

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:	J.M. Goads Subdivision Lot 5 Variance Request Minimum Lot Frontage	PC Meeting Date: 07-14-14
Applicant Request:	Variance-Section 38-44 of the Chattanooga Zoning Regulations (6) Minimum Lot Frontage	
Property Location:	1315 West 46 th Street	
Property Owner:	David Stoddard	
Applicant:	Alan Haniszewski	
Total Acreage:	0.19 Acres	
Proposed Density:	5.26 dwelling units per acre	
Tax Map Number:	167G-M-016	
Zoning:	R-1 Residential Zone	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Comments

Applicant Request

The applicant has submitted a subdivision plat to consolidate two existing lots located at 1315 West 46th Street into one lot. The lot has frontage along West 46th Street.

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 minimum lot frontage.

Section 38-44 (6) Minimum Lot Frontage requires that each lot served by public sewer have a minimum of 60' of lot frontage along a public road.

The applicant is requesting a variance to permit lot 5 to have a lot frontage along West 46th Street of approximately 58.05'; therefore, the applicant is seeking a reduction in the required minimum lot frontage of approximately 1.95'.

Site Description

The property is zoned R-1 Residential and located inside the Urban Overlay Zone. The property currently fronts West 46th Street. The site is approximately 0.19 acres in size. The property was originally recorded in the late 1880's or early 1890's in Plat Book 2 Page 29. There is no date found on PB 2 Page 29; however, PB 2 Page 28 has a date of 1888.

The property consists of the entire area of Lot 5 and part of Lot 6. The applicant needs to abandon the side lot line between Lot 5 and part of Lot 6 so as to combine the lots into one lot in order to receive a building permit.

Staff Recommendation

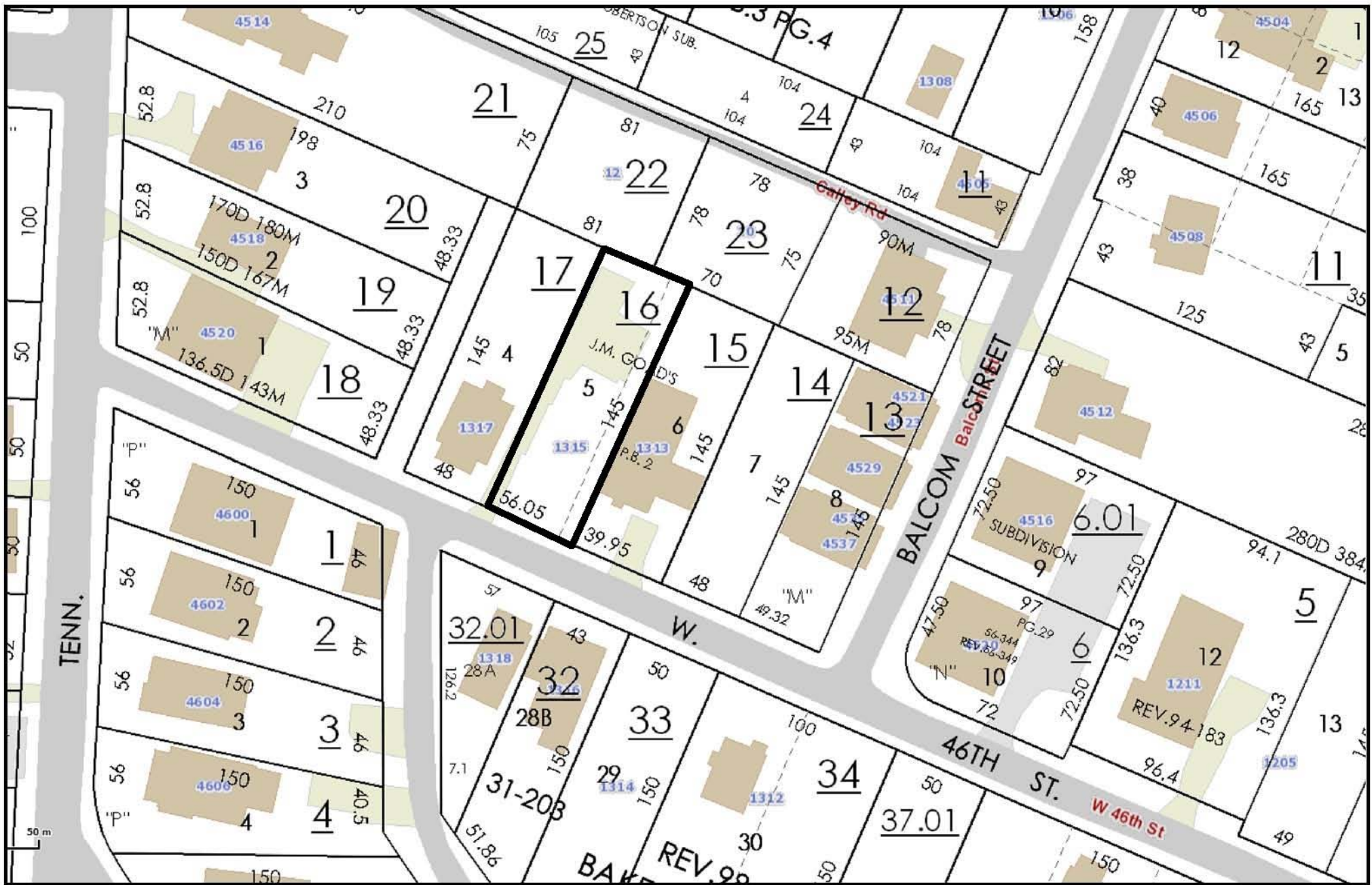
Staff recommends approval of the applicant's request.

