

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:	Sims Amendment of P.W. Millers Addition to North Chattanooga Lot 5-A and 5-B	PC Meeting Date: 02-09-15
	Variance Request-Minimum Lot Frontage and Lot Size	
Applicant Request:	Variance-Section 38-44(6) Lot Frontage and (5) Minimum Lot Area of the Chattanooga Zoning Regulations	
Property Location:	709 Liberty Street	
Property Owner:	Daniel Rose	
Applicant:	James Hibbs	
Total Acreage:	0.24 Acres or 10,520 Square Feet	
Proposed Density:	8.3 Dwelling Units Per Acre	
Tax Map Number:	135D-K-025	
Zoning:	R-1 Residential Zone	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Comments

Applicant Request

The applicant has submitted a request to subdivide one (1) existing lot into two (2) lots at 709 Liberty Street. The property was originally recorded as two (2) lots in 1912 as shown on PB 6 Page 52; however, in 2007 the property owner at that time recorded a subdivision plat to combine the two (2) lots into one (1) lot as shown on PB 88 Page 74.

As part of this subdivision process the applicant has submitted a variance request from Sections 38-44(6) Lot Frontage and (5) Lot Size of the Chattanooga Zoning Regulations.

Section 38-44 (6) states that all residential lots served by public sewer must have a minimum of 60' of lot frontage along a public street.

Section 38-44 (5) states that all residential lots served by public sewer must have a minimum of 7,500 square feet of lot area.

The applicant is seeking the following variances:

- Asking for a 10' reduction to permit a 50' of lot frontage along Liberty Street.
- Asking for a 2,240 square foot reduction to permit a lot size of 5,260 square feet.

Site Description

The property is zoned R-1 Residential. The property is currently one (1) lot with an acreage of approximately 0.24 acres. The area is predominately a single-family detached residential neighborhood that is zoned R-1 Residential. The proposed lot frontage and lot size is compatible with the adjoining lots along Liberty Street.

STAFF CASE REPORT TO PLANNING COMMISSION

Staff Recommendation

Staff recommends to approve the applicant's request. Approving the variances would not create a situation that is not present or incompatible with the adjoining lots found along Liberty Street.

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.*

- The applicant does not own adjacent land to increase the lot size and lot frontage to comply with the minimum R-1 Residential Zone lot frontage and lot size requirements.

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 or is incompatible with adjoining lots found along Liberty Street.

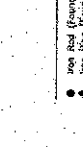
3. *The granting of the variance will not be detrimental to the public interest.*

- 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 along Liberty Street.
- Approving the variance request would not create dissimilar or incompatible lots along Liberty Street.
- Adjacent lots and the lots immediately adjacent to the proposed subdivision are of a similar size and dimension as the proposed lots. The adjacent and adjoining lots have a lot frontage of between 45' and 50'.

THE R-L-S GROUP
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Revised Plat
 Lot 5, Sims Amendment to
 P. W. Miller's Addition to
 North Chattanooga
 Plot Book 6, Page 52
 Chattanooga, Hamilton County
 Tennessee

Drawing No. 012710
 For Map No. 1-207-1-022 & 023
 The Name: 1-207-1-022 & 023
 Owner: [Redacted]
 Date of Survey: 11-28-07
 Date of Last Revision: 12-07-07



