

## STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Name:</b> Hickory Valley Park Lot 11		<b>PC Meeting Date:</b> 04-13-15
<b>Variance Request-Minimum Lot Frontage</b>		
<b>Applicant Request:</b>	Variance-Section 38-94(3) Minimum Frontage of the Chattanooga Zoning Regulations	
<b>Property Location:</b>	6913 Greenway Drive (Lot 11)	
<b>Property Owner:</b>	Donald Skiles	
<b>Applicant:</b>	Donald Skiles	
<b>Total Acreage:</b>	0.26 Acres	
<b>Proposed Density:</b>	0.33 Dwelling Units Per Acre	
<b>Tax Map Number:</b>	158C-E-010	
<b>Zoning:</b>	R-2 Residential Zone	
<b>Staff Recommendation:</b>	<b>APPROVE</b>	

### PROJECT ANALYSIS

#### RPA Comments

##### Applicant Request

The applicant has submitted a request to subdivide two (2) existing lot into three (3) lots at 6913 Greenway Drive.

As part of this subdivision process the applicant has submitted a variance request from Section 38-94(3) Lot Frontage of the Chattanooga Zoning Regulations.

Section 38-94(3) states that all residential lots served by public sewer must have a minimum of 60' of lot frontage along an existing publically maintained street.

The applicant is seeking the following variances:

- Asking for a 15' reduction to permit 45' of lot frontage along Greenway Drive.

##### Site Description

The property is zoned R-2 Residential. The property is currently two (2) lots with an acreage of approximately 0.74 acres. The area is predominately a two-family detached residential neighborhood. Adjacent uses include two-family detached dwellings, the right-of-way of I-75, and currently under construction is an assisted living facility.

The public right-of-way of Greenway Drive does not continue beyond the property line of proposed Lot 11. The lot frontage for proposed Lot 11 along the right-of-way of Greenway Drive is actually 70'; however, because the pavement does not extend for the entire length of the right-of-way, Lot 11 has 45' of lot frontage along an existing city maintained street.

##### Staff Recommendation

Staff recommends to approve the applicant's request.

## **STAFF CASE REPORT TO PLANNING COMMISSION**

Section 38-32 of the Chattanooga Zoning Regulations provides the Chattanooga-Hamilton County Regional Planning Commission with the authority to grant lot size, lot frontage, or existing structure setback variances for new lots as part of a new subdivision.

Section 309 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.***
- 2. *The variance will not be in conflict with the intent and purpose of the Chattanooga Subdivision Regulations.***
  - Approving the variance would not be in conflict with the intent and purpose of the Chattanooga Subdivision Regulations.
  - Approving the variance request does not create a situation that does not currently exist.
- 3. *The granting of the variance will not be detrimental to the public interest.***
  - Approving the variance would not be detrimental to the public interest.
  - Approving the variance request would not create a situation that does not now currently exist.

FINAL PLAT

REVISED LOTS 11, 12A, & 12B  
BLOCK E,  
HICKORY VALLEY PARK

CITY OF CHATTANOOGA, HAMILTON  
COUNTY, TENNESSEE

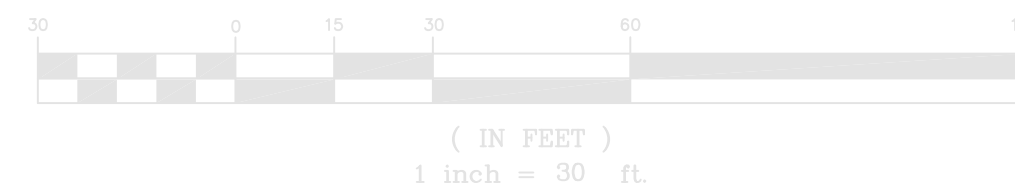
DATE: 1-17-2015 SCALE: 1"=30'

APPROVED FOR RECORDING  
HAMILTON COUNTY GIS DEPT  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
JURISDICTIONAL AUTHORITY  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
CHATT/HAM CNTY REGIONAL  
PLANNING COMMISSION  
DATE \_\_\_\_\_  
BY \_\_\_\_\_

