

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Name:</b>		<b>A.A. Bowmans Subdivision Lots 3, 4, and 5 Variance Request-Minimum Suburban Infill Lot Frontage</b>	<b>PC Meeting Date: 07-14-14</b>
<b>Applicant Request:</b>	Variance-Section 38-44 of the Chattanooga Zoning Regulations (7) Minimum Suburban Infill Lot Frontage		
<b>Property Location:</b>	8307 Igou Gap Road		
<b>Property Owner:</b>	Sterling Jetton		
<b>Applicant:</b>	MAP Engineers		
<b>Total Acreage:</b>	3.02 Acres		
<b>Proposed Density:</b>	1.65 dwelling units per acre		
<b>Tax Map Number:</b>	159F-B-023		
<b>Zoning:</b>	R-1 Residential Zone		
<b>Staff Recommendation:</b>	<b>DENY</b>		

## PROJECT ANALYSIS

### RPA Comments

#### Applicant Request

The applicant has submitted a subdivision plat to subdivide 8307 Igou Gap Road into five (5) lots. Four (4) of the lots will have frontage along Igou Gap Road.

As part of this subdivision process the applicant has submitted a variance request to Section 38-44 of the Chattanooga Zoning Regulations, more specifically requirements of the Suburban Infill Lot Frontage.

Section 38-44 (7) Minimum Suburban Infill Lot Frontage the minimum lot frontage is the smallest lot frontage on the same and opposing block face within 300' of the property being subdivided.

- The smallest lot frontage within 300' of the property being subdivided is 79'.

The applicant is requesting a variance to permit proposed Lots 3 thru 5 to have a lot frontage along Igou Gap Road that is less than the required minimum of 79'. The proposed lot frontage for these lots is approximately 63.5'; therefore, the applicant is seeking a reduction in the required minimum lot frontage of approximately 15'.

#### Site Description

The property is zoned R-1 Residential and located outside the Urban Overlay Zone. The property currently fronts Igou Gap Road and Long Drive. The site is approximately 3.02 acres with a proposed density of 1.65 dwelling units. Long Drive appears to be a public right-of-way; however, there appears to be no existing publically maintained street within Long Drive. The applicant will need to meet with the Transportation and Fire Departments to address this issue.

#### Staff Recommendation

Staff recommends to deny the applicant's request for the variance.

Section 38-32 of the Chattanooga Zoning Regulations provides the Chattanooga-Hamilton County Regional Planning Commission with the authority to grant variances for lot size, lot frontage, and

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existing structure setback for new lots as part of a new subdivision. The variance request is submitted to RPA following the requirements of Section 111 of the Chattanooga Subdivision Regulations.

1. Directly across the street from this development, 8310 Igou Gap Road RPA staff reviewed a similar request to permit a subdivision of property into two lots with each lot having approximately 25' of lot frontage along Igou Gap Road. RPA staff recommended to deny the request for the following reasons:
  - o Approval of the variance would permit development which does not exist or is permitted to exist.
  - o There are no flag lots on Igou Gap road within 300' of the two proposed flag lots.
  - o The two 25' flag stems are approximately 800' and 1,200' long. Providing fire protection to any dwelling would be difficult if the driveway is not paved and constructed to a standard to permit access for large fire equipment.
2. The Chattanooga-Hamilton County Regional Planning Commission approved the variance request.
3. Based on Hamilton County GIS, the total lot frontage along Igou Gap is approximately 305. The applicant intends to keep the existing house on a separate lot (Lot 6). Taking out the lot frontage of Lot 6, which is 114.47' the applicant will have approximately 200.7'. Using the minimum required lot frontage of 79' the applicant appears to have enough lot frontage to create two additional lots along Igou Gap rather than the proposed three additional lots.
4. There does not appear to be any unusual or physical condition present that would cause impractical difficulty or hardship with complying with the minimum lot frontage of 79'. The developer desires three additional lots, if the lot frontage is complied with then it appears only two lots will be created.
5. Approving the variance will be in conflict with the intent and purpose of these regulations. The intent of the Suburban Infill Lot Frontage is to create lots that are compatible with adjoining lots. The lot frontages of existing lots on either side of the property being subdivided are 100' and 230'. Excluding the existing flag lots, the lot frontage across the street range in size from 79', 86', 115' and 165'.
6. Granting the variance would set the precedent for future requests along Igou Gap Road. Permitting minimum lot frontages of 63' would create lots that would not be compatible with the adjoining lots, which would be in conflict with the intent and purpose of this regulation.

