

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2015-071	PC Meeting Date: 12-14-15
Subdivision Name:	Sleepy Hollow Subdivision Resub of Lots 21, 22, and 23 Urban Infill Lot Compatibility Option	
Applicant Request:	Urban Infill Lot Compatibility Option	
Property Location:	917 Dartmouth Avenue	
Property Owner:	KC Enterprises, CO Jason Sides	
Applicant:	Jason Sides and Jack Reid Surveying	
Total Acreage:	0.28 Acres	
Proposed Density:	7.14 dwelling units per acre	
Tax Map Number:	127I-A-023	
Zoning:	R-1 Residential Zone	
Staff Recommendation:	APPROVE, Urban Infill Lot Compatibility Option	

PROJECT ANALYSIS

RPA Comments

The following are additional comments and notes provided by RPA staff. This area was originally platted in 1926 by the recording of PB 11 Page 14. However, these lots were further divided around the early to mid 1900's by the recording of deeds. These lots are considered to be lots of record/deed lots since they were legally recorded by either plat or deed prior to June 21, 1961.

Urban Infill Lot Compatibility Option-Section 38-477 Chattanooga Zoning Regulations

The Urban Infill Lot Compatibility Option applies to the creation of new lots located within the Urban Overlay Zone, less than one (1) acre, served by public sewer, and zoned R-1, R-2, or R-3 Residential.

For purposes of establishing lot compatibility lots on the same and opposing block face within 300' of the boundary of the proposed property being subdivided shall be used. The surrounding lot frontages and areas are calculated and any lot varying more than 50% from the median is excluded from the calculations.

Lot Frontage Requirements:

The average frontage of the surrounding lots is multiplied by 90% to obtain the minimum lot frontage required for compatibility. The average lot frontage along Dartmouth Avenue is 50'; therefore, the minimum lot frontage required for the Urban Infill Lot Compatibility Option is 45' (50' X 90%). Proposed lots 1 and 2 comply with and exceed the minimum lot frontage requirements of the Urban Infill Lot Compatibility Option. The proposed lot frontage are as follows: Lot 1: 84' Lot 2: 81'.

Lot Area Requirements:

The average lot area of the surrounding lots is multiplied by 75% to obtain the minimum lot area required for compatibility. The average lot area along Dartmouth Avenue is 7,702 square feet; therefore, the minimum lot area for the Urban Infill Lot Compatibility Option is 5,777 square feet (7,702 X 75%). Proposed lots 1 and 2 comply with and exceed the minimum lot area requirement of the Urban Infill Lot Compatibility Option. The proposed lot sizes are as follows: Lot 1: 5,780 Lot 2: 6,850.

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Setback Requirements:

For lots with a minimum lot size of 7,500 square feet or larger the minimum R-1 Residential Zone setbacks shall apply. However, for lots with a lot size of less than 7,500 square feet the following setbacks shall apply.

Front Yard Setback

Front yard setback shall be equal to the average of the building setbacks of adjacent residential structures on the same street +/- 5'. If adjacent lots are vacant the nearest residential structure on the same side of the street shall be used. The Urban Infill Lot Compatibility Option has a maximum setback of 25'.

Side Yard Setback

If the infill lot is an interior lot there shall be a side yard of not less than five (5) feet. The 5' side yard setback is the minimum required and meets the requirements of section 38-480 of the Chattanooga Zoning Ordinance. The proposed side yard setback for the existing and proposed structures on Lots 1 and 2 appears to be a minimum of 5' in compliance with the provisions of the Chattanooga Zoning Regulations.

Rear Yard Setback

There shall be a rear yard setback of 25'. The 25' rear yard setback is the minimum required and is in compliance with section 38-480 of the Chattanooga Zoning Ordinance. The proposed rear yard setback for the existing and proposed structures on Lots 1 and 2 appears to be a minimum of 25' in compliance with the provisions of the Chattanooga Zoning Regulations.

Corner Lots-Setback

For infill corner lots the setbacks depends on the lot size frontage. Lots with 50' or less of frontage shall have a 10' setback. Lots with frontage of between 50.1' and 60' shall have a setback of 10'. Lots with 60.1' or more of lot frontage shall have a 25' setback.

Parking Requirements

Parking shall not be permitted within the required front yard setback area.

