00	131.23	S13°27'09"W
C5	020°33'25"	18.13	100.00	35.88	S34°25'16"E
C6	010°16'42"	8.99	100.00	17.94	S29°16'55"E
C7	010°16'42"	8.99	100.00	17.94	S39°33'37"E
C8	067°23'32"	66.68	100.00	117.62	S78°23'45"E
C9	026°12'35"	23.28	100.00	45.74	S81°00'47"W
C10	041°54'52"	38.30	100.00	73.15	N73°09'38"E
C11	090°00'00"	100.00	100.00	157.08	N07°12'12"E
C12	033°29'07"	30.08	100.00	58.44	N35°27'38"E
C13	017°15'14"	15.17	100.00	30.11	N10°05'27"E
C14	033°31'18"	30.12	100.00	58.51	N15°17'49"W
C15	005°44'21"	5.01	100.00	10.02	N34°55'38"W

DRAINAGE STRUCTURE SCHEDULE		
NO.	TYPE*	INVERTS
A1	HEADWALL	1732.50 (A2)
A2	HEADWALL	1739.00 (A1)
B1	HEADWALL	1715.00 (B2)
B2	HEADWALL	1722.80 (B1)
C1	HEADWALL	1724.50 (C2)
C2	HEADWALL	1728.00 (C1)
D1	HEADWALL	1655.00 (D2)
D2	HEADWALL	1660.00 (D1)
P1	HEADWALL	1717.00 (P2)
P2	OUTLET CONTROL STRUCTURE	1718.50 (P1)

PIPE TABLE			
LINE	SIZE/TYPE	LENGTH	SLOPE
A1-A2	24" RCP	55'	11.80%
B1-B2	36" RCP	64'	12.25%
C1-C2	30" HP STORM	39'	8.94%
D1-D2	36" RCP	70'	-7.15%
P1-P2	36" HDPE	42'	3.60%

LEGEND:

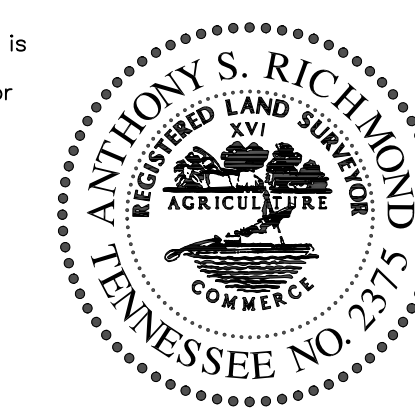
- - CORNER FOUND (DESC. ON PLAT)
- - CORNER SET (1/2" REBAR W/ CAP)
- - BOUNDARY POINT NOT SET/FOUND
- W — - STREAM / CREEK
- W — - PROPOSED WATER LINE
- W — - PROPOSED FIRE HYDRANT
- XX' P.&C.E. - POWER & COMMUNICATION EASEMENT
- XX' Pr.D.E. - PRIVATE DRAINAGE EASEMENT
- XX - WIRE FENCE
- - ESCARPMENT/BLUFF LINE
- [Hatched Box] - SSDS EASEMENT AREA
- [Dotted Box] - DETENTION POND EASEMENT
- [Hatched Box] - STREAM BUFFER EASEMENT AREA
- [Hatched Box] - MAIL KIOSK EASEMENT
- - DRAINAGE FLOW DIRECTION ARROW

PRELIMINARY PLAT
LONG POINT SUBDIVISION
LOTS 11-21 AND 24-25
(SEE SHEET 1 FOR ALL NOTES AND SIGNATURES)



I hereby certify that this is a Category II survey and the ratio of precision of the unadjusted survey is greater than 1:10,000, as shown hereon, and that this survey is correct to the best of my knowledge and belief.
A Topcon Hiper VR GPS system and a Topcon GM series total station were used for this survey.

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



August 2026
Subdivision Plats and
Variances

OLD BUSINESS

Chattanooga-Hamilton County Regional Planning Agency

RPA STAFF RECOMMENDATION

SUBDIVISION CASE NUMBER: HCSD-26-28		Planning Commission Date: August 10, 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:	Approve with Conditions Final Plat		
Comment:	Approve with conditions that the following corrections be made to the plat prior to recording. - That the new preliminary (HCSD-26-34) is approved - 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 - Need As-Builts prior to recording - The location of ponds does not match the		

	design plans. 19. Remove or properly install gate 20. Change plat name from Eagle's Crest to Long Point
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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:

