

Chattanooga-Hamilton County Regional Planning Agency
RPA Staff Report & Recommendations

MEMORANDUM

TO: Members of the Planning Commission
FROM: Fred Bruner, Subdivision Coordinator

DATE OF MEMORANDUM: April 26, 2011
DATE OF PLANNING COMMISSION MEETING: May 09, 2011

SUBJECT: **Staff Recommendations for Action on Subdivisions**

The attached reports include detailed staff analyses, recommended actions and suggested amendments or conditions for all subdivisions processed during April, 2011.

In the order included, the staff recommendations can be summarized as follows:

- A. Glen Haven Subdivision, Deny Variance Request (Notices Mailed to Property Owners Within 300').
- B. Terry Wall Subdivision, Approve Variance Request (Notices Mailed to Property Owners Within 300').
- C. Brandon Waters P.U.D, Approve Variance Request
- D. Staff Approval of 34 Administratively Reviewed Subdivisions and Corrective Plats Reported for Information Only.

Recommended approvals this month could eventually provide parcels for more than 14 dwellings.

FB:bs
StaffRec

Chattanooga-Hamilton County Regional Planning Agency
RPA Staff Report & Recommendations

Planning Commission Meeting Date: May 09, 2011

Subdivision: Glen Haven, Lots 1-3

STAFF RECOMMENDATION: DENY

Owner: Christy McCain
Applicant: Todd McCain
Date of Submittal: April 07, 2011
Property Address: 1427 and 1435 Manchester Avenue
Jurisdiction: City of Chattanooga
Density: 0.81 units per acre
Tax Map Number: 127O-C-6
Zoning: R-1, Residential

Applicant Request

The applicant has requested a frontage variance from the minimum frontage required by the Chattanooga Zoning Ordinance for suburban infill lots in R-1 Zone. The minimum frontage required is the least frontage within 300' on the same street. For lots 2 and 3 the minimum frontage is 115' on Manchester Avenue. Lot 1 meets the minimum frontage requirement on Winding Way and, therefore, does not need a variance. Proposed lot 2 has 108.34' of frontage on Manchester Avenue. Proposed lot 3 does not appear to have any frontage on a paved section of Manchester Avenue. The plat indicates approximately 60' of frontage on a "New Road" but this frontage does not appear to be paved.

Analysis/Reason for Recommendation

1. Based upon field measurements the paved section of Manchester Avenue is less than the indicated "New Road" on the attached plat.
2. Mr. Joel Booth of the City Engineer's Office indicated that some additional pavement is required along Manchester Avenue between proposed lot 2 and Glenn Road. This has not been completely done.
3. Based upon field measurements the pavement appears to stop near the lot line between proposed lots 2 and 3 with little or no paved frontage for lot 3.
4. Mr. Joel Booth of the City Engineer's Office indicated that if the "New Road" shown on the attached plat is to be built as far as indicated, engineer designed drainage improvements will be necessary.

OWNER'S CERTIFICATION

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

Christy McGee
 418 Harding Way
 Chattanooga, Tennessee 37405
 Phone: 423-805-8361

SURVEYOR'S CERTIFICATION

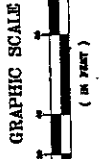
I certify that I have surveyed the property shown hereon that the survey is correct to the best of my knowledge and belief and that the ratio of precision of the unadjoined survey exceeds 1:10,000. This is a Category "A" Survey.

David Mathews PLS#17

APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT
 DATE: _____
 BY: _____
 JURISDICTIONAL AUTHORITY
 BY: _____
 CHATTA/HAN CITY REGIONAL
 PLANNING COMMISSION
 DATE: _____

