

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:		3150 Plaza Circle Alan and Geri Simpson Min Lot Frontage Variance	PC Meeting Date: 06-09-14
Applicant Request:	Variance-Section 38-44 of the Chattanooga Zoning Regulations (6) Minimum Lot Frontage		
Property Location:	3150 Plaza Circle		
Property Owner:	Alan Simpson		
Applicant:	Alan Simpson		
Total Acreage:	3.1 Acres		
Proposed Density:	0.31 units per acre		
Tax Map Number:	144E-A-004		
Zoning:	R-1 Residential Zone		
Staff Recommendation:	APPROVE		

PROJECT ANALYSIS

RPA Comments

Applicant Request

The applicant has submitted a subdivision plat to record an existing 3.1 acre deed lot as a recorded lot on an approved subdivision plat. The applicant intends to construct one single-family detached dwelling on the lot. In order to receive a building permit to construct the single-family dwelling the applicant must have a recorded plat on file with the Register of Deeds Office.

As part of this subdivision process the applicant has submitted a variance request to Section 38-44 of the Chattanooga Zoning Regulation which requires a minimum lot frontage of 60' along a public street . The applicant is requesting a 20' reduction to permit a lot with 40' of lot frontage along Plaza Circle.

Site Description

The property is zoned R-1 Residential Zones and located outside the Urban Overlay Zone. The property currently fronts Plaza Circle.

The lot appears to have been created by a deed rather than a subdivision plat. There is no indication from RPA staff research when the deed that created this lot was recorded in the Hamilton County Register of Deeds Office. The last recorded deed that staff could obtain was in 1966 by Deed Book 1699 Page 273. The property is less than 5 acres in size; therefore it met the definition of a subdivision and should have been recorded on a subdivision plat and recorded as a subdivision.

Staff Recommendation

Staff recommends to approve 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 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.

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.

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There are some exceptions to this rule. This rule does not apply to the following:

- Planned Unit Developments
- Lots created on a new street
- The consolidation of lots
- Lots at the end of permanent dead ends streets with 35 of street frontage or larger
- Lots that are a combination of existing lots where all of the lots are as large or larger than the previous lots and have equal or greater frontage than the previous lots

The Minimum Suburban Infill Lot Frontage would not apply to the property at 3150 Plaza Circle based on the above exceptions. The property is located at the end of a permanent dead end street and has 40' of lot frontage; therefore, it is exempt from the Suburban Infill Lot Compatibility Option. Because it is exempt the lot would then comply with the minimum lot frontage for an R-1 Residential Zone property which is 60'.

The applicant is requesting a variance to permit proposed Lot 1 to have a lot frontage of 40' feet along Plaza Circle.