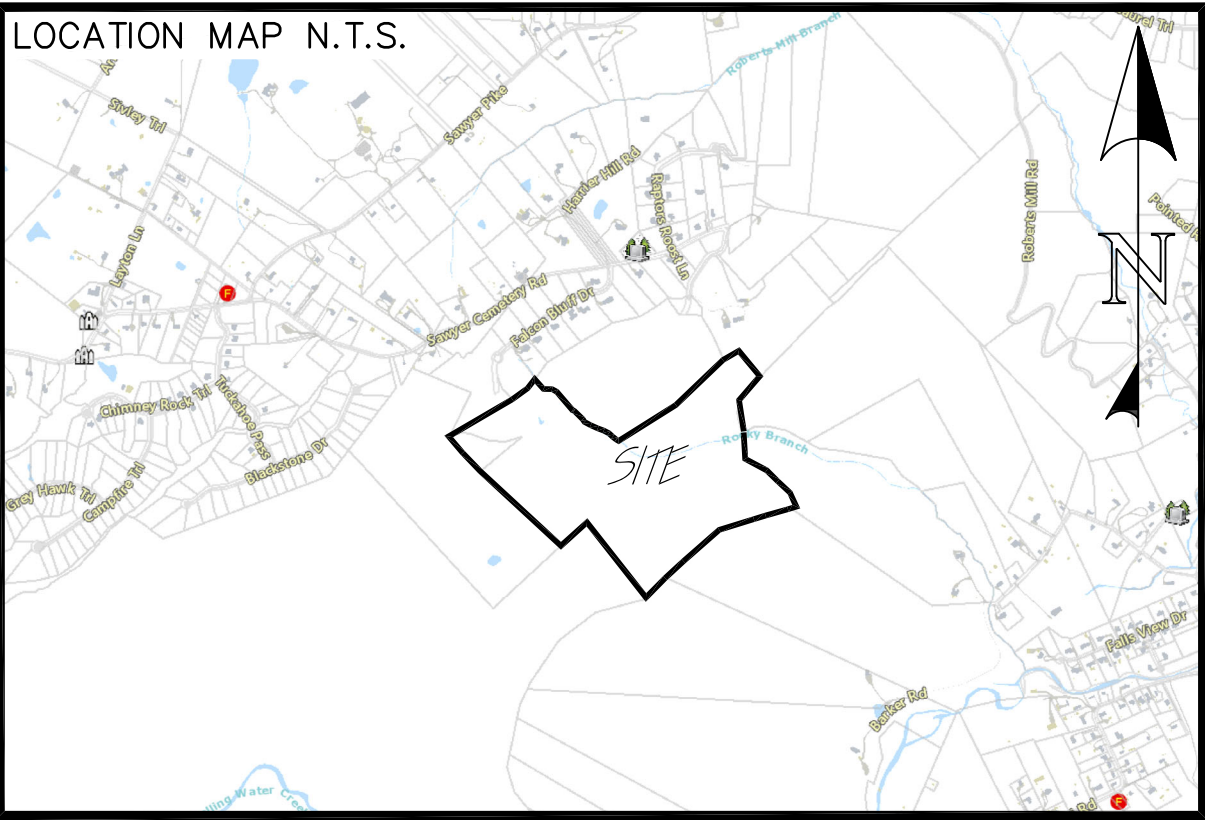
Department	Contact	Number
Hamilton County Engineering or Water Quality	Autumn Friday	(423) 209-7821

Hamilton County Development/ Highway	Tom Cassell	(423) 209-5076
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. 47085C0264G (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



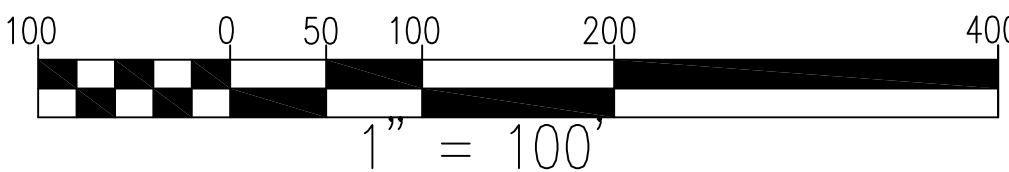
FINAL PLAT

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 _____
HAMILTON COUNTY WATER
QUALITY PROGRAM
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTANOOGA/HAMILTON
COUNTY REGIONAL PLANNING
COMMISSION
DATE _____
BY _____

Curve Table						
Curve #	Delta	Tangent	Radius	Length	Ch. Bearing	Ch. Distance
C1	009°07'48"	7.98	100.00	15.93	S56°15'53"W	15.92
C2	030°42'59"	27.47	100.00	53.61	S36°20'30"W	52.97
C3	030°03'51"	26.85	100.00	52.47	N36°00'56"E	51.87
C4	075°11'25"	77.00	100.00	131.23	S13°27'09"W	122.02
C5	020°33'25"	18.13	100.00	35.88	S34°25'16"E	35.69
C6	010°16'42"	8.99	100.00	17.94	S29°16'55"E	17.92
C7	010°16'42"	8.99	100.00	17.94	S39°33'37"E	17.92
C8	067°23'32"	66.68	100.00	117.62	S78°23'45"E	110.96
C9	026°12'35"	23.28	100.00	45.74	S81°00'47"W	45.35
C10	041°54'52"	38.30	100.00	73.15	N73°09'38"E	71.53
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

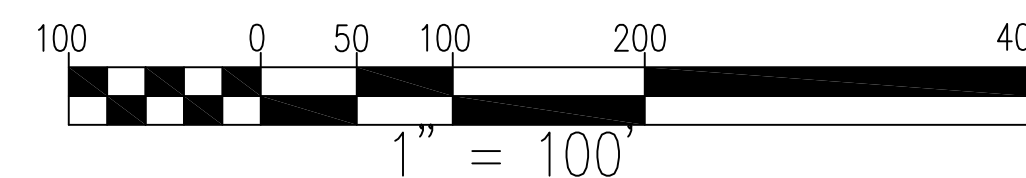
Line Table		
Line #	Direction	Length
L1	S72°32'49"E	18.16
L2	S34°18'07"E	34.08
L3	S69°33'42"E	32.54
L4	S69°33'42"E	32.54
L5	S47°12'10"E	52.19
L6	S52°18'13"E	44.55
L7	N60°13'51"W	29.20
L8	N69°35'59"W	30.61
L9	N60°04'47"W	21.09
L10	N49°10'05"W	15.61
L11	N29°52'52"W	39.43
L12	N29°52'52"W	7.18
L13	N37°26'07"W	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