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. The applicant does not own property on either side of the property proposed to be consolidated. The applicant cannot increase the lot frontage to comply with the minimum lot frontage of 60' unless they purchase an additional 2' feet of property from adjoining land owners, which would then reduce their minimum lot frontage along a public road.
2. Approving the variance does not create a situation that does not presently exist.
3. It appears that majority of the lots along West 46th Street do not comply with the minimum 60' of lot frontage; however, these lots are consider to be lots of record since they were legally recorded in the late 1880's or early 1890's in Plat Book 2 Page 29.
4. The applicant's lot frontage of 58' is of a similar lot frontage of adjacent lots located along West 46th Street. Actually, along this block of West 46th Street the applicant's lot frontage is the largest lot frontage.



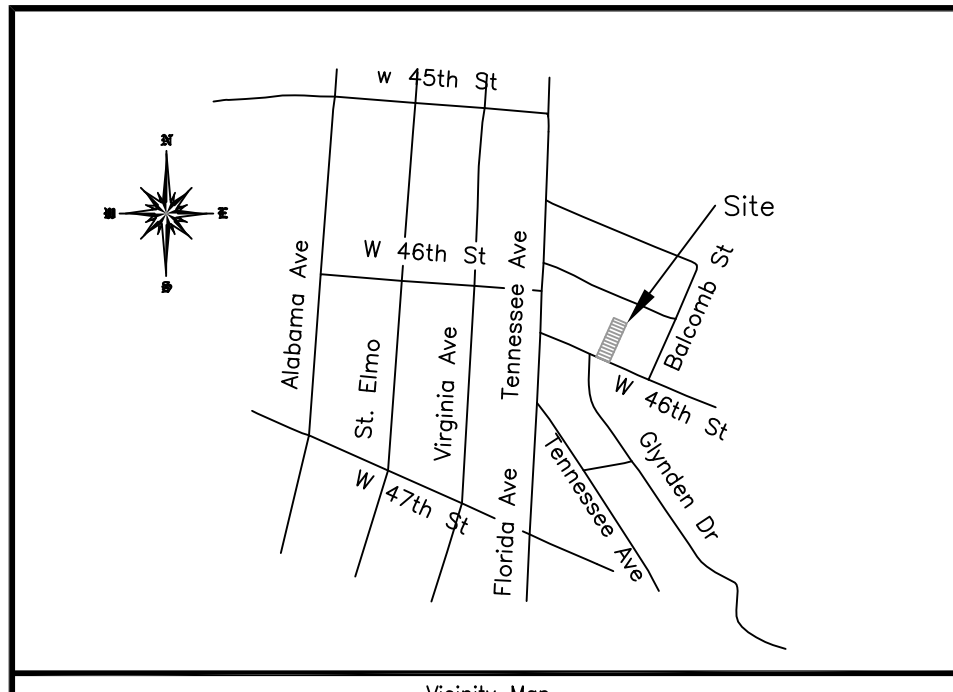
J.M. Goads Subdivision

Variance Request Min Lot Frontage

Printed: Jun 17, 2014

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



Vicinity Map
(not to scale)

Revised Plat
 Being Lot 5 And The North 8.05 Feet Of Lot 6, Of J.M. Goad's
 Subdivision Of Balcomb's Subdivision Of Saint Elmo
 Recorded In Plat Book 2, Page 29 R.O.H.C.
 Chattanooga, Hamilton County, Tennessee

Scale: 1" = 10' May 20, 2014

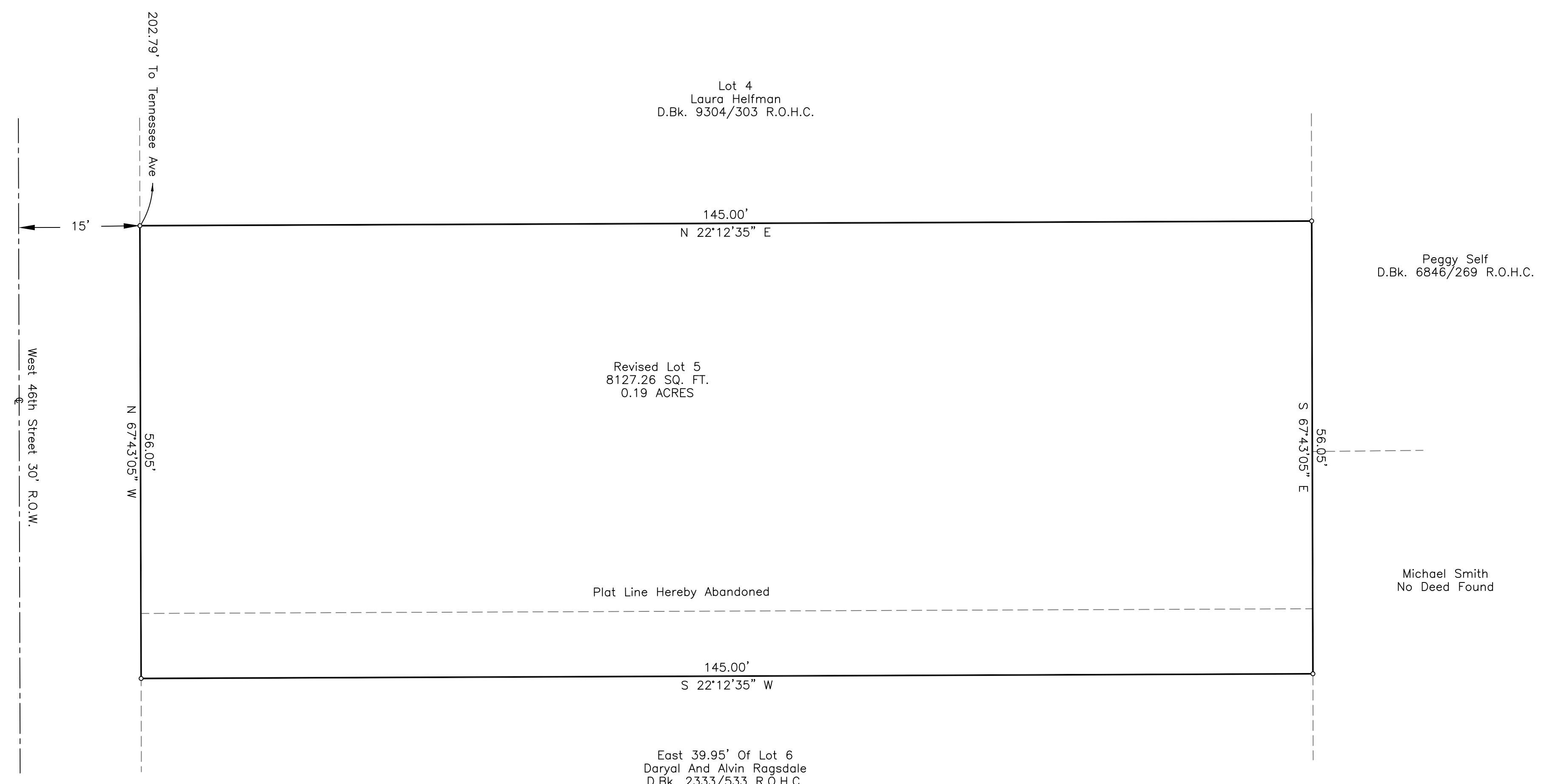
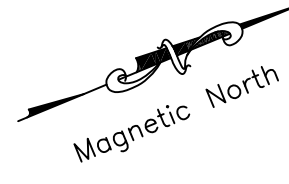
APPROVED FOR RECORDING
 HAMILTON CNTY GIS DEPT.
 DATE: _____
 BY: _____

