

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Name:		Lake View on Webb Road Lots 1 thru 7 Variance Request-Minimum Suburban Infill Lot Frontage	PC Meeting Date: 05-11-15
Applicant Request:	Variance-Section 38-44 of the Chattanooga Zoning Regulations (7) Minimum Suburban Infill Lot Frontage		
Property Location:	4101 Webb Road		
Property Owner:	Blue Mountain Company		
Applicant:	David Mathews Surveying		
Total Acreage:	5.53 Acres		
Proposed Density:	1.26 dwelling units per acre		
Tax Map Number:	120J-A-009		
Zoning:	R-1 Residential Zone		
Staff Recommendation:	APPROVE		

PROJECT ANALYSIS

RPA Comments

Applicant Request

The applicant has submitted a subdivision plat to subdivide 4101 Webb Road into seven (7) lots with lot frontage along Webb 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 the minimum 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 appears to be 75'.

The applicant is requesting a variance to permit proposed Lots 1 thru 7 to have a lot frontages along Webb Gap Road that is less than the required minimum of 75'. The proposed lot frontage for these lots are as follows:

Lot 1: 28' Lot 2: 70.21' Lots 3 thru 7: 66.87'

Site Description

The property is zoned R-1 Residential and located outside the Urban Overlay Zone. The property currently is one large 5.53 acre parcel fronting Webb Road. The proposed density of the development is 1.25 dwelling units per acre.

To the south of the development is a typically single-family detached residential neighborhood (Harbor Hills). A residential development to the north of this is a single-family attached dwelling (townhouses) development with lot frontages between 19' and 26'.

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Staff Recommendation

Staff recommends to approve the applicant's request for the variance.

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.*

- There appear to be no unusual physical conditions on the site that would cause practical difficulty with complying with the minimum 75' of lot frontage. Based on the amount of lot frontage along Webb Road, the applicant could subdivide the property into 5 lots (432.9'/75).

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. The intent of the suburban infill lot frontage requirements is to have lot frontages that are compatible with adjoining lots within 300' of the site being subdivided.

Within 300' of 4101 Webb Road are lot frontages that range in size from 19' to 26' in an RT-1 Residential Zoned Development that is developed with single-family attached dwellings.

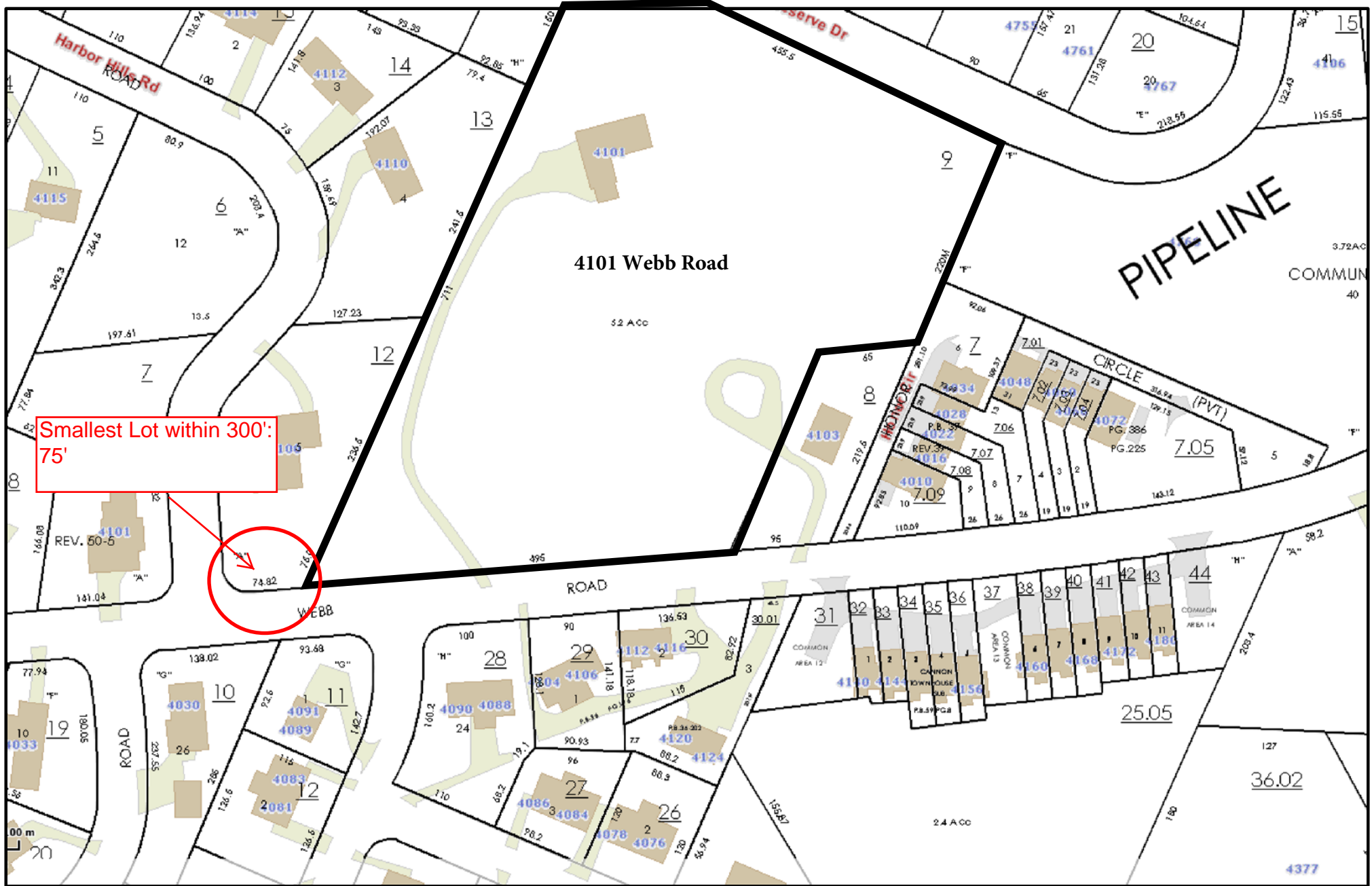
Approving the variance request does not create a situation that does not currently exist or is incompatible with lots to the north along Webb Road.