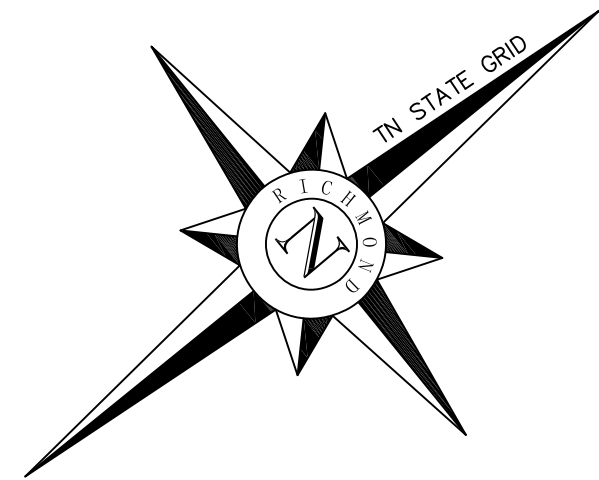
FINAL PLAT

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 _____

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.

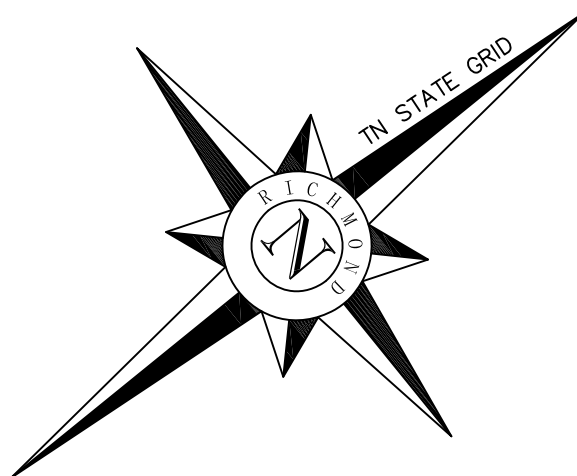
FAPE-DAWSON
35 STATION STREET
CHATTANOOGA, TN 37408
PHONE: 423-490-9400
DATE _____

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,
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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.
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 _____
HAMILTON COUNTY WATER
QUALITY PROGRAM
DATE _____
BY _____
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DATE _____
BY _____
CHATTANOOGA/HAMILTON
COUNTY REGIONAL PLANNING
COMMISSION
DATE _____
BY _____



Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S72°32'49"E	18.16	L24	S71°43'30"W	52.26
L2	S34°18'07"E	34.08	L25	S72°12'03"W	64.01
L3	S69°33'42"E	32.54	L26	S78°14'35"W	23.14
L4	S69°33'42"E	32.54	L28	S72°46'09"W	51.62
L5	S47°12'10"E	52.19	L29	S58°36'50"W	22.77
L6	S52°18'13"E	44.55	L30	S58°10'05"W	28.31
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
L9	N60°04'47"W	21.09	L33	S74°10'41"W	21.66
L10	N49°10'05"W	15.61	L34	S82°04'26"W	56.24
L11	N29°52'52"W	39.43	L35	S44°41'59"E	36.53
L12	N29°52'52"W	7.18	L36	N67°54'29"E	23.70
L13	N37°26'07"W	48.02	L37	N67°54'29"E	207.78
L14	N61°19'47"W	34.93	L38	N37°47'48"W	62.53
L15	N69°46'46"W	17.26	L39	S37°47'48"E	43.76
L16	N72°16'24"W	29.95	L40	N10°42'24"E	33.88
L17	N81°28'47"W	27.00	L41	N05°59'10"E	16.69
L18	S85°38'00"W	26.40	L42	N67°54'29"E	207.76
L19	N89°10'12"W	23.32	L43	N67°54'29"E	207.76
L20	N74°45'07"W	23.12	L44	N67°54'29"E	14.39
L21	N70°31'23"W	23.30	L45	S85°52'56"E	196.76
L22	N82°43'43"W	16.01	L46	N85°52'56"E	6.00
L23	S85°30'01"W	18.66	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



1" = 100'

SHEET 3 OF 3

Curve Table						
Curve #	Delta	Tangent	Radius	Length	Ch. Bearing	Ch. Distance
C1	009°07'48"	7.98	100.00	15.93	S56°15'53"W	15.92
C2	030°42'59"	27.47	100.00	53.61	S36°20'30"W	52.97
C3	030°03'51"	26.85	100.00	52.47	N36°00'56"E	51.87
C4	075°11'25"	77.00	100.00	131.23	S13°27'09"W	122.02
C5	020°33'25"	18.13	100.00	35.88	S34°25'16"E	35.69
C6	010°16'42"	8.99	100.00	17.94	S29°16'55"E	17.92
C7	010°16'42"	8.99	100.00	17.94	S39°33'37"E	17.92
C8	067°23'32"	66.68	100.00	117.62	S78°23'45"E	110.96
C9	026°12'35"	23.28	100.00	45.74	S81°00'47"W	45.35
C10	041°54'52"	38.30	100.00	73.15	N73°09'38"E	71.53
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	N35°27'38"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