GENERAL NOTES

1. Easement 1: 2.4624 Acres
2. This plan subdivides land 2753-258
3. Local government does not certify that utilities or utility connection are available.
4. This subdivision has been developed according to the design of the City of Chattanooga. The design is subject to the minimum depth of 27 inches when located within 10 feet of property corners.
5. The City of Chattanooga No. 1770-0-008
6. No fee material is to be placed in a constructed drainage facility in such a manner as to impede storm water run-off flow unless approved by The City Engineer.
7. All corners are from Aerial Satellite photographs, noted.
8. A private drainage easement is reserved along the inside of the lot (line between lot 1 and 2, 4' 10" private drainage easement) to be reserved along the south lines of lot 1 and 2 adjoining adjacent tract property. These drainage easements are automatically or no setback is required. Lots are conditioned or used as one lot.
9. The City of Chattanooga is not responsible to construct or maintain drainage easements or Manchester Avenue.
10. The Existing/Natural Landscape Statement is a no disturbance area consisted by the current/natural corner of Lot 1.



MAR 14 2011

FINAL PLAN

GLEN HAVEN

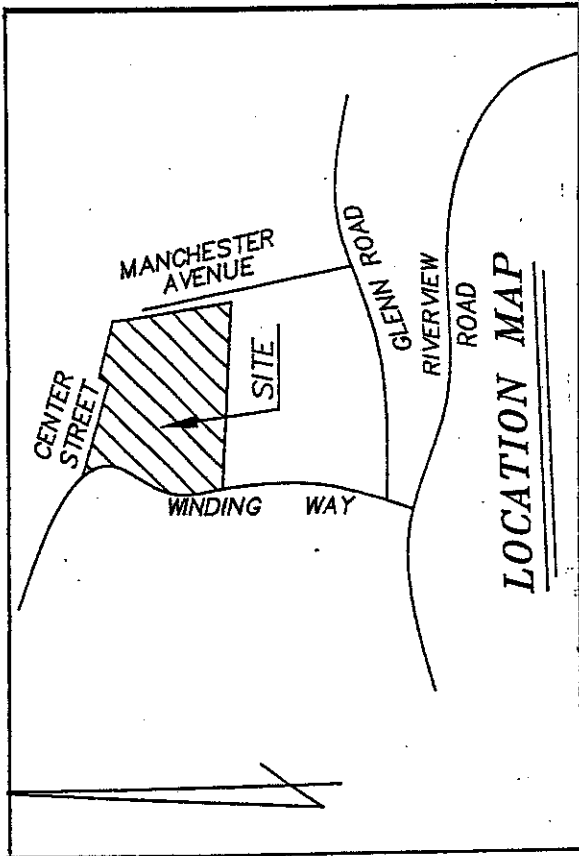
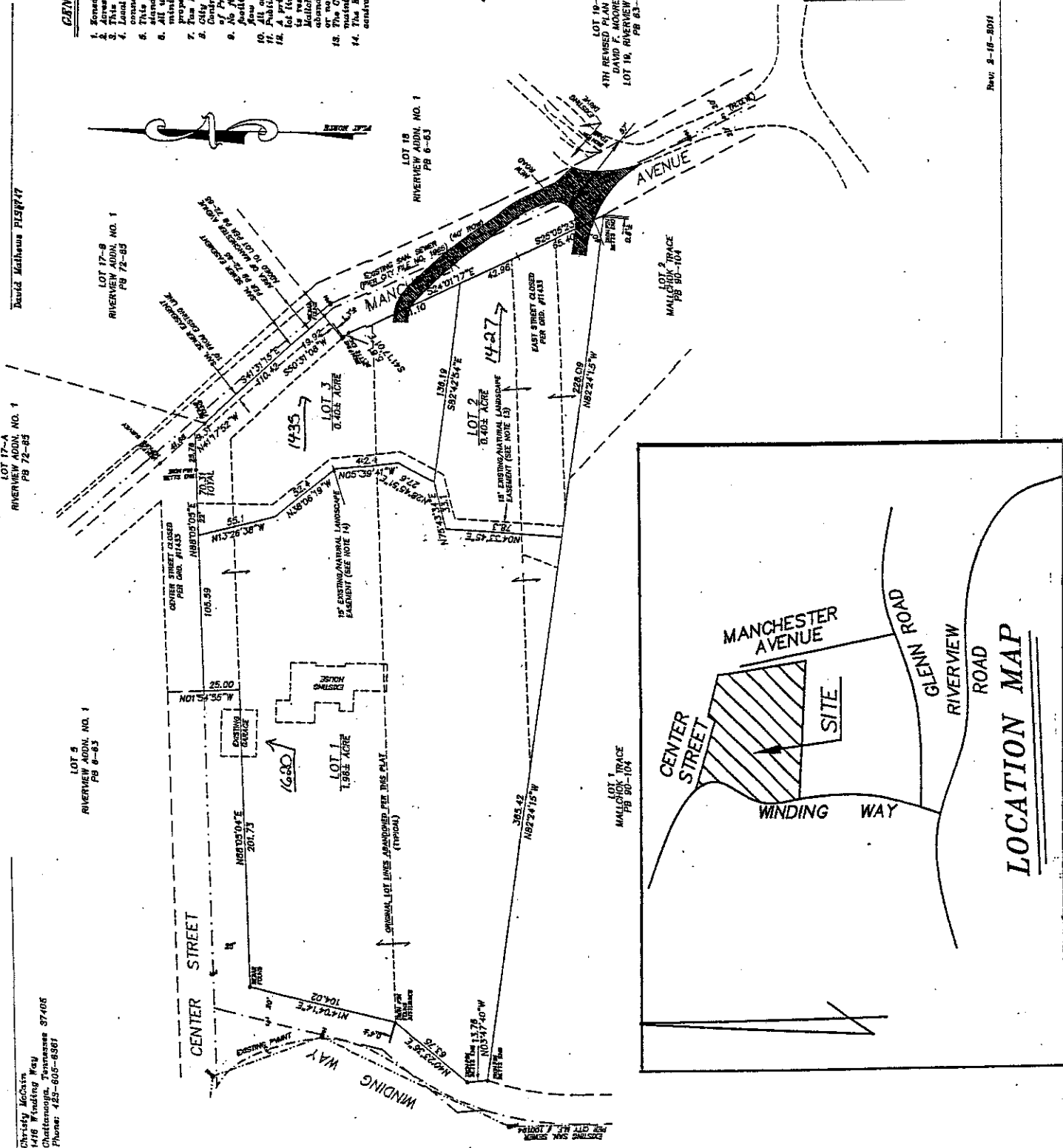
LOTS 1 THRU 3

CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 8-22-09
 Drafter: B Davis
 Checked: J BLM
 Job#: DP-808

DMB DAVID MATHEWS SURVEYING
 1000 HARRIS ROAD
 CHATTANOOGA, TENN 37412
 TEL: 423-805-8361
 FAX: 423-805-8368
 09-S8978

Rev: 8-18-2011



LOT 19-G
 4TH REVISED PLAN OF LOT 19-G
 DAVID F. MOORE S/S/D OF
 LOT 19, RIVERVIEW ADDN. NO. 1
 PG 63-11

LOT 18
 RIVERVIEW ADDN. NO. 1
 PG 6-83

LOT 17-B
 RIVERVIEW ADDN. NO. 1
 PG 72-83

LOT 17-A
 RIVERVIEW ADDN. NO. 1
 PG 72-83

LOT 5
 RIVERVIEW ADDN. NO. 1
 PG 6-83

LOT 1
 MALLORCK TRACE
 PG 90-104

LOT 2
 MALLORCK TRACE
 PG 90-104

LOT 1
 1.982 ACRE

LOT 2
 0.402 ACRE

LOT 3
 0.4624 ACRE

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Planning Commission Meeting Date: May 09, 2011

Subdivision: Proposed 5 Lot Subdivision for Terry Wall on Noah Reid Road

STAFF RECOMMENDATION: APPROVE

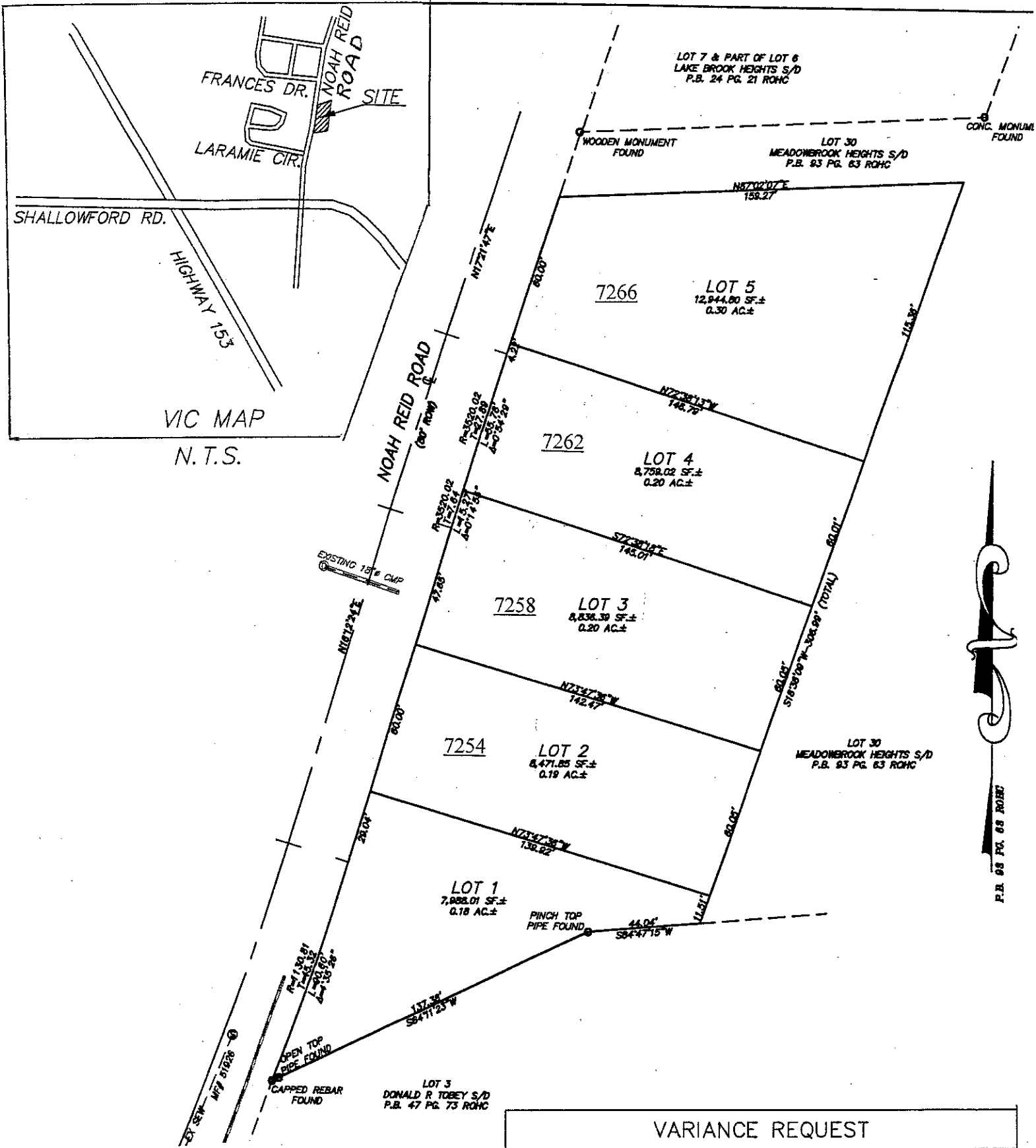
Owner: Terry Wall
Applicant: Richmond Surveying Co
Date of Submittal: April 08, 2011
Property Address: 7254-7266 Noah Reid Road
Jurisdiction: City of Chattanooga
Density: 4.7 units per acre
Tax Map Number: 138K-C-4
Zoning: R-1, Residential

Applicant Request

The applicant submitted a variance request from the minimum lot frontage requirements of the Chattanooga Zoning Ordinance for infill lots in the R-1, Residential Zone. Since these are suburban infill lots the minimum required lot frontage is the least frontage of existing lots within 300' on Noah Reid Road not counting lots zoned multi-family or commercial and flag lots with less than 60' of frontage but in no case more than 120' or less than 60'. The required frontage in this area is 100'. Since proposed Lot 1 has 119.64' of frontage it does not need a variance. The variance request is for proposed lots 2-5 which have at least 60' of frontage.

