

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:		A.A. Bowmans Subdivision Lots 3 thru 6 Variance Request-Minimum Suburban Infill Lot Frontage-Lot 6	PC Meeting Date: 09-08-14
Applicant Request:	Variance-Section 38-44 of the Chattanooga Zoning Regulations (7) Minimum Suburban Infill Lot Frontage		
Property Location:	8307 Igou Gap Road		
Property Owner:	Sterling Jetton		
Applicant:	MAP Engineers		
Total Acreage:	3.02 Acres		
Proposed Density:	0.99 dwelling units per acre		
Tax Map Number:	159F-B-023		
Zoning:	R-1 Residential Zone		
Staff Recommendation:	DENY		

PROJECT ANALYSIS

RPA Comments

Applicant Request

The applicant has submitted a subdivision plat to subdivide 8307 Igou Gap Road into four (4) lots. One of the lots is a corner lot with lot frontage along Igou Gap Road and the right-of-way of Longview Drive. The remaining three (3) 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 Lot 6 to have a lot frontage along Igou Gap Road that is less than the required minimum of 79'. The proposed lot frontage for lot 6 is approximately 25'; therefore, the applicant is seeking a reduction in the required minimum lot frontage of approximately 54'.

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

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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.

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. At the July 14th Chattanooga-Hamilton County Regional Planning Commission meeting the Planning Commission denied the applicants request for a variance for Suburban Infill Lot Frontage for proposed Lots 3 thru 5. There was opposition present at this meeting. The discussion centered around the precedent that would be set for granting variances and establishing a new minimum lot frontage within this area of 63' if this subdivision plat was approved and recorded with 63' of lot frontage.
4. 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 did revised the proposed subdivision layout to reduce the number of lots from five (5) to four (4).
5. 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'.
6. 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'.

Transportation Comments and Notes

Any potential subdivision of the property must include discussions concerning proposed Lot 6. As it stands today, Lot 6 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.
-

- NOTES:
- 1) Present zoning classification: R-1
 - 2) This plot subdivides property described in D.B. 10212, Pg. 960.
 - 3) This subdivision has been developed according to the Subdivision Regulations of the City of Chattanooga.
 - 4) Local Government does not certify that utilities or utility connections are available.
 - 5) Public Sanitary sewers are available by gravity flow.
 - 6) Tax Map No. 159F Group B parcel 023.
 - 7) City ordinance #9942, entitled Stormwater Runoff and Erosion control shall apply to any discharge of storm from this subdivision.
 - 8) The City of Chattanooga is not responsible for the construction or maintenance of the drainage easements, or drainage detention area.
 - 9) The City of Chattanooga is not responsible to construct or maintain any drainage easements.
 - 10) The City of Chattanooga is not responsible to provide desired utilities beyond any Right-of-Way.
 - 11) IR(N) set at all lot corners unless noted otherwise.
 - 12) No fill material can be placed in constructed drainage facility, in such a manner as to impede storm water runoff flow unless approved by the City Engineer.
 - 13) The City of Chattanooga is not responsible for the construction or the maintenance of any private drainage easement.
 - 14) A 5' private drainage easement shall be reserved along the inside of all side & rear lot lines. These drainage easements are automatically abandoned if two or more lots are combined or used as one lot or if no setback required.
 - 15) Area subdivided by this plot 3.02 Acres.

Certificate of Ownership

I certify that I, the owner in fee simple of the property shown, adopt this as my plan of subdivision.