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
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 THE 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.
363 1st STREET, SW
CLEVELAND, TN. 37311
PHONE: (423) 479-7749
EMAIL: richmondsurveying@hotmail.com

DATE



OWNER'S CERTIFICATION
I HEREBY ADAPT 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
PO BOX 4539
CHATTANOOGA, TN. 37405
PHONE: _____
DATE _____

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



August 2026

Resolutions &
Amendments



(CASE NO. 2026-0078)

**A RESOLUTION OF THE CHATTANOOGA-HAMILTON COUNTY
REGIONAL PLANNING COMMISSION AMENDING THE WHITE OAK MOUNTAIN
AREA 12 PLAN (A COMPONENT OF PLAN HAMILTON) BY CHANGING THE
PLACE TYPE DESIGNATION FOR AN APPROXIMATELY 0.70-ACRE PARCEL
LOCATED AT 4390 UNIVERSITY DRIVE (PART), HAMILTON COUNTY,
TENNESSEE, FROM SUBURBAN RESIDENTIAL TO MAKER DISTRICT**

WHEREAS, Benjamin A. Kyle, doing business as Apison Auto ("Applicant"), has submitted Zoning Change Application Case No. 2026-0078 requesting to rezone approximately 0.70 acres of real property located at 4390 University Drive (part), Hamilton County, Tennessee (Tax Map Parcel ID 151-012, part), from the A-1 Agriculture District to the C-2 Local Business Commercial District with conditions, for the purpose of bringing an existing auto repair shop, storage building, and associated vehicle restoration and sales use into compliance with Hamilton County zoning regulations; and

WHEREAS, the subject property has been used since the mid-1950s as a vehicle repair facility that historically serviced Hamilton County school buses as well as provided auto repair, vehicle restoration, and used car sales services to the surrounding community, representing a long-standing historic use and community asset that has operated without zoning issues for over seventy (70) years and predates the current A-1 zoning classification; and

WHEREAS, the Applicant, with the consent of the property owner, has installed a complete six-foot (6') high wooden privacy fence surrounding the shop and storage building, which significantly improves the visual appearance of the property, effectively shields views of vehicles and ongoing repair work from adjacent properties, and demonstrates a commitment to compatibility with the surrounding residential neighborhood; and

WHEREAS, the White Oak Mountain Area 12 Plan, adopted as a component of Plan Hamilton by the Chattanooga-Hamilton County Regional Planning Commission on September 8, 2025, designated the subject property as Suburban Residential Place Type, and Planning Agency staff determined that the existing auto repair and sales use is incompatible with that designation, resulting in a staff recommendation of denial for the associated rezoning request; and

WHEREAS, the Planning Commission finds that the existing use is a unique, small-scale (confined to the existing two buildings and immediate surrounding 0.70-acre area), non-noxious operation that has provided essential passenger vehicle and light truck repair services, as well as historically supporting county school transportation needs, to a growing rural/suburban community without documented adverse impacts on neighboring residential properties; and

WHEREAS, the Maker District (MD) Place Type, as defined and described in Chapter 4 of the White Oak Mountain Area 12 Plan, is specifically intended to accommodate small-scale, non-noxious light industrial, workshop, contractor, assembly, and repair-oriented uses, and explicitly lists among its permitted uses "vehicle repair, gas stations, outdoor storage yard, and self-storage facilities," along with related retail, offices, and

limited residential components, making it the most appropriate Place Type to recognize and accommodate the historic and desired use on this parcel; and

WHEREAS, amending the Place Type designation for this limited, site-specific parcel will bring the existing use into consistency with Plan Hamilton, allow the Applicant to continue providing valuable community services in a compliant manner, support local small business and economic resilience in the Apison area, and appropriately recognize the vested historic character of the property, while the small footprint, existing privacy fencing, and proposed conditions limiting the use to passenger car and truck repair and sales (and not expanding beyond the current buildings) will ensure continued compatibility with the adjacent Suburban Residential and A-1 Agricultural properties; and

WHEREAS, the amendment is consistent with the overarching goals of Plan Hamilton to maintain the distinct rural and suburban character of the White Oak Mountain area while supporting appropriate, context-sensitive economic activity, historic community assets, and practical solutions for long-standing land uses that serve the public interest; and

WHEREAS, pursuant to Tenn. Code Ann. §§ 13-3-301 et seq., and specifically §§ 13-3-303 and 13-3-304, the Chattanooga-Hamilton County Regional Planning Commission has the authority to adopt amendments to the regional plan (including Area Plans and Place Type Maps that are components of Plan Hamilton), and such amendments require public hearings with notice published in a newspaper of general circulation in the county at least thirty (30) days prior to the meeting at which adoption is to be first considered by both the Planning Commission and, upon certification, the Hamilton County Commission; and

WHEREAS, the Planning Commission has considered the application materials, the staff report dated for the June 8, 2026 meeting, the site characteristics, the surrounding land uses and zoning, the historical operation of the facility since the mid-1950s, the improvements made by the Applicant (including the privacy fence), public input if any, and the public purpose served by recognizing and regularizing this long-standing use through a targeted, site-specific plan amendment;

NOW, THEREFORE, BE IT RESOLVED by the Chattanooga-Hamilton County Regional Planning Commission that:

Section 1. The Chattanooga-Hamilton County Regional Planning Commission hereby adopts this site-specific amendment to the White Oak Mountain Area 12 Plan (a component of Plan Hamilton) and redesignates the approximately 0.70-acre subject property, being part of Tax Map Parcel ID 151-012 and located at 4390 University Drive, Hamilton County, Tennessee, from Suburban Residential (SR) Place Type to Maker District (MD) Place Type on the official Place Type Map.