Analysis/Reason for Recommendation

1. Although the property across Noah Reid Road is zoned R-T/Z which is a multi-family zone and cannot be used to determine minimum frontage in R-1 Zone there are two existing lots in Friar Branch Townhomes Subdivision directly across Noah Reid Road from proposed Lots 1 and 2 which have 45' of frontage on Noah Reid Road.
2. There are existing two-unit townhouses in Friar Branch Townhomes Subdivision directly across Noah Reid Road from proposed lots 2-5.
3. The adjoining lot to the south of proposed lot 1 which is lot 3 of Donald R Tobey Subdivision has 38' of frontage on Noah Reid Road but is considered to be a flag lot since it is mostly to the rear of other lots and has a narrower portion extending to the street. Consequently, it cannot be used to determine minimum frontage in R-1 Zone.
4. The minimum lot frontage required in R-1 Zone regardless of lesser frontage of qualifying lots within 300' is 60'. All five proposed lots have at least 60' of frontage.



SCALE: 1" = 50'



VARIANCE REQUEST	
TERRY WALL NOAH REID ROAD D.B. 9320 PG. 669 ROHC HAMILTON COUNTY, TENNESSEE	
Date : 04/11/11	Drawn : DUSTIN
Scale : 1"=50'	Checked : JGC
Copp Engineering Group	
1961 NORTHPOINT BLVD. UNIT 120 Hixson, Tn. 37343 423-847-9100 Office	
Dwg. No. NOAH REID RD 7230 - WALL/ MASTER.DWG	

Chattanooga-Hamilton County Regional Planning Agency
RPA Staff Report & Recommendations

Planning Commission Meeting Date: May 09, 2011

P.U.D: Brandon Waters Planned Unit Development, Lots 1-12, Variance Request

STAFF RECOMMENDATION: APPROVE

Developer:	Brandon Waters
Applicant:	Brandon Waters
Date of Submittal:	April 08, 2011
Jurisdiction:	Hamilton County, unincorporated
Density:	4.99 units per acre
Zoning:	A-1 (R-1, Residential Requested by Case No. 2011-067).

Applicant Request

Mr. Brandon Waters has requested a variance from Sections 302.2.4 and 611.1 of the Hamilton County Subdivision Regulations which require that cul-de-sac streets with 11 or more lots including corner lots must have minimum 50' right-of-way, 26' of paving, and a 50' radius cul-de-sac with 40' radius paved to permit the proposed street to have a 40' right-of-way, 22' of paving and a 40' radius cul-de-sac with 30' radius paved which is the standard for a short cul-de-sac street. Section 611.1 of the Hamilton County Subdivision Regulations requires that short cul-de-sac streets can have only a maximum of 10 lots including corner lots and the proposed street has 12 lots including corner lots.