Sterling Jettton
3012 Stepping Rock Dr.
Apison, TN, 37302
423-208-4105

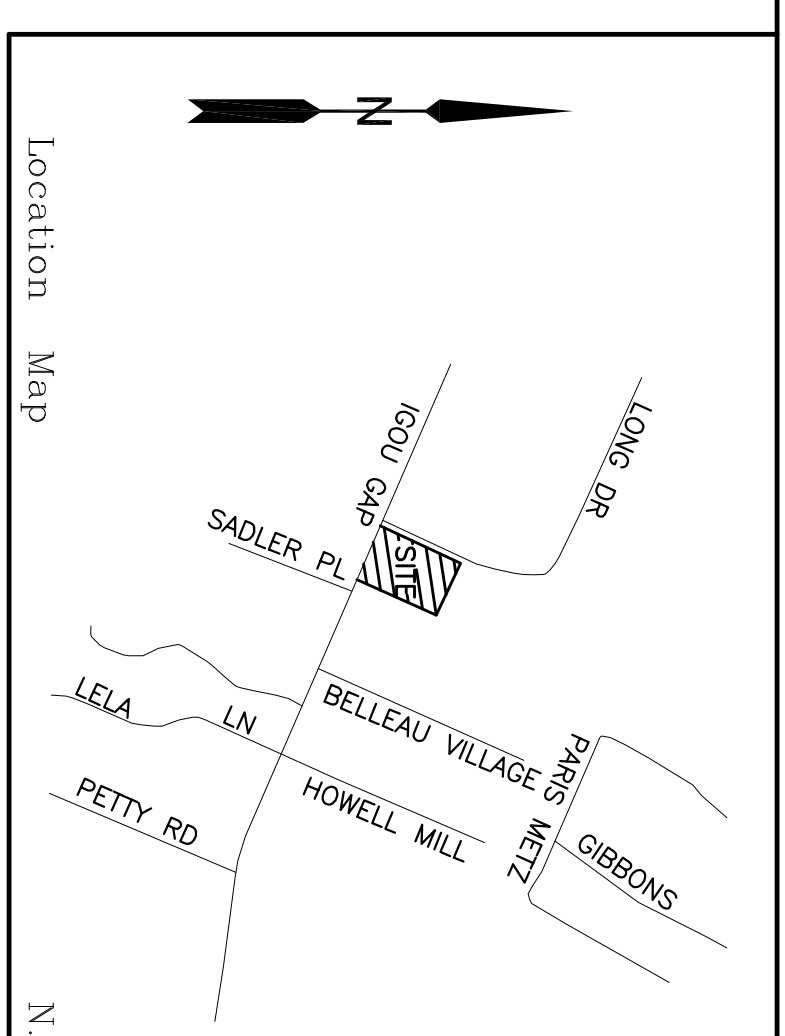
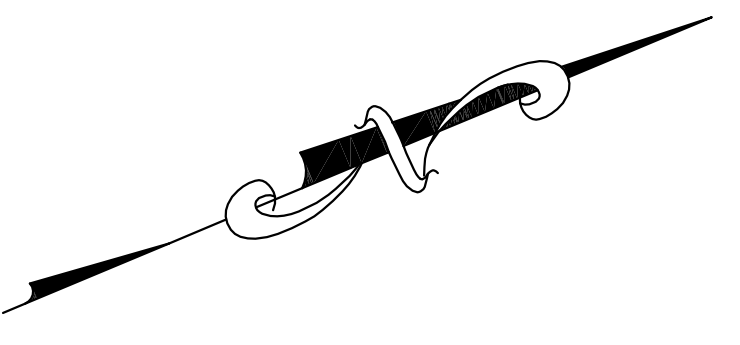
Legend

Iron Rod Old	IR(O)	o
Iron Pipe Old	IP(O)	o
Concrete Monument	Conc. Mon.	o
Iron Rod New	IR(N)	•
Deed Book	DB	
Plat Book	PB	
Page	PG	

CORNERSTONE SURVEYING, LLC
7023 SNOW HILL ROAD
OOLEWAH, TN 37363
(423) 238-4692

I hereby certify that this is a Category 1 survey and that the purpose of this survey is to subdivide the land shown hereon into lots in accordance with the standards set forth in the current Tennessee minimum standards. This plat is true and correct to the best of my knowledge, and belief and was prepared by me or under my supervision from an actual field survey.