Section 2. This Place Type amendment is made to facilitate and is intended to be implemented in conjunction with appropriate zoning for the property (including but not limited to the C-2 Local Business Commercial District), subject to reasonable conditions including, without limitation: (a) limitation of the primary use to auto repair shop services for passenger cars and light trucks only; (b) any vehicle sales or display shall remain incidental and limited in scale consistent with the historic operation and the small size of the parcel; (c) the existing 6-foot wooden privacy fence (or equivalent visual buffering and landscaping approved through site plan review) shall be maintained in good condition; and (d) the use and any future site improvements shall not expand materially beyond the footprint of the two existing buildings and the immediate developed area as described in the application narrative dated March 27, 2026.

Section 3. The Regional Planning Agency staff is authorized and directed to: (a) update the official Place Type maps, GIS data layers, and any associated planning documents, databases, or web resources to

reflect this site-specific amendment; (b) incorporate appropriate notation of this amendment in future comprehensive plan updates, implementation matrices, or monitoring reports; (c) coordinate with the Hamilton County Zoning Office and other departments as needed to ensure consistent application of this amendment in development review processes; and (d) prepare and publish all required public notices for the Planning Commission hearing in accordance with Tenn. Code Ann. § 13-3-303 and, upon certification, for the Hamilton County Commission hearing in accordance with Tenn. Code Ann. § 13-3-304.

Section 4. This resolution shall take effect immediately upon its adoption by the Chattanooga-Hamilton County Regional Planning Commission. The amendment adopted herein shall be certified to the Hamilton County Commission for its required public hearing and action pursuant to Tenn. Code Ann. § 13-3-304. The amendment shall be considered a site-specific amendment to the White Oak Mountain Area 12 Plan and shall not be construed as a general policy change or precedent for other properties in the surrounding area.

Section 5. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Respectfully Submitted,

Nathan Janeway,
Director
Planning Department

August 2026 Zoning

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 recommends to approve under the condition that that the plan amendment PDR-001 is approved	
with the following conditions. Approve with conditions	

- : (a) limitation of the primary use to auto repair shop services for passenger cars and light trucks only;
- (b) any vehicle sales or display shall remain incidental and limited in scale consistent with the historic operation and the small size of the parcel;
- (c) the existing 6-foot wooden privacy fence (or equivalent visual buffering and landscaping approved through site plan review) shall be maintained in good condition; and
- (d) the use and any future site improvements shall not expand materially beyond the footprint of the two existing buildings and the immediate developed area as described in the application narrative dated March 27, 2026

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 Prossee/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,