- Prior to 2009, before the implementation of the Suburban Infill Lot Frontage requirements and the removal of the flag lot, these proposed lots would have been in compliance with the lot frontage requirements.

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 Webb Road.
- Approving the variance request would not create dissimilar or incompatible lots along Webb Road.

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



Smallest Lot within 300':
75'

4101 Webb Road

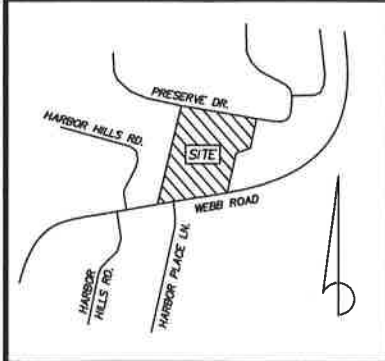
Lot Frontages

Printed: Mar 25, 2015



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.





LOCATION MAP

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.

Blue Mountain Company, C.P.
4652 Corner Creek Drive
Signal Mountain, Tennessee 37377
(423) 488-5921

Surveyor's Certification

I certify that I have surveyed the property shown hereon; that the survey is correct to the best of my knowledge and belief, and that the ratio of precision of the unadjusted survey exceeds 1:10,000. This is a Category "1" Survey.

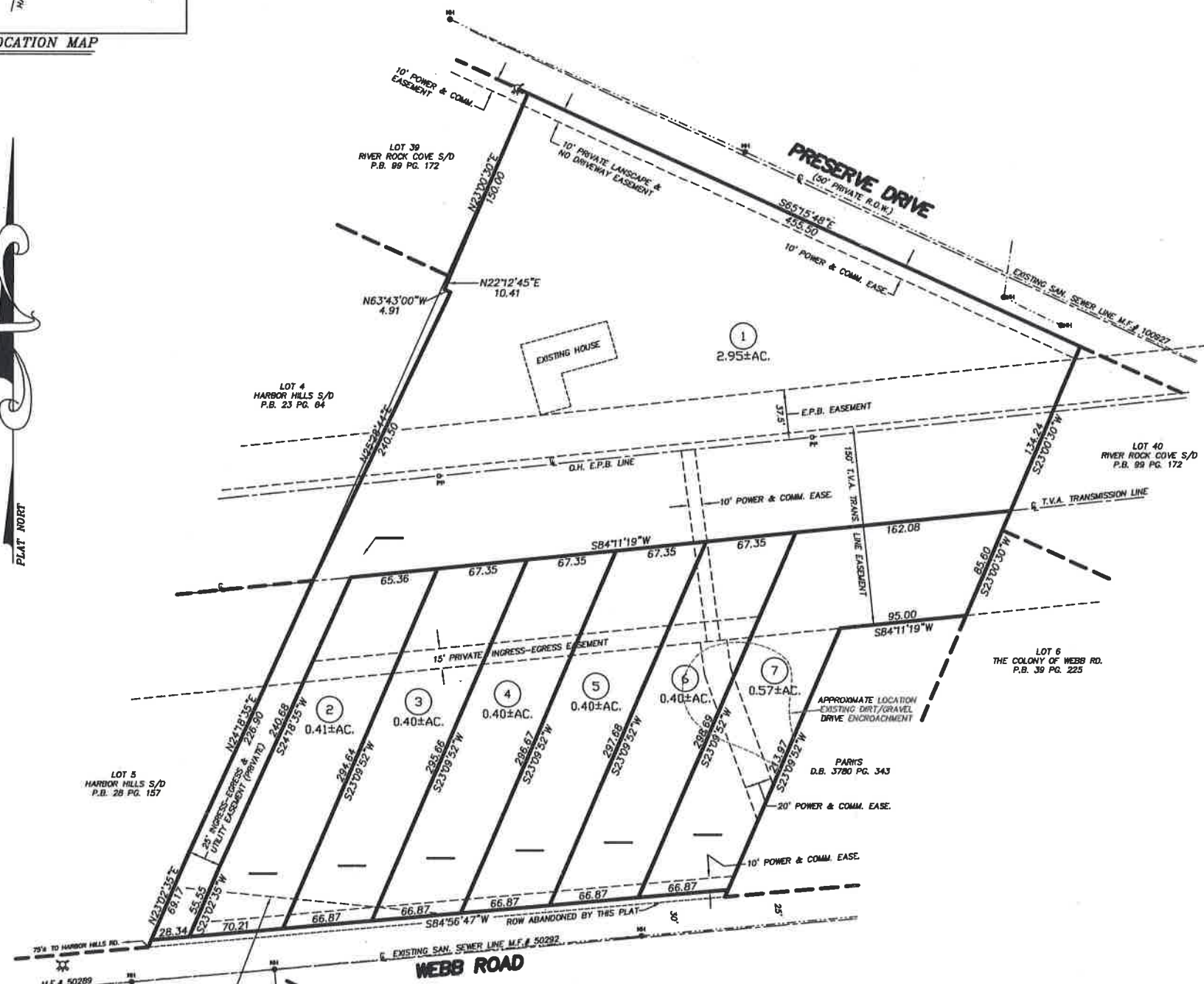
David Mathews PLS#747

RECEIVED

APR 27 2015

City of Chattanooga
Hamilton County GIS Dept
1501 W. Brainerd
Chattanooga, TN 37403

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



GENERAL NOTES

1. Zoned : R-1
2. Acres subdivided : 6.63± Acres
3. This plat subdivides deed : 10383-832
4. Local Government does not certify that utilities or utility connections are available.
5. This subdivision has been developed according to the design standards of the City of Chattanooga Subdivision Regulations.
6. All underground utility stubouts and service lines to be a minimum depth of 24 inches when located within 10 feet of property corners.
7. Tax Map No: 120 J-A-009
8. All corners are Iron Pins Set unless otherwise noted.
9. City Ordinance No:8942 entitled "Storm Water Run-Off and Erosion Control" shall apply to any discharge of same from this Subdivision of Property.
10. No fill material is to be placed in a constructed drainage facility in such a manner as to impede storm water run-off flow unless approved by The City Engineer.