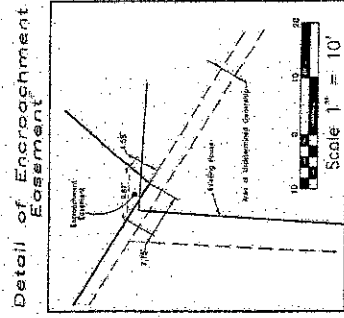
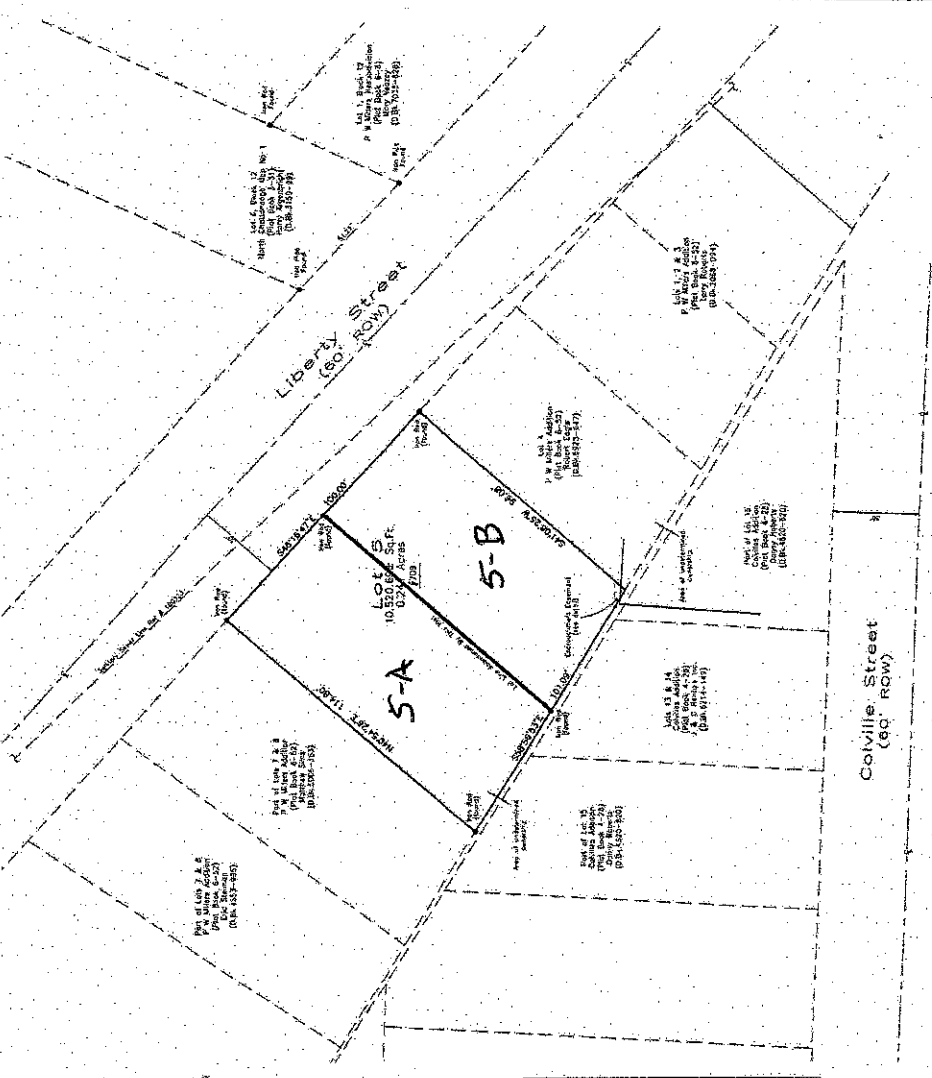
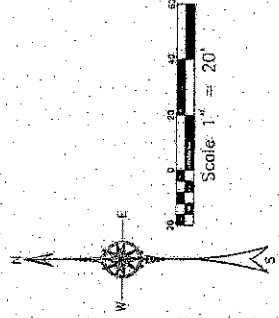
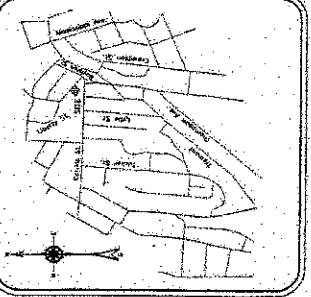
LEGEND