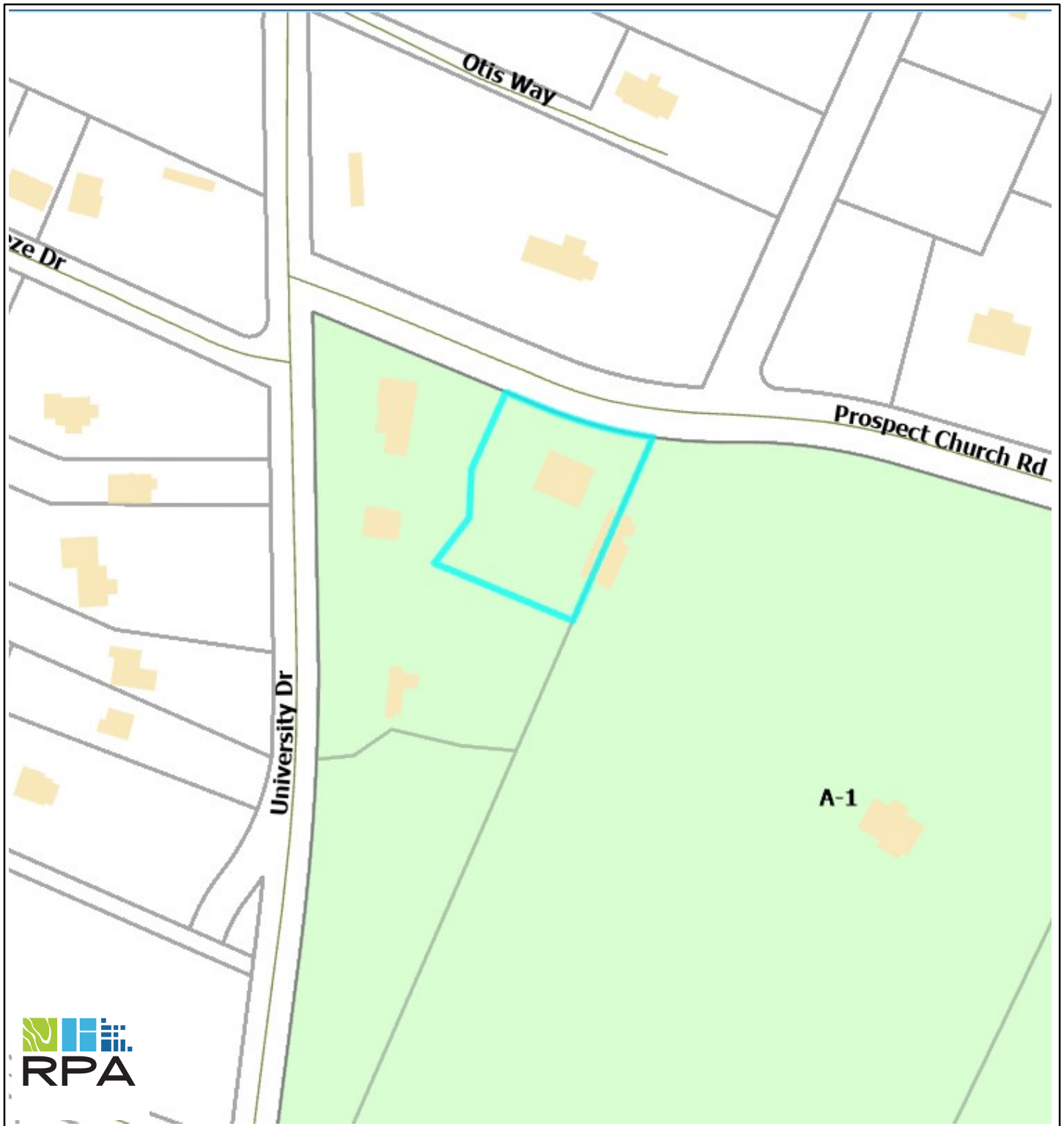
Ben Kyle

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



August 2026
Zoning

NEW BUSINESS

HAMILTON COUNTY PLANNING DEPARTMENT 1250 Market Street, Suite 3046 Chattanooga, TN 37402 423-209-7970		
STAFF RECOMMENDATION REPORT		
ZONING CASE NUMBER: HCZA-26-2	Date Submitted: June 14, 2026	PLANNING COMMISSION DATE: August 10, 2026
Applicant Request :Special Permit		
Rezone From:		Total Acres in Request:
Rezone To:		
Applicant Proposing Conditions:		
Applicant Requested Conditions:		
Property Information		
Address: 9627 MILLER COUNTRY RD, SODDY DAISY, TN, 37379		
Property Tax Number: 056 034.59		
Applicant Information		
Name: Diana Hensley		
Address: 9627 Miller Country Road		City: Soddy Daisy
		State: TN
Proposed Development		
Reason for the request: To rezone property to allow a single wide manufactured home 16' x 84' that has already been purchased to be placed on the property.		
Current Use: Residential manufactured home		
Adjacent Uses: North: R-1 Single-Unit Detached Residential East: R-2A Rural Corridor with multiple R-5 spot zones, Single Unit Residential and Manufactured Homes South:A-1 Single-Unit Detached Residential West: A-1 & R-5 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 9627 Miller Country Road a 0.5 acre, A-1 zoned property. The site currently has the burned manufactured home on it and is surrounded by single-unit detached uses. Access is directly from Miller Country Road. The request aligns with the <i>Plan Hamilton</i> Countryside Residential Place Type, which supports low-density 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 on this site. 9805 Reynolds Rd (about 0.5 miles away) was rezoned to R-5 single wide mobile home district 1978, currently zoned R-5 Single-Wide Manufactured Home District, Case info unavailable		

- 9774 Reynolds Rd (about 0.46 miles away) 1984, was rezoned from A-1 Agricultural District to R-5 Single-Wide Manufactured Home District
- 1629 Poe Rd (about 0.48 miles away) 1985, was rezoned from A-1 Agricultural District to R-5 Single-Wide Manufactured Home District
- 1421 Poe Rd (about 0.5 miles away) 1987, was rezoned from A-1 Agricultural District to R-5 Single-Wide Manufactured Home District
- 1601 Poe Rd (about 0.39 miles away) 2003, Application for a Single-Wide manufactured Home was withdrawn by the applicant.
- 1631 Poe Rd (about 0.5 miles away) 2004, was granted a special permit for a Single-Wide Manufactured Home

Applicant Signature: Diana Lynn Hensley

Narrative for Single Wide Special Permit for Rezoning

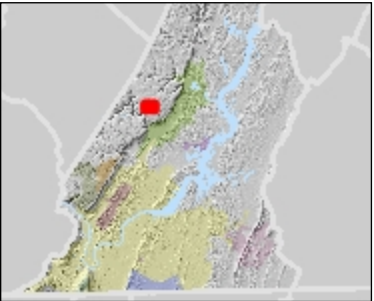
Diana Smith Hensley

June 12, 2026

Rezoning request for a single wide manufactured home to replace an existing manufactured home that was burnt out in February 2026. Due to my disability and financial restrictions because of insurance depreciation, I am only able to afford a single wide home; 16' x 84'; which I have already purchased as I was not aware of any restriction with zoning prior to the purchase. The single wide home is 80' in length with a 4' transport tongue that is removable upon delivery. There are already existing single wide homes in the neighborhood. I have owned the property over 20 years and request consideration.

Thank you.