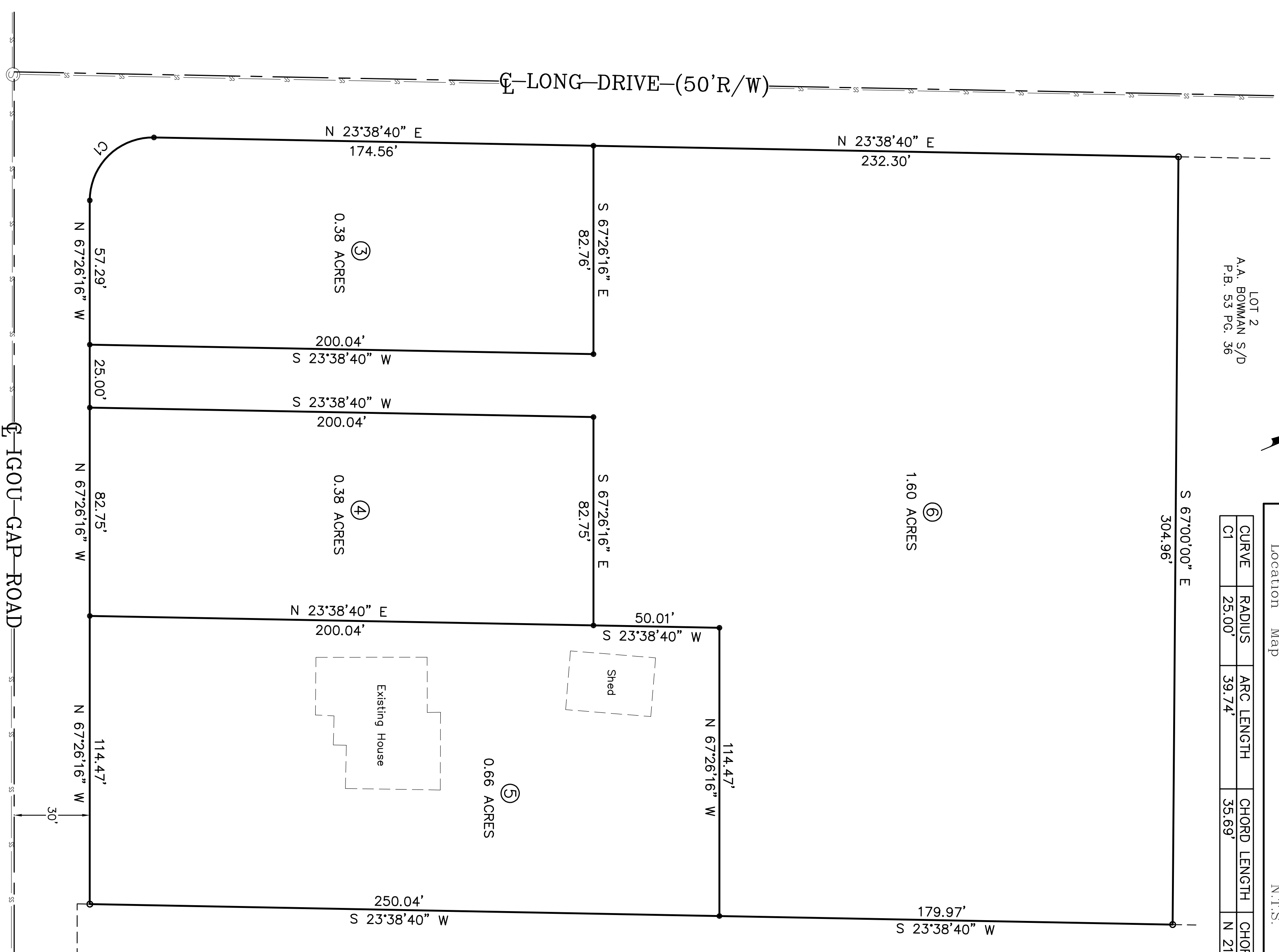
Travis A. Wheeler TN RLS #2285 Date



Location Map

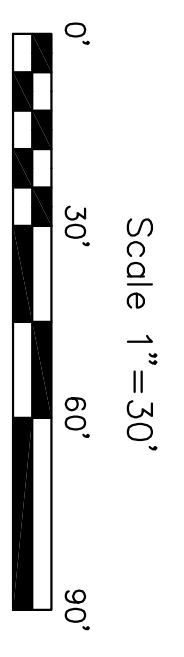
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	DEGREE OF CURVE
C1	25.00'	39.74'	35.69'	N 21°53'48" W	91°04'56"	25.48'	229°10'59"

APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
BY _____
DATE _____
JURISDICTIONAL AUTHORITY
BY _____
DATE _____
CHATTANOGA/HAM CNTY REGIONAL PLANNING COMMISSION
BY _____
DATE _____