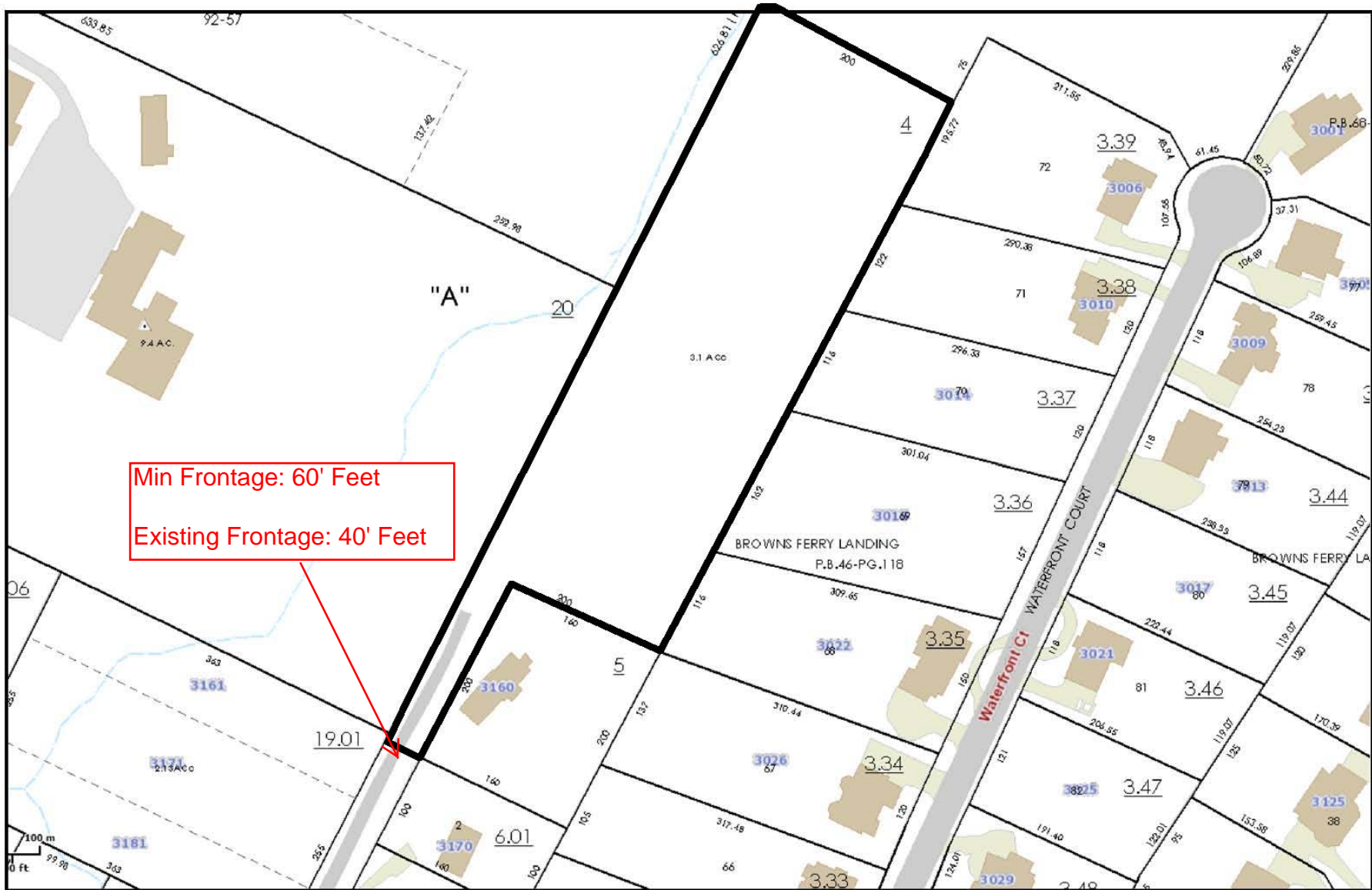
Section 111.1 of the Chattanooga Subdivision Regulations states that the Planning Commission may grant variances where the Planning Commission determines the following:

1. *Unusual physical or other conditions exist which would cause practical difficulty or unnecessary hardship if these regulations are adhered to.*

- The applicant does not own property on either side of this lot so the lot frontage cannot be increased to comply with the minimum lot frontage of 60'.
- The property is located along a ridge with steep slopes. The shape of the lot and adjoining property not owned by the applicant makes it difficult for the applicant to comply with minimum lot frontage of 60'.

2. *The variance will not be in conflict with the intent and purpose of the Chattanooga Zoning and Subdivision regulations.*

- Approving the variance would appear to not be in conflict with the intent and purpose of the Chattanooga Zoning and Subdivision Regulations.
- Approving the variance request would not create a situation that does not presently exist.
- The property is located at the end of a permanent dead end street.



Min Frontage: 60' Feet
 Existing Frontage: 40' Feet



3150 Plaza Circle

Min Lot Frontage Variance

Printed: May 06, 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



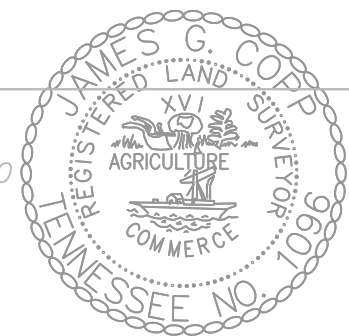
VICINITY MAP
N.T.S.

I hereby certify that I am the owner in fee simple of this property and I hereby adopt this plan of subdivision. I certify that there are no encumbrances on the property dedicated.

Owner Lot 1
Alan Simpson
3150 Plaza Circle
Chattanooga, TN 37343
(423) 505-1373

I hereby certify that I have surveyed the property shown hereon. That this is correct to the best of my knowledge and belief and that the ratio of precision of the unadjusted survey exceeds 1 per 10,000 as shown hereon. This is a Class "1" survey.