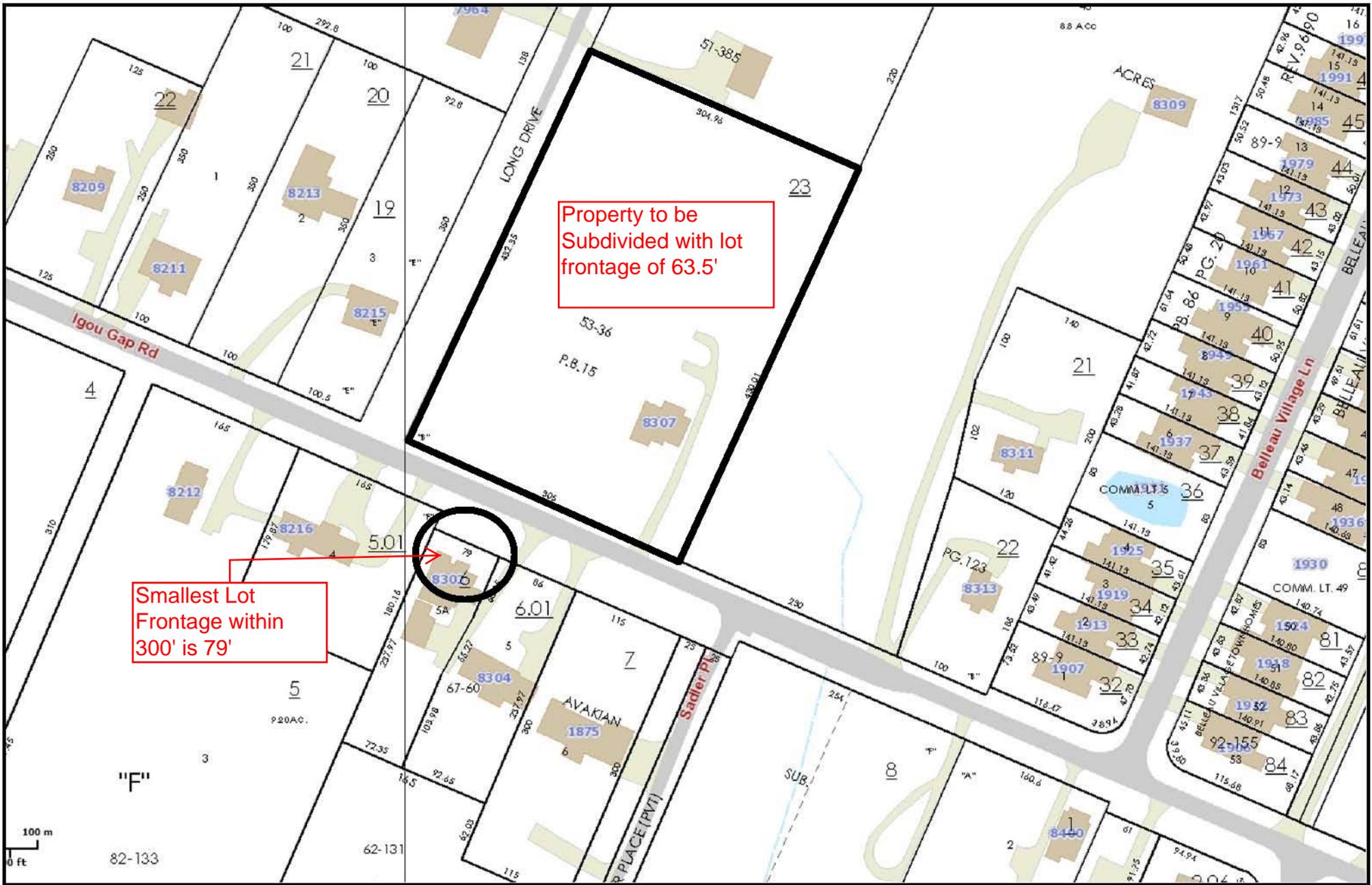
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### Transportation Comments and Notes

Any potential subdivision of the property must include discussions concerning proposed Lot 7. As it stands today, Lot 7 does not have lot frontage along an existing public road built. Before a subdivision plat can be approved for this site discussions need to occur between the developer and Transportation Department concerning required improvements within the right-of-way of Long Drive.

Options for discussion include the following:

- Construct a city street, to city standards all the way through to Long Drive.
  - Provide a cul-de-sac with an asphalt or concrete bicycle/pedestrian connection to Long Drive.
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# A.A. Bowmans Variance Request

## Suburban Infill Lot Frontage

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Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

HCGIS

