

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:		The Cottages at the Colony	PC Meeting Date: 06-09-14
		Variance Request-Minimum Street Right-of-Way, Radius of Cul-De-Sac, and Centerline Radius	
Applicant Request:	Variance Request Sections 302.2.4, 302.2.5.1, and 302.4.1 of the Hamilton County Subdivision Regulations		
Property Location:	Ooltewah Ringgold Road @ Leslie Sandidge Drive		
Property Owner:	Barry Payne		
Applicant:	David Mathews		
Total Acreage:	15.97 Acres		
Proposed Density:	3.63 dwelling units per acre		
Tax Map Number:	160-6.01		
Zoning:	A-1 Agricultural District and R-2A Rural Residential District. Applied for R-1 Residential District.		
Staff Recommendation:	DENY		

PROJECT ANALYSIS

RPA and Hamilton County Engineering Comments

The applicant has submitted a variance request to Sections 302.2.4, 302.2.5.1 and 302.4.1 of the Hamilton County Subdivision Regulations.

Section 302.2.4 of the Hamilton County Subdivision Regulations requires a minimum 50’ right-of-way for local streets. The applicant is requesting a 10’ reduction to permit a 40’ right-of-way for proposed Roads “B” and “C”.

Section 302.2.5.1 of the Hamilton County Subdivision Regulations requires a minimum 50’ radius right-of-way for cul-de-sacs. The applicant is requesting a 10’ reduction to permit a 40’ radius right-of-way for proposed cul-de-sac Road “C”.

Section 302.4.1 of the Hamilton County Subdivision Regulations requires a minimum 100’ centerline radius for all curved streets. The applicant is requesting a reduction of this minimum 100’ centerline radius to permit a smaller radius in Road “C” between stations 9+00 and 10+00.

Staff Recommendation

Staff recommends to deny the applicant’s request.

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.**
 - There are no existing or unusual physical conditions present on the site, such as irregular shaped lots, floodplains, or steep topography present that would cause impractical difficulty or unnecessary hardship with compliance with the minimum street right-of-way, cul-de-sac radius, and centerline radius of the Hamilton County Subdivision Regulations.