Staff Recommendation

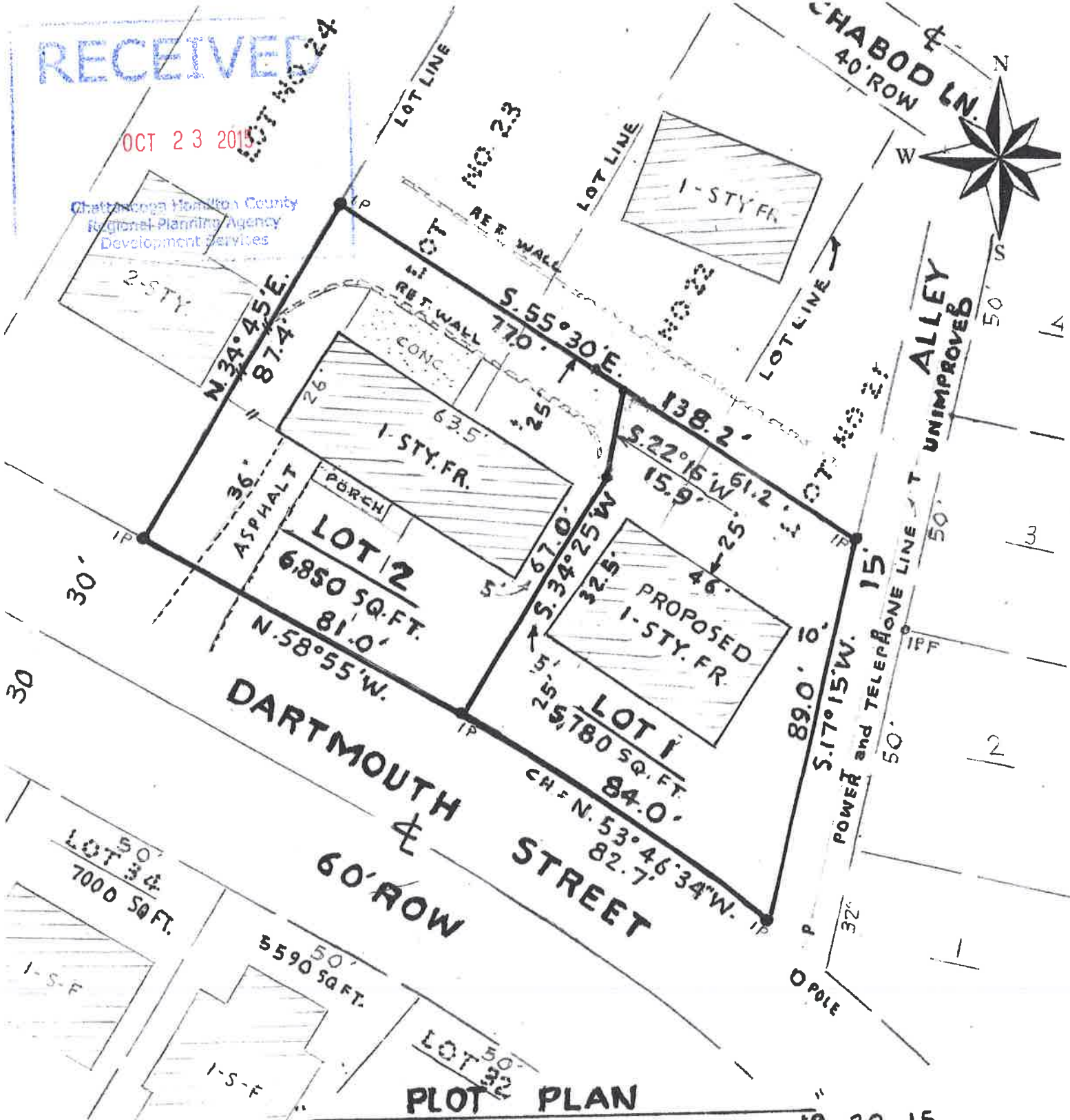
Approve the Urban Infill Lot Compatibility Option

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OCT 23 2015

LOT NO 24

Chattanooga Hamilton County
Regional Planning Agency
Development Services



PLOT PLAN

State of TENNESSEE
County of HAMILTON

Date 10-20-15
Scale 1" equals 30 feet

BEING: RESUB. PART OF LOTS 21, 22 and 23, SLEEPY HOLLOW SUBD. INTO 2 LOTS

PB II PG. 14

TYPE I
No. 0915-125



J. P. Reid
CHATTANOOGA SURVEYING CO.
 3810 LAKE VISTA DR.
 CHATTANOOGA, TENNESSEE 37416
 (423) 249-1220



Min Lot Size and Side Setback Variance

The Subtitle

Printed: Oct 23, 2015

HCGIS