

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2015-070	PC Meeting Date: 12-14-15
Subdivision Name:	Tiftonia West Land Company Addition No. 2 Lots 9A & 9B Variance Request-Minimum Lot Size and Minimum Lot Frontage	
Applicant Request:	Variance-Section 38-44 of the Chattanooga Zoning Regulations (5) Minimum Lot Area and (7) Suburban Infill Lot Frontage	
Property Location:	3611 and 3613 Kellys Ferry Road	
Property Owner:	Donna Broom Morgan	
Applicant:	Donna Morgan and Compton Surveying	
Total Acreage:	0.37 Acres	
Proposed Density:	5.4 dwelling units per acre	
Tax Map Number:	154B-F-001	
Zoning:	R-1 Residential Zone	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Comments

Applicant Request

The applicant has submitted a subdivision plat to subdivide 3611 and 3613 Kellys Ferry Road into two lots. Currently, the property is one lot with two (2) existing single-family detached structures located on one (1) lot, which violates Section 38-26 of the Chattanooga Zoning Regulations “there shall be no more than one principal structure per lot used for residential purposes in the R-1, R-2, R-5, and A-1 Zones”.

As part of this subdivision process the applicant has submitted a variance request to Section 38-44 of the Chattanooga Zoning Regulations, more specifically Section (5) Minimum Lot Area, and minimum requirements of the Suburban Infill Lot Frontage.

Section 38-44 (5) Minimum Lot Area. The R-1 Residential Zone requires a minimum lot area of 7,500 square feet’.

- Proposed Lot 9A has a minimum lot area of 7,400 square feet.
- The applicant is asking for a 100’ variance/reduction to the minimum lot area.

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 appears to be 60’ (3602 Kellys Ferry Road).
- Proposed Lot 9B has a lot frontage of 51.82’. The applicant is requesting a variance/reduction of 8.18’.

Site Description

The property is zoned R-1 Residential and located outside the Urban Overlay Zone. The property currently is one lot with approximately 0.37 acres fronting Kellys Ferry Road. The site was originally recorded in 1930 (Hamilton County PB 11 Page 14) as one (1) lot.

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When the interstate (I-24) was constructed portions of this property was used for the completion of I-24. Due to the interstate this parcel has an irregular shape.

Currently, the property is one lot with two (2) existing single-family detached structures located on one (1) lot, which violates Section 38-26 of the Chattanooga Zoning Regulations “there shall be no more than one principal structure per lot used for residential purposes in the R-1, R-2, R-5, and A-1 Zones”.

Staff Recommendation

Staff recommends to approve the applicant’s request for the a reduction in the minimum required lot area and the minimum required suburban infill lot frontage.

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.

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 so as to increase the lot frontage and lot area to comply with the minimum 60’ of lot frontage and 7,500 square feet of lot area.
- When the interstate (I-24) was constructed portions of this property was used for the completion of I-24. Due to the interstate this parcel has an irregular shape.

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.