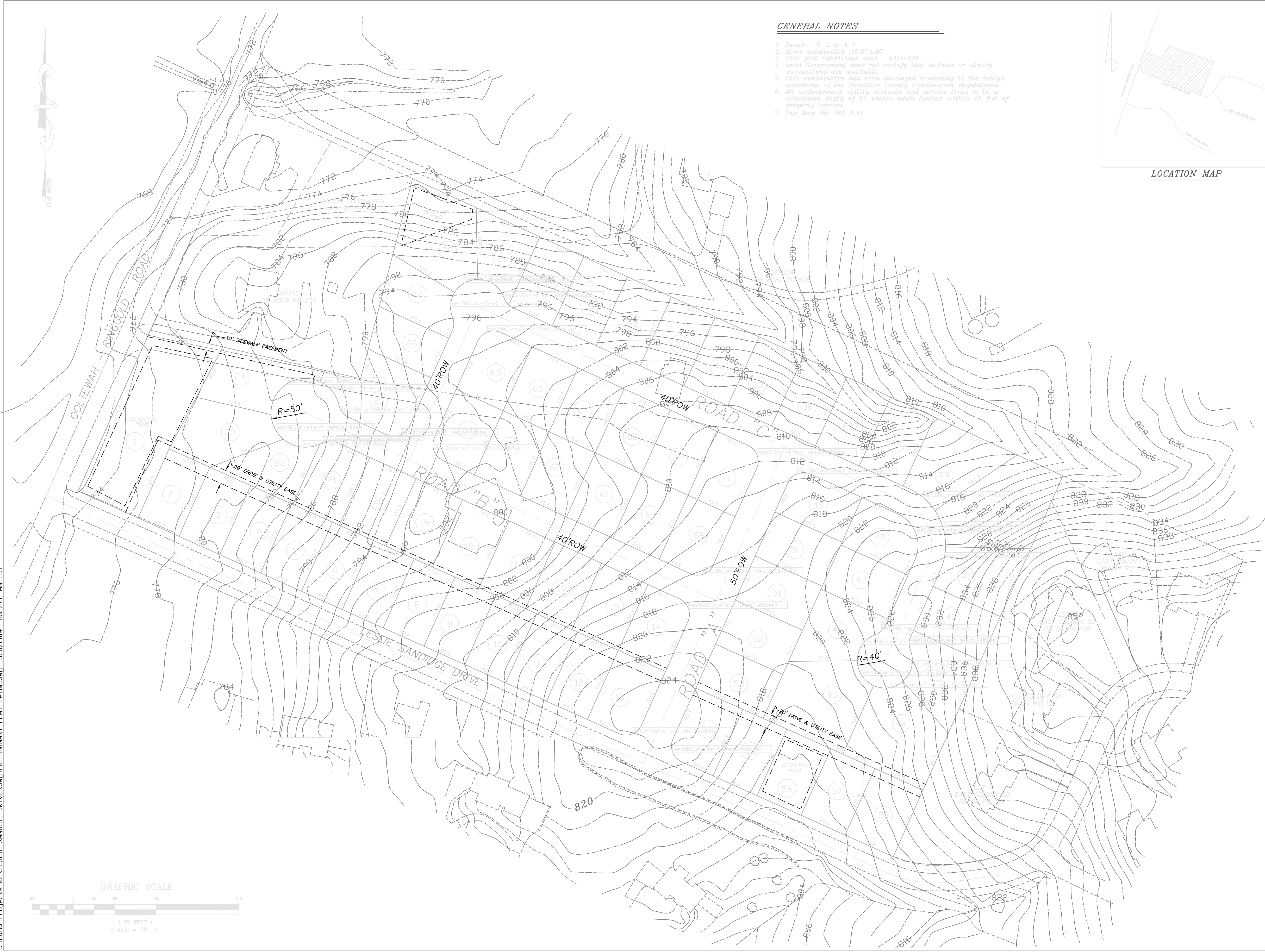
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- The hardship appears to be a self imposed hardship. It appears that the applicant would not be able to construct 56 single-family dwellings by complying with the minimum street right-of-way standards. The property can be developed as a residential subdivision just not at the same density or number of proposed units.

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

- Approving the variance would be in conflict with the intent and purpose of the Hamilton County Zoning and Subdivision Regulations. The purpose and intent of the Hamilton County Subdivision regulations is to establish certain minimum development standards for the construction of public roads within a proposed subdivision. Approving the variance request without any physical limitation present on the site would be in conflict with the intent and purpose of the Hamilton County Subdivision Regulations.
 - Approving the variance request would set the precedent for the approval of future variance requests. There should be a physical limitation on the site that makes compliance with the minimum subdivision standards a hardship or difficult to comply with.
 - The Hamilton County Engineer's Office objects to the variance requests.
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GENERAL NOTES

1. Zoned : R-2 & A-1
2. Acres subdivided : 15.97± AC
3. This plat subdivides deed : 9411-519
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 Hamilton 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: 160-6.01



LOCATION MAP

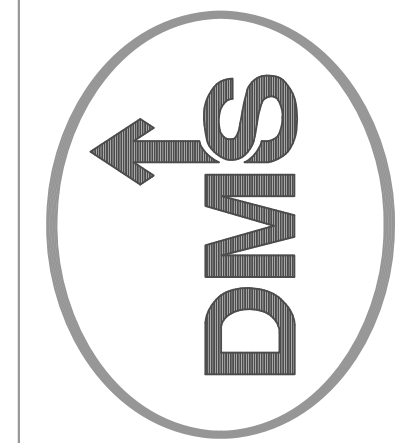
DATE	SCALE	DRG. BY	CHECK BY	COMP.	JOB NO.
4-29-14	1"=60'	R. Mathews	D. Mathews		14-

The Cottages at the Colony

PRELIMINARY PLAT

HAMILTON COUNTY, TENNESSEE

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