Analysis/Reason for Recommendation

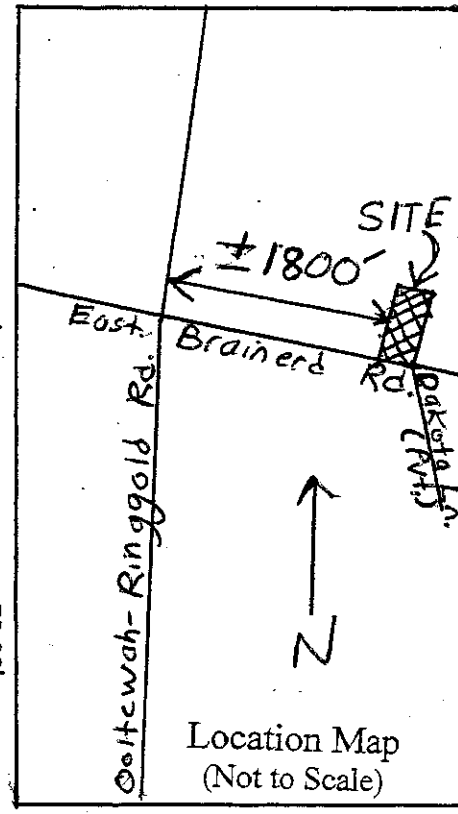
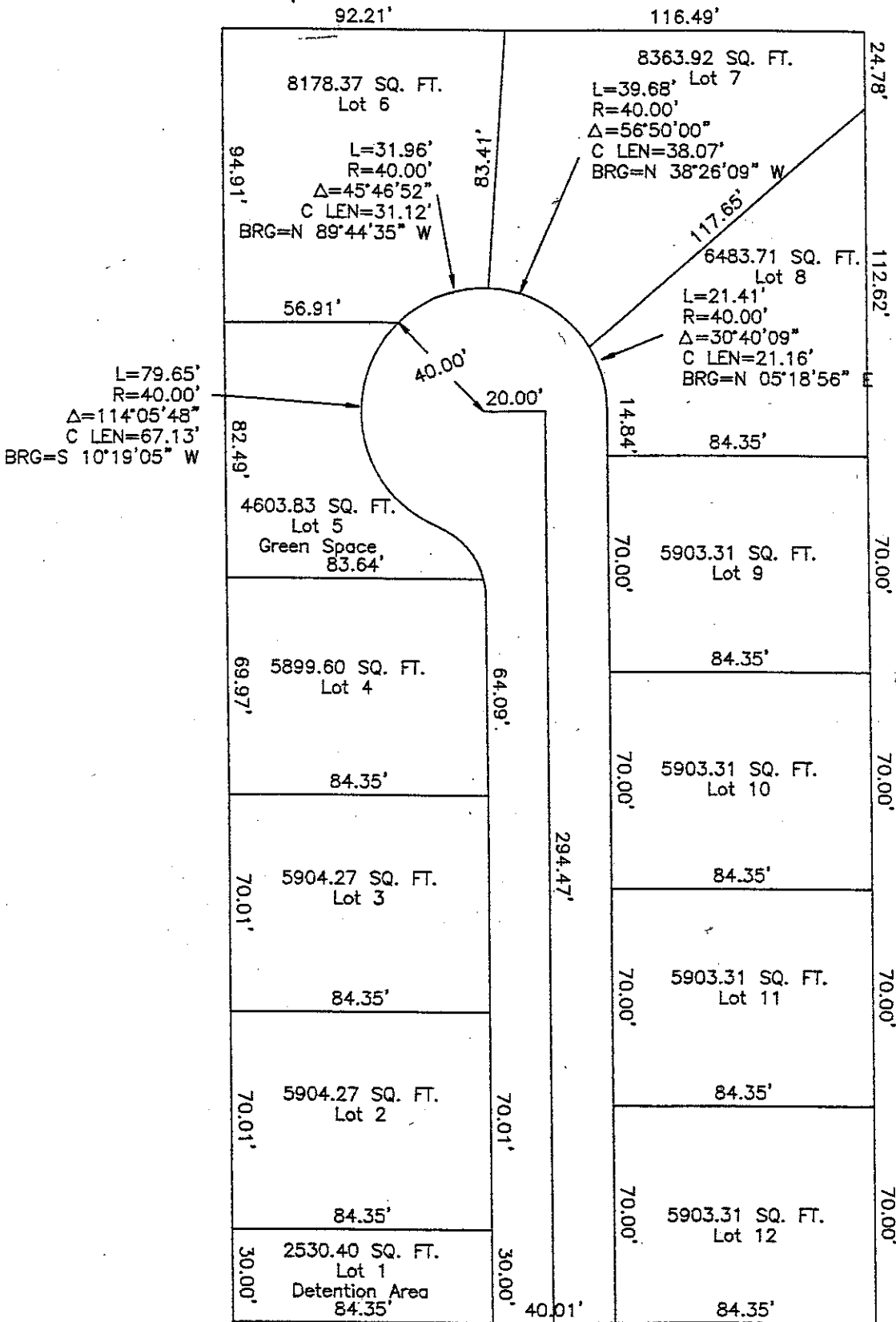
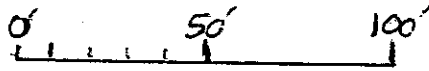
1. The County Engineers Office has been contacted and does not object to these variances.
2. Proposed lot 1 is a drainage detention area where no building will be permitted and proposed lot 5 is a green space lot where no residential building will be permitted.
3. If the R-1 Residential Zoning proposed by Case No. 2011-067 is approved by the County Commission the maximum number of dwellings permitted in this P.U.D would be 10.
4. Any increase in the 10 dwelling units proposed would require a new P.U.D submittal and rezoning to a zone which permits higher density.
5. Due to existing development it is unlikely that the cul-de-sac will be extended. There are no large, adjoining undeveloped tracts of land.
6. The proposed cul-de-sac is only approximately 350' long.