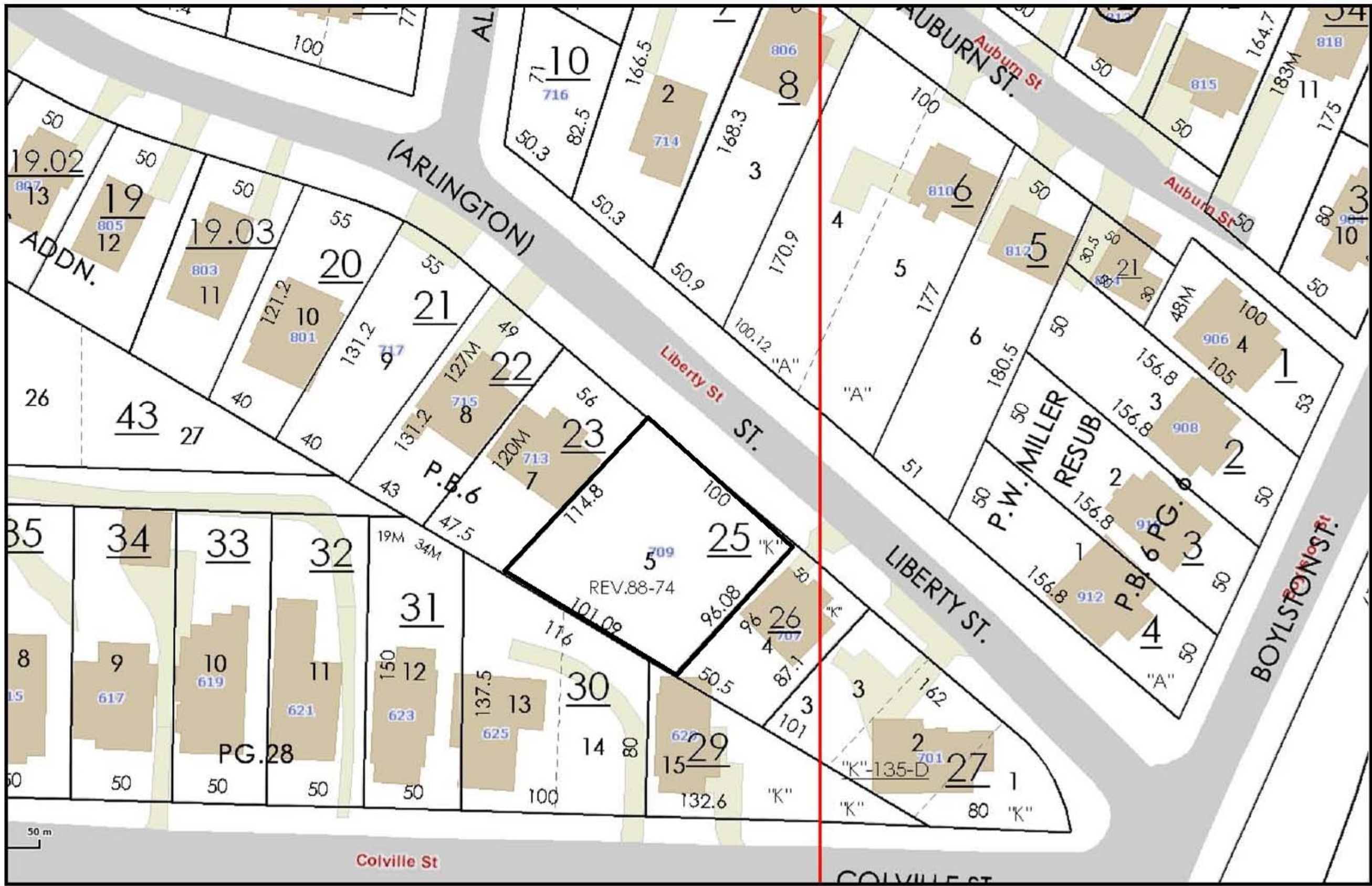
- Lot (Shaded)
- Lot (Not Shaded)
- Property Line
- - - Easement Line
- Construction
- Iron Rod (Set)

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD OF THIS PLAT AS FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF HAMILTON, TENNESSEE, ON DECEMBER 7, 2007.
 Scott Carter
 Surveyor General
 415-257-9327

NOTES

1. Plat was submitted to the City of Chattanooga on 11/28/07.
2. This plat addresses the property described in Deed Book 613-187.
3. The subdivision has been developed according to the Subdivision Regulations of the City of Chattanooga.
4. The subdivision has been developed according to the Subdivision Regulations of the City of Chattanooga.
5. Public utility easements are shown as they exist on the date of this plat. Utility easements are shown as they exist on the date of this plat.
6. City Ordinance 19942 entitled "Stormwater Runoff and Erosion Control" shall apply to this subdivision.
7. All easements shown on this plat are shown as they exist on the date of this plat.
8. No all easements shown on this plat are shown as they exist on the date of this plat.
9. In making stormwater runoff flow unless otherwise indicated by the City Engineer.
10. The City Engineer shall be responsible to maintain or replace drainage easements.
11. I, hereby certify under penalty of perjury that the information contained in this plat is true and correct to the best of my knowledge and belief and that the plat is a true and correct copy of the original record of this plat as filed in the office of the Clerk of the County of Hamilton, Tennessee, on December 7, 2007.
12. I, hereby certify under penalty of perjury that the information contained in this plat is true and correct to the best of my knowledge and belief and that the plat is a true and correct copy of the original record of this plat as filed in the office of the Clerk of the County of Hamilton, Tennessee, on December 7, 2007.
13. Any plat or instrument filed with this plat shall be subject to the same recording requirements as this plat.
14. A copy of this plat shall be filed in the office of the Clerk of the County of Hamilton, Tennessee, on December 7, 2007.
15. A copy of this plat shall be filed in the office of the Clerk of the County of Hamilton, Tennessee, on December 7, 2007.





709 Liberty Street

Variance Request Lot Size and Lot Frontage

Printed: Dec 18, 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.

HCGIS