James G. Copp R.L.S.
Copp Engineering Group
1961 Northpoint Blvd Unit 120
Hixson, Tn. 37343
423-847-9100 Office
423-847-9185 Fax

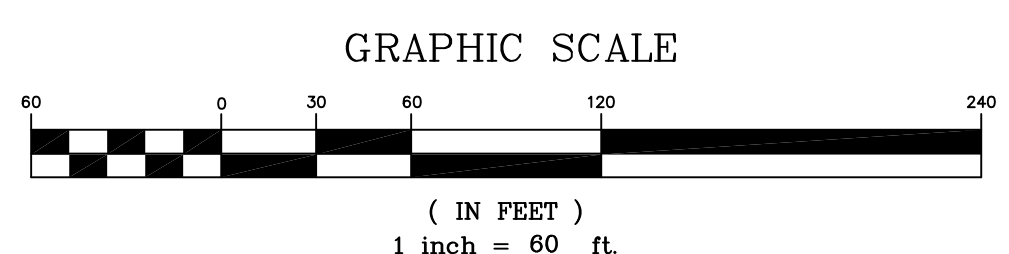


APPROVED FOR RECORDING
HAMILTON CNTY GIS DEPT.
DATE: _____
BY: _____
JURISDICTIONAL AUTHORITY
DATE: _____
BY: _____
CHATT/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE: _____
BY: _____

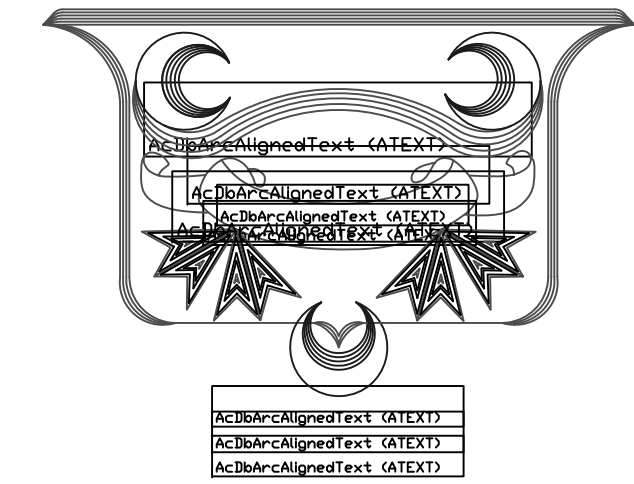
GENERAL NOTES :

1. Zoned: R-1
2. This plat subdivides Deed Book & Pages 9928/342 ROHC.
3. This plat is developed in accordance to the design standards of the City of Chattanooga Subdivision Regulations.
4. Area Subdivided : 3.13 Acres ±
5. Local Government does not certify that utilities or utility connections are available.
6. Tax Map # 144E A 004
7. This property is ABOVE the 100 year flood boundary per F.E.M.A. FIRM Map 47065C0336F Effective Date 11/07/2002.
8. Public sanitary sewers are available by gravity flow.
9. City Ordinance No. 9942, entitled Storm Water Runoff and Erosion Control, shall apply to any discharge of same from this subdivision of property.
10. 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.
11. Purpose of Plat: Record Lot as shown.
12. The City of Chattanooga is not responsible to construct or maintain any drainage easements, access easements and any private drive.
13. A 5' private drainage easement shall be reserved along the interior lot line of Lot 1. These drainage easements shall be automatically abandoned if subdivided differently.
14. The Chattanooga-Hamilton County Regional Planning Commission granted a variance on ?????, 2014 to permit Lot 1 to have a smaller lot frontage than the minimum required lot frontage of ????

P.B. 46 Pg 118 ROHC



SYMBOL LEGEND	
	FIRE HYDRANT
	POWER POLE
	WATER VALVE (WM)
	IRON PIN FOUND/SET
	CENTERLINE ROAD
	ADJACENT PROPERTY LINE
	SAN. SEWER MH



FINAL PLAT

ALAN & GERI SIMPSON S/D

LOT 1
Deed Book & Page 9928/342 ROHC
CITY OF CHATTANOOGA
HAMILTON COUNTY, TENNESSEE

Date : 04/30/14	Drawn : DGC
Scale : 1"=60'	Checked : JGC
COPP ENGINEERING GROUP	
1961 NORTHPOINT BLVD. UNIT 120 Hixson, Tn. 37343 (423) 847-9100 Office (423) 847-9185 Fax	
Drawing Name: PLAZA CIRCLE - SIMPSON MASTER	