CHATTA/HAM CNTY
 REGIONAL
 PLANNING COMMISSION
 DATE: _____
 BY: _____

JURISDICTIONAL
 AUTHORITY
 DATE: _____
 BY: _____

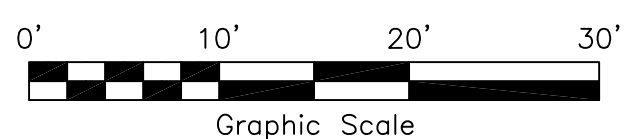
Statement Of Ownership
 I, the Undersigned, Hereby adopt this Plat as my plan of subdivision. I further certify that I am the owner of the property in fee simple.

 Eowyn And David Stoddard
 1315 West 46th Street
 Chattanooga, TN 37409



- Notes:
- 1.) Zoning; R-1.
 - 2.) This Property is described in Deed Book 9304, Page 303 and Deed Book 10053, Page 413 R.O.H.C.
 - 3.) Tax Map #167G-M 016.
 - 4.) Local Government does not certify that utilities or utility connections are available.
 - 5.) The purpose of this Plat is to abandon the plat line and create one lot, as shown.
 - 6.) Property address; 1317 West 46th St., Chattanooga, TN.
 - 7.) Area subdivided by this plat; 0.19 ac.
 - 8.) This subdivision has been developed in accordance with the subdivision regulation of the City of Chattanooga.
 - 9.) Public sanitary sewers are available by gravity flow.
 - 10.) A 5' private drainage easement is reserved along the inside of all side and rear lot lines. These drainage easements are automatically abandoned if two or more lots are combined or used as one lot or no setback is required.
 - 11.) No fill material can be placed in a constructed drainage facility in such a manner as to impede storm water runoff flow unless approved by the city engineer.
 - 12.) City Ordinance #9942 entitled "Storm Water Runoff And Erosion Control" shall apply to discharge of same from this subdivision of Property.
 - 13.) This property does not lie within the 100 year flood hazard area as per FEMA FIRM panel 47065C-0452-F, dated November 7, 2002.
 - 14.) 1/2" capped rebar set at all corners unless otherwise noted.

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 is greater than 1:10,000 (Category 1)



File Name: Goads Lot 5
 Drawing No. 14-78-3

Alan Haniszewski
 Tennessee PLS #2398
 3073 Baggett Trail
 Signal Mountain, TN 37377
 423-364-6032