GISMO 5



Legend

Address Labels

Parcels

McDonald_Farm

Cases Before 2002 - Chattanooga

PUD / Special Permits - Chattanooga

Zoning Cases - Chattanooga

Chattanooga Zoning

<all other values>

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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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I-L

I-X

INST

LDRD

M-1

M-2

M-3

MH

NC

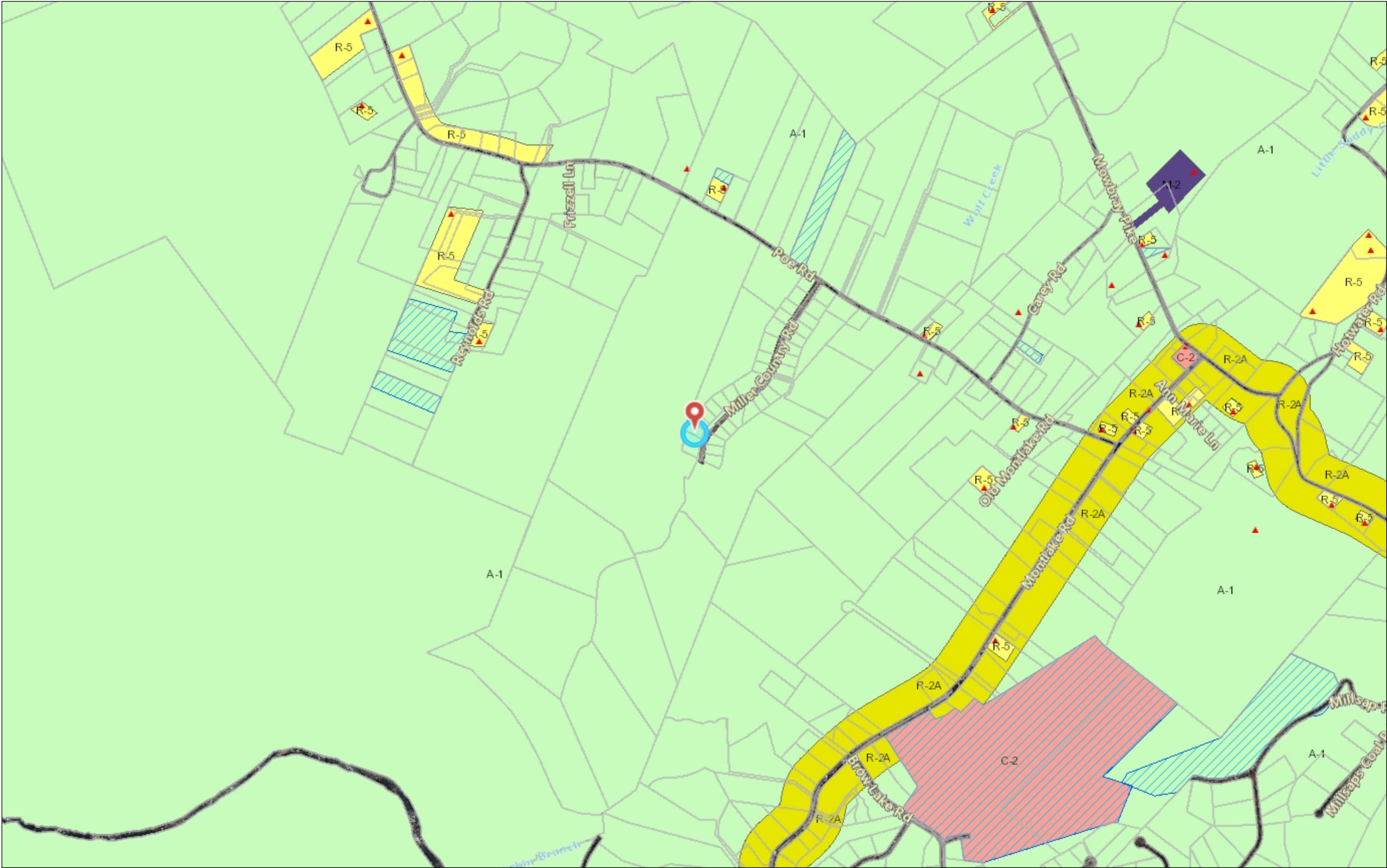
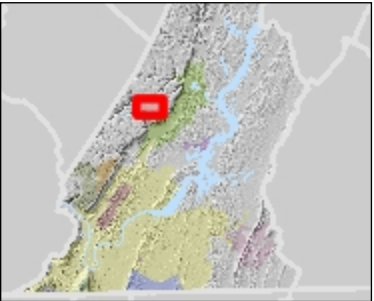
NO

O-1

O-2



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Legend

Address Labels
□ Parcels
▲ Cases Before 2002 - Chattanooga
▨ PUD / Special Permits - Chattanooga
▨ Zoning Cases - Chattanooga