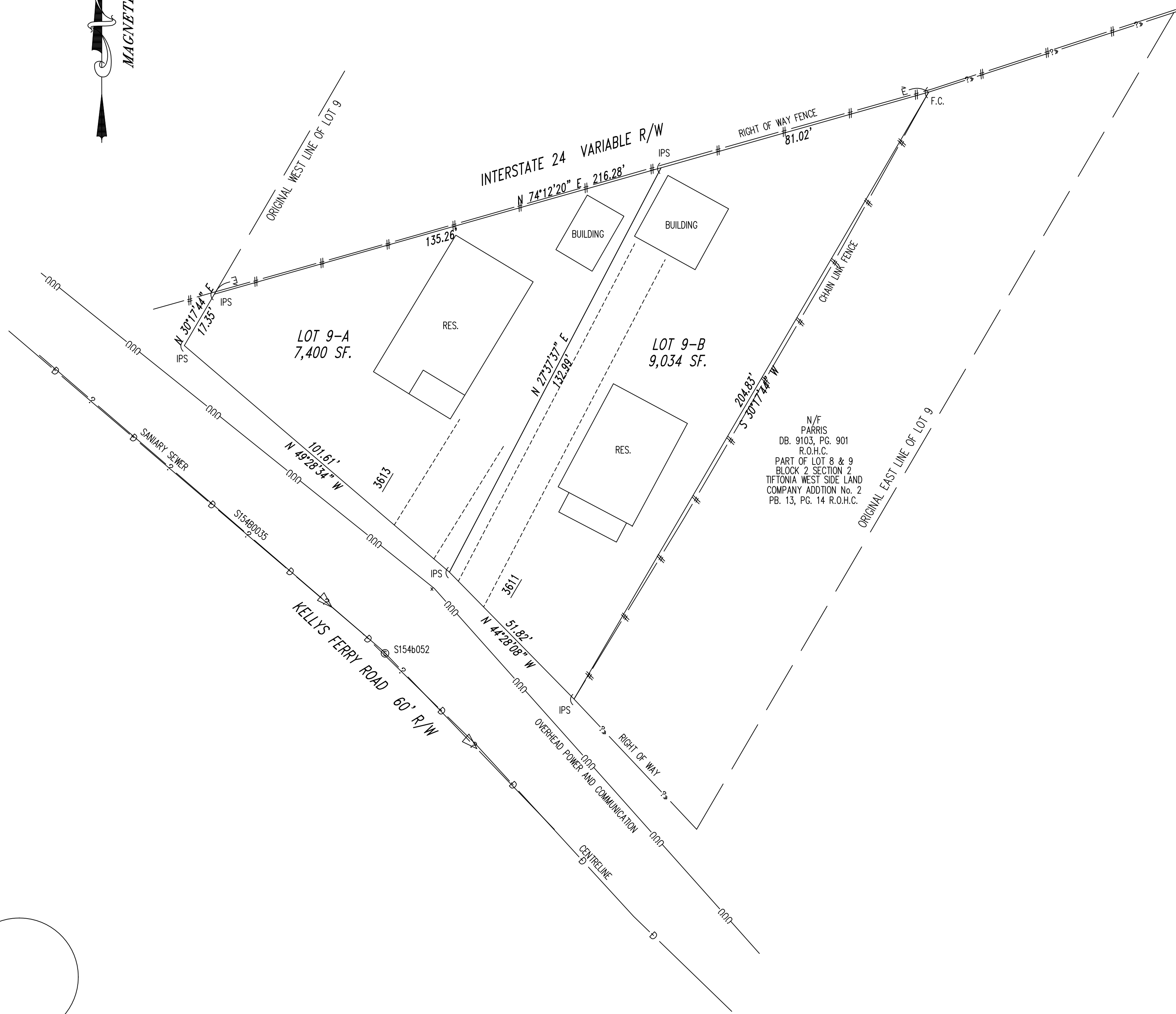
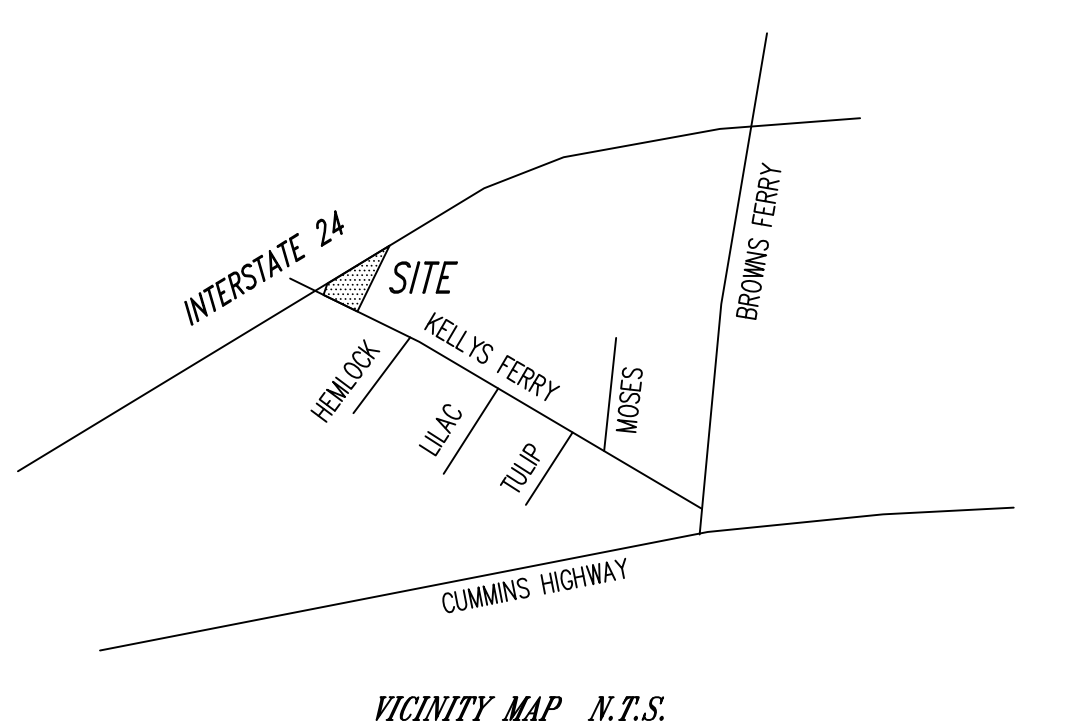
3. *The granting of the variance will not be detrimental to the public interest.*

- Approving the variance would not be detrimental to the public interest.
- The proposed lot frontage of 51’ and lot area appears to be compatible with adjacent lot frontages found along Forest Avenue.
- Approving the variance request would not create a situation that does not currently exist along Kellys Ferry Road.
- Approving the variance request would permit the applicant to record a subdivision plat creating two separate lots so that each single-family detached structure would be located on its own, stand-alone lot in compliance with the provisions of the Chattanooga Zoning Regulations.