11. The City of Chattanooga is not responsible to construct or maintain drainage easements.
12. Public sanitary sewers are available by gravity flow.
13. On May 11, 2015 the CHC Planning Commission granted a variance for Lots 1-7 to have a smaller lot frontage than required by the Subdivision Infill Lot Frontage.
14. City of Chattanooga is not responsible for the construction or maintenance of any private ingress-egress easement, or the 10' landscape & no driveway easement.
15. Lot number ① is .95±AC.
16. The owner/developer is to install all drainage structures and improved easements as shown. The maintenance of the drainage easements is the responsibility of the property owner and not the City of Chattanooga.
17. The private drive easement is to be privately maintained by the owners and not the City of Chattanooga. The owners are responsible for providing all utilities and services to the existing public road. Present owner or owners will not convey, sell, or transfer any property as shown until a covenant is signed and recorded to run with the land, which sets forth maintenance responsibilities of access maintenance unless its stated in the deed of conveyance that the new owners will be responsible for access maintenance.
18. A 10' private drainage easement shall be reserved along the inside of the property lines that are the exterior boundary of the subdivision except along Webb Road and Preserve Drive. A 5' private drainage easement shall be reserved along the inside of all side and rear lot lines. These drainage easements shall be automatically abandoned if two or more lots are combined or used as one lot, or if no setback is required.
19. Lots 2 thru 7 are to use rear access from the 15' private ingress-egress easement shown.

FINAL PLAT

LAKE VIEW ON WEBB ROAD

LOTS 1 THRU 7
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 3-20-2015	Drawn: BOON	Job#: 15-117
Scale: 1" = 50'	Checked: DLM	
DAVID MATHEWS SURVEYING		15-S1443
P.O. BOX 210-8871 CHATTANOOGA, TN 37421-0887		

GRAPHIC SCALE



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