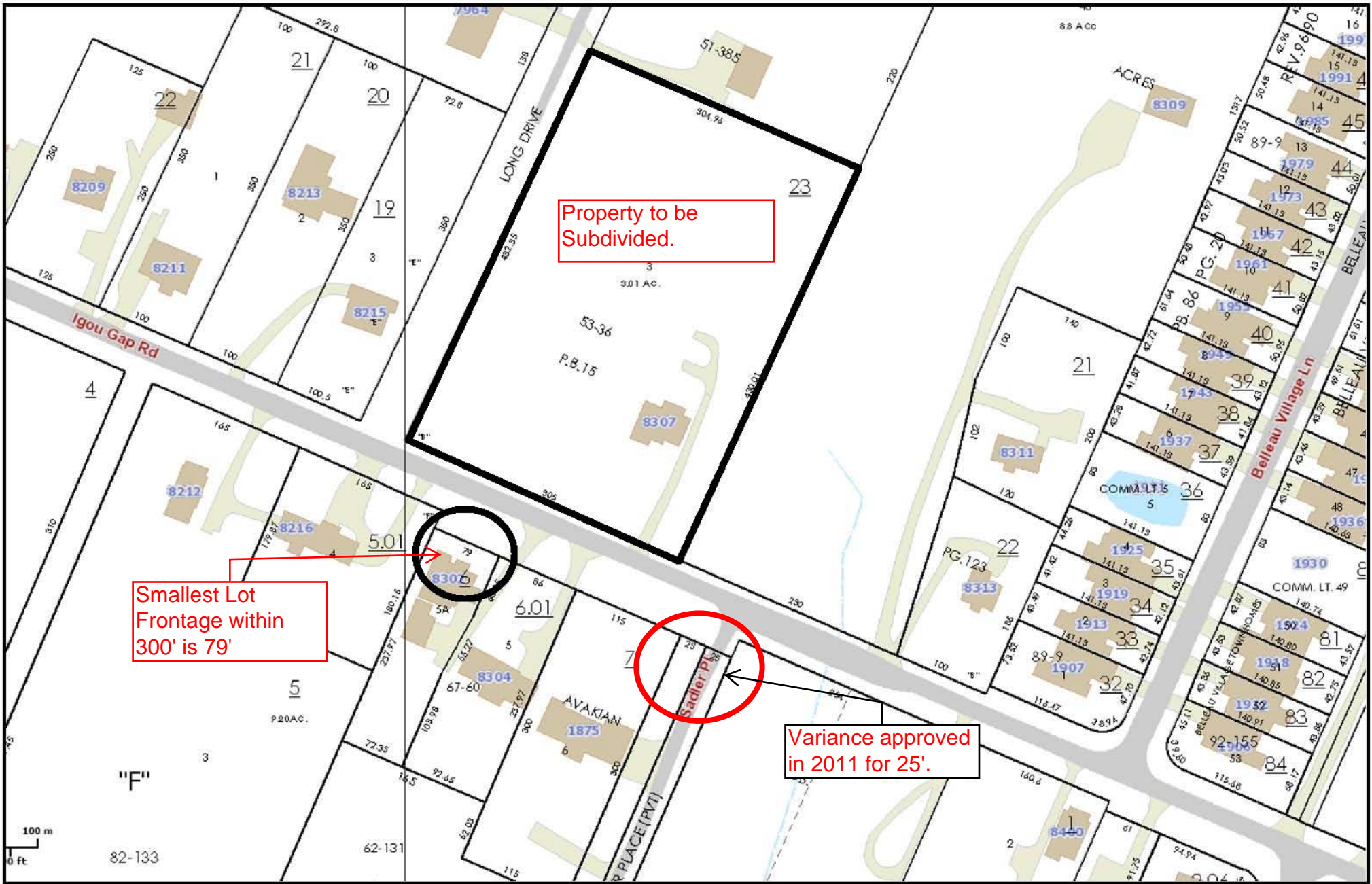


CARL & ELIZABETH WALLACE
D.B. 3377 PG. 187

REVISED PLAT
(LOTS 3-6) A.A. BOWMAN S/D
P.B. 53 PG. 36
City of Chatt., Hamilton County, Tennessee



JOB NO. 39-14
DATE 08/22/14



A.A. Bowmans Variance Request

Suburban Infill Lot Frontage

Printed: Jun 02, 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.





The Map Title

The Subtitle

Printed: Jul 10, 2014

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HCGIS