4. *Chattanooga Department of Transportation and the Chattanooga Land Development Office and other members of the Subdivision Review Committee do not object to this variance request.*

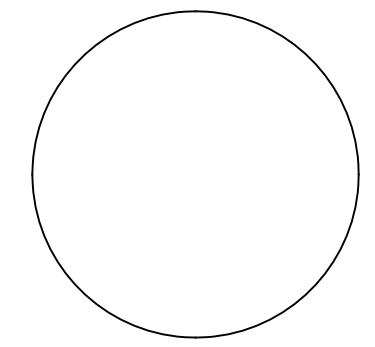
REVISED PLAT OF LOT 9
 BLOCK (2) SECTION (2)
 TIFTONIA WEST LAND COMPANY
 ADDITION No. 2
 RECORDED IN PB. 13, PG. 14 R.O.H.C.

APPROVED FOR RECORDING
 HAMILTON CO. GIS DEPT.
 DATE _____
 BY _____
 JURISDICTIONAL AUTHORITY
 DATE _____
 CHATTANOOGA HAMILTON CO.
 REGIONAL PLANNING COMM.
 DATE _____
 BY _____



- NOTES:
1. THIS PROPERTY IS ZONED R-1
 2. THIS PLAT SUBDIVIDES MAP 1548 F 001 DB. 7832, PG. 190 R.O.H.C. PB. 13, PG. 14 R.O.H.C.
 3. PUBLIC SANITARY SEWER IS AVAILABLE BY GRAVITY FLOW.
 4. THE PURPOSE OF THIS PLAT IS TO DIVIDE INTO 2 PARCELS
 5. THE PROPERTY IS LOCATED IN ZONE "X", MAP 47065C0338F, DATED NOVEMBER 7, 2002
 6. 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.
 7. CITY ORDINANCE NUMBER 12900 ENTITLED STORM WATER RUNOFF AND EROSION CONTROL SHALL APPLY TO ANY DISCHARGE OF SAME FROM THIS SUBDIVISION OF PROPERTY.
 8. THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE CHATTANOOGA SUBDIVISION REGULATIONS.
 9. THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENT.
 10. LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
 11. BUILDINGS SHOWN ARE EXISTING AT THE TIME OF THE SURVEY.
 12. CITY OF CHATTANOOGA, TENNESSEE IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENT, STORM SEWER EASEMENT, OR ANY GROUND FACILITY.
 13. THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF ALL DRAINAGE STRUCTURES AND IMPROVED EASEMENTS. MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER AND NOT HAMILTON COUNTY TENNESSEE.

N/F
 PARRIS
 DB. 9103, PG. 901
 R.O.H.C.
 PART OF LOT 8 & 9
 BLOCK 2 SECTION 2
 TIFTONIA WEST SIDE LAND
 COMPANY ADDITION No. 2
 PB. 13, PG. 14 R.O.H.C.



MAX R. COMPTON
 SURVEYOR'S CERTIFICATION

OWNER'S CERTIFICATION
 I/We, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner's in fee simple;
 ROBERT C. BROOM JR. ETAL
 C/O DONNA BROOM MORGAN
 421 AZALEA DALE DRIVE
 CHATTANOOGA, TN 37409
 423-503-9645