LOCATION MAP

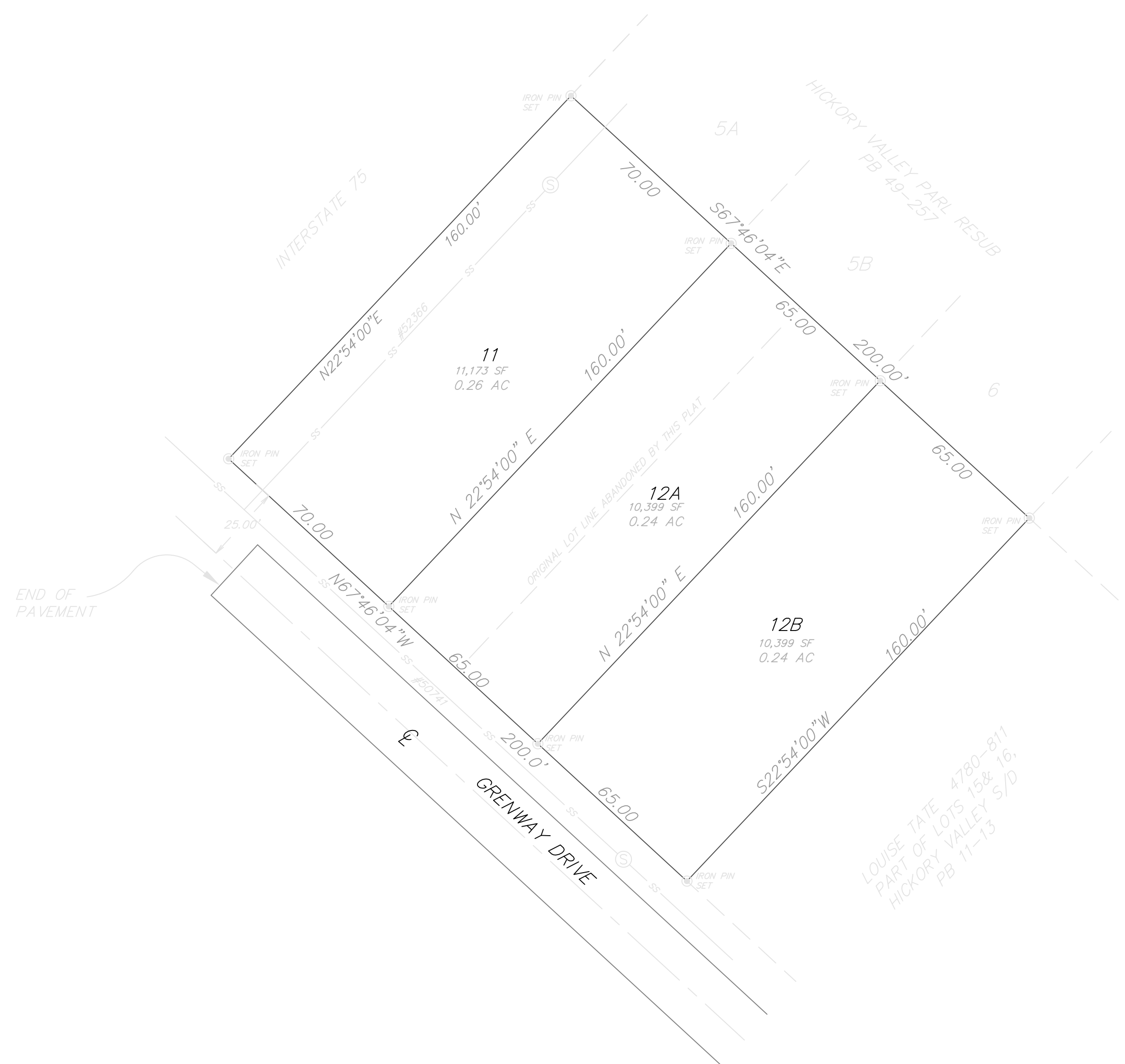


GRAPHIC SCALE



NOTES:

1. PROPERTY ZONED:
2. TOTAL AREA DIVIDED: 0.74 AC
3. THIS SUBDIVISION HAS BEEN DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CHATTANOOGA, TENNESSEE.
4. THIS PLAT SUBDIVIDES PROPERTY DESCRIBED BY DEED RECORDED IN DB. 4264-694, ROHCT
5. 1 = LOT NUMBER
6. TAX ID: 158C-E-10
7. THE CITY OF CHATTANOOGA DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
8. CITY ORDINANCE #9942M ENTITLED STORM WATER RUNOFF & EROSION CONTROL SHALL APPLY TO ANY DISCHARGE OF SAME FROM THIS SUBDIVISION.
9. 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.
10. A 10' PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE EXTERIOR PROPERTY LINES EXCEPT ALONG GREENWAY DRIVE. A 5' PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE INSIDE OF ALL SIDE LOT LINES. THESE DRAINAGE EASEMENT ARE AUTOMATICALLY ABANDONED IF TWO OR MORE LOTS ARE COMBINED, OR USED AS ONE LOT, OR IF NO SETBACK IS REQUIRED.
11. THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE FOR ANY DRAINAGE EASEMENTS
12. THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD HAZARD AREA, AS PER FEMA FIRM 47065C0366F, DATED 11-1-2002. THE 100 YEAR FLOOD ELEVATION IS



OWNERS CERTIFICATE

I, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION, AND CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THIS PROPERTY.

DONALD B. SKILES  
6916B NORTHSIDE DRIVE  
CHATTANOOGA, TN. 37421  
PHONE: 313-3910

DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY BY ME OR UNDER MY SUPERVISION, AND THAT THIS PLAT CONFORMS TO SAID SURVEY, AND THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY IS A CLASS B (SUBURBAN) LAND SURVEY WITH AN UNADJUSTED ERROR OF CLOSURE OF 1\10,000+, AS SHOWN HEREON.

RICHMOND SURVEYING CO.

363 FIRST STREET, SW  
CLEVELAND, TN. 37311  
PHONE: (423)479-7749