Brandon Waters P.U.D.

APR 8 2011



Scale 1" = 50'



East Brainerd Road

**Administratively Reviewed Subdivisions and Corrective Plats Approved by the Staff
(For Information Only) (Without * Already Recorded)**

A. City of Chattanooga

1. Applegate Subdivision, Resubdivision of Lot 1
- * 2. Artisan P.U.D, Resubdivision of Lots 6 and 7
3. Belleau Woods, Resubdivision of Lots 1 and 55
4. Brainerd Village Center, Outlot 1
- * 5. Chattanooga Estates Company, Map No. 2, Block 9, Resubdivision of Lots 29-31, Revised Lot 29
- * 6. Coker Lane Subdivision Lots 1 and 3
- * 7. Eastman's Retreat, Lots 1-5
8. Fraizer and Colville's Addition to Hill City, Block J, Resubdivision of Lot 10
- * 9. J.M. Goad's Subdivision, Resubdivision of Lot 10
10. Hagen's Subdivision of Glass Farm, Block 8, Lot 3
- * 11. Heatec Subdivision, Resubdivision of Lot 1
- * 12. Jersey Heights, Lots 55A and 55B
13. Ocoee Land Company's Addition to Highland Park, Block 2, Lots 2A and 3
- * 14. Richard Rose Subdivision, Lot 1
15. Tiftonia Subdivision, Section 1, Block 18, Resubdivision of Lot 22
16. The Village at Franklin, Lots 1 and 2

B. Hamilton County, Unincorporated

1. Barrington Pointe, Resubdivision of Lots 35 and 36
2. Belleau Ridge, Resubdivision of Lot 48
3. Anita Case Subdivision, Lot 1
- * 4. Case on May Road, Subdivision, Lots 1 and 2
5. Daniel on Old Dayton Pike Subdivision, Lot 1
6. Fox Run, Unit 8, Bluff Creek, Resubdivision of Lot 194
7. Ray Francis Subdivision, Resubdivision of Lot 1, Lots 1-A and 1-B
- * 8. Great Expectations Subdivision, Lot 1
9. Tommy Green Subdivision, Lots 3-5
10. Leveta Harden Property, Resubdivision of Lot 1
11. James Jackson Subdivision, Resubdivision of Lot 2 and Lane's Addition to Franklin Estates, Lot 1
- * 12. Middle Valley Business Park, Lots 1-3
13. The Preserves at Clift Mill, Phase 1, Resubdivision of Lot 21
14. Rose Glen Subdivision, Resubdivision of Lots 30-32
15. Sedman Hill Subdivision, Resubdivision of Lots 52-55 and 101-110
16. Stonewall Farm, Resubdivision of Lots 331-334 and 337-344
- * 17. Thousand Oaks Subdivision, Lots 1-4 and 8

C. City of East Ridge

1. Perry Village Subdivision, Resubdivision of Lots 10 and 11

*Not recorded as date of Memorandum. Must be recorded within two years of Planning Commission meeting.

FB:bs
Staff Recs