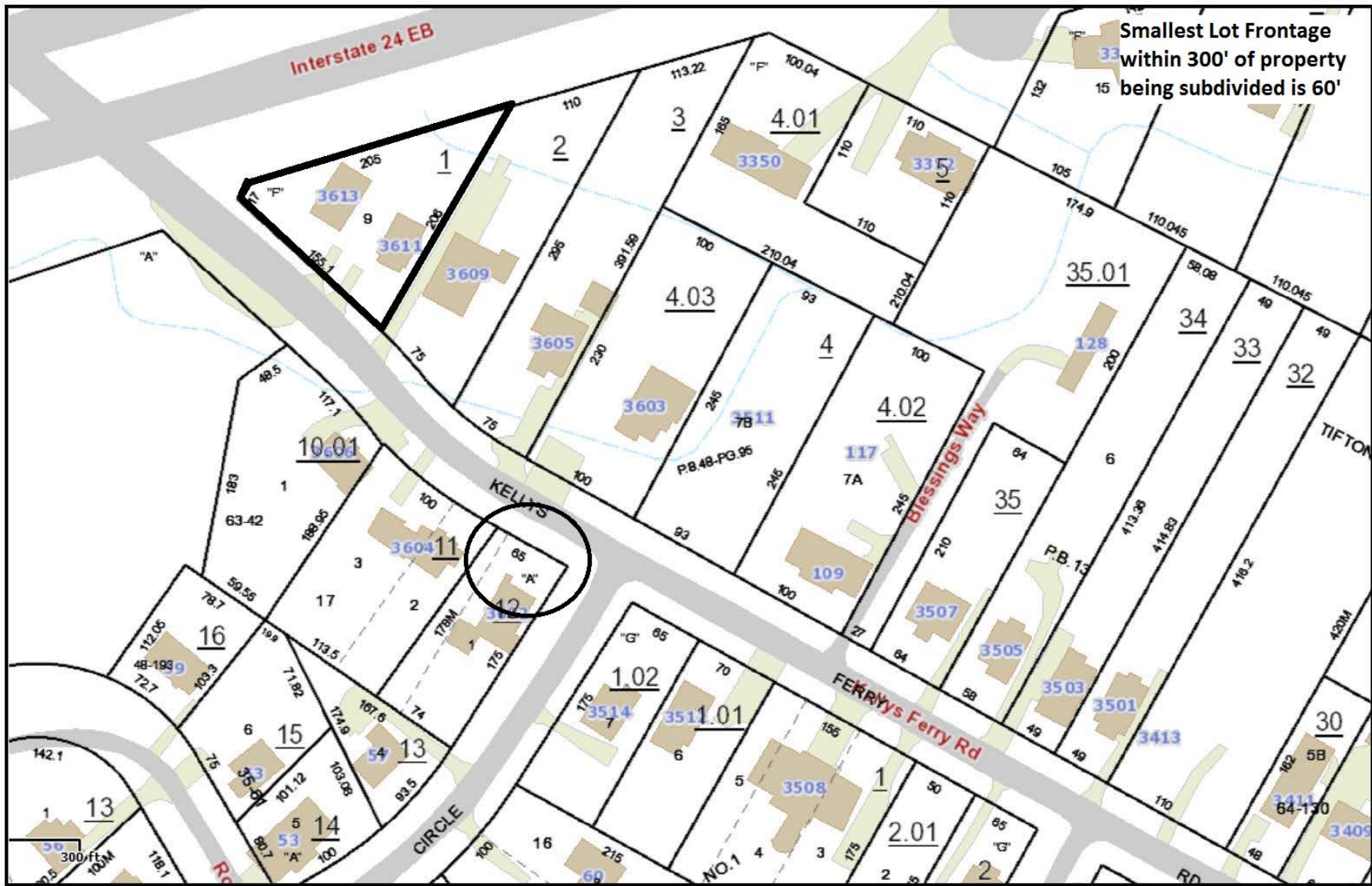
LEGEND

I.P.F.	1/2" REBAR FOUND
I.P.S.	1/2" CAPPED REBAR SET
M.F.P.	METAL FENCE POST
F.C.	FENCE CORNER
U.P.	UTILITY POLE
RIGHT OF WAY	_____
PROPERTY LINE	_____
CENTERLINE ROAD	_____
FENCE	# _____
ABOVE GRND. UTILITY	_____
LAND LOT LINE	_____

COMPTON SURVEYING, INC.
 104 CRITTENDEN AVENUE
 P.O. BOX 339 CHICKAMAUGA, GA 30707
 PHONE 706-375-3153 FAX NO. 706-375-2679
 www.comptonsurveying.com
 SURVEYING GEORGIA, TENNESSEE, ALABAMA
 PROFESSIONAL 22-28

SURVEY DATE: 10-5-15	REVISION:
CREW: R.B., D.M.	
COMPUTED BY: M.R.C.	
DRAWN BY: M.R.C.	
DATE DRAWN:	

PART OF LOT 9 BLK. 2 SEC. 2
 TIFTONIA WEST LAND COMPANY
 ADDITION NO. 2 PB. 13, PG. 14
 LOCATED IN HAMILTON COUNTY
 TENNESSEE
 SCALE: 1" = 20'
 JOB NO. 15-245



Smallest Lot Frontage within 300' of property being subdivided is 60'



Min Lot Size and Lot Frontage Variance

The Subtitle

Printed: Oct 23, 2015

HCGIS