Chattanooga Zoning

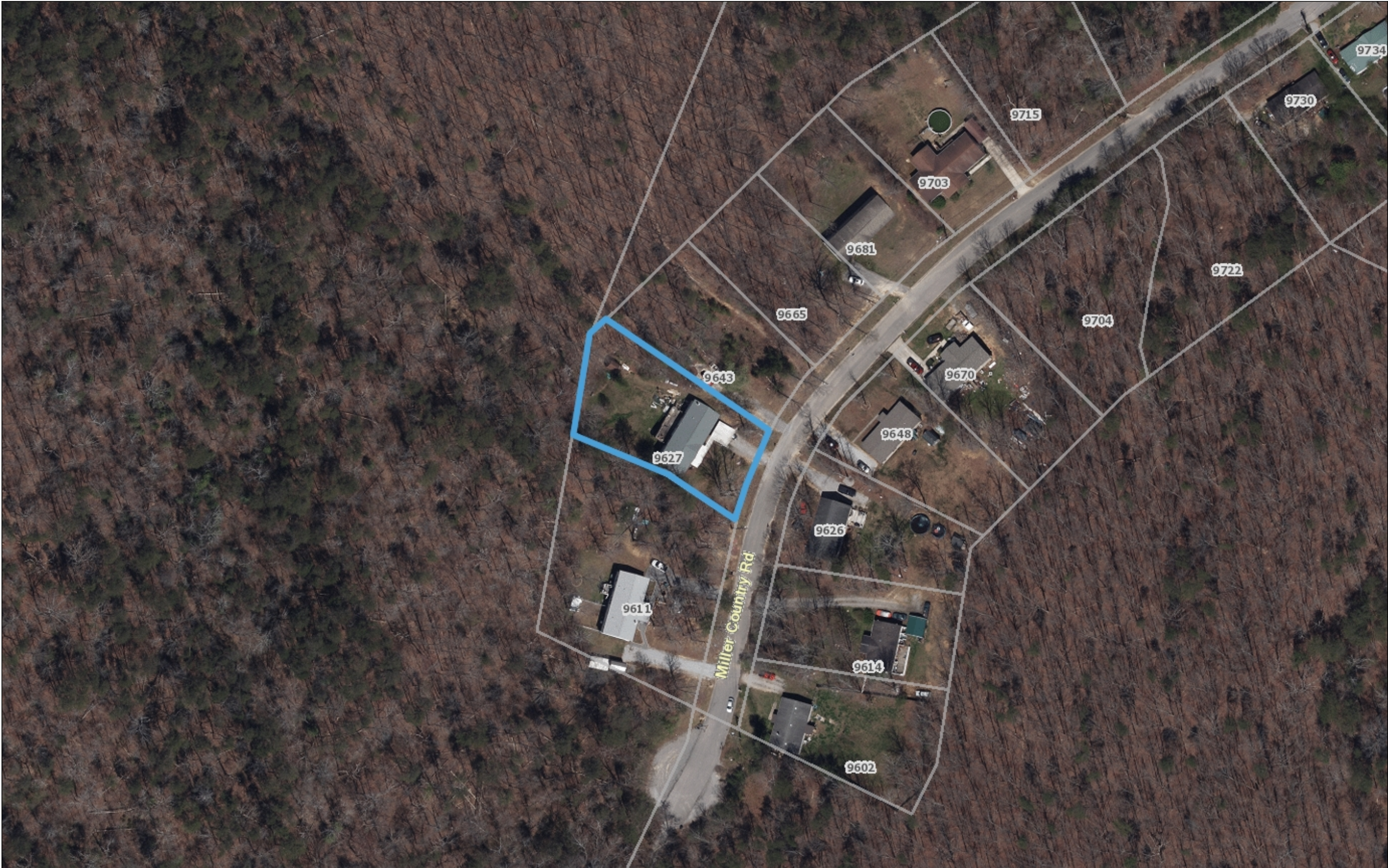
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■	C-5
■	C-6
■	C-C
■	C-CIV
■	C-CX-12
■	C-CX-9
■	C-MU1
■	C-MU2
■	C-N
■	C-NT
■	C-PK
■	C-R
■	C-TMU
■	Collegedale
■	D-CIV-4
■	D-CX-12
■	D-CX-20
■	D-CX-6
■	D-CX-8
■	D-PK
■	D-RA-4
■	D-RM-4
■	D-SH-6
■	D-SH-8
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■	E-CX-4
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■	E-RD-2
■	E-RD-3
■	E-RM-3
■	E-SH-3
■	E-SH-4
■	I-H
■	I-L
■	I-X
■	INST
■	LDRD
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■	M-2
■	M-3
■	MH
■	NC
■	NO
■	O-1
■	O-2
■	OS



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- Legend
- Address Labels
 - Parcels



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August 2026

ANNOUNCEMENTS



Hamilton County Planning Department has published four new plat checklists to our website. These checklists cover Preliminary, Final, Corrective/Revised, and Staff-Level subdivision plats. The requirements contained in the Preliminary, Final, and Corrective/Revised checklists are taken directly from the Hamilton County Subdivision Regulations.

Moving forward, the Planning Department will recommend denial on any case in which eleven (11) or more checklist items remain unaddressed after an updated plat has been submitted for review by the deadline. This standard is intended to promote consistency, regulatory compliance, and timely processing of subdivision applications.

Additionally, while staff-approved subdivision plats do not have requirements established in the Subdivision Regulations and are not required to be heard before this body, the Planning Department has adopted a staff-level plat checklist. Applicants are strongly encouraged to follow this checklist to reduce delays and avoid repeated resubmittals.

To further reduce friction and ensure the process aligns with the adopted regulations, I intend to begin a project to update Article 5 – Subdivision Plat Requirements. The goal will be to streamline the review process while keeping the key regulatory components intact and maintaining a defensible, consistent framework for applicants and staff.