

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2015-063	PC Meeting Date: 11-09-15
Subdivision Name:	Nortons Division Lots 2A & 2B Variance Request-Minimum Suburban Infill Lot Frontage	
Applicant Request:	Variance-Section 38-44 of the Chattanooga Zoning Regulations (7) Minimum Suburban Infill Lot Frontage	
Property Location:	8521 and 8523 Morin Road	
Property Owner:	Steve Pickett	
Applicant:	Niles Surveying	
Total Acreage:	0.70 Acres	
Proposed Density:	2.85 dwelling units per acre	
Tax Map Number:	159N-A-011.04	
Zoning:	R-1 Residential Zone	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Comments

Applicant Request

The applicant has submitted a subdivision plat to subdivide 8523 Morin Road into two (2) lots with lot frontage along Morin 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 77.50' (8480 thru 8518 Morin Road).

The applicant is requesting a variance to permit proposed Lots 2A and 2B to lot frontages along Morin Road that is less than the required minimum of 77.50'. The applicant is asking for a variance or reduction of 3.36'.

The proposed lot frontage for these lots are as follows:

Lot 2A: 74.14' Lot 2B: 74.14'

Site Description

The property is zoned R-1 Residential and located outside the Urban Overlay Zone. The property currently is one 0.70 acre lot fronting Morin Road. The proposed density of the development is 2.85 dwelling units per acre.

Across the street of the proposed site is a new single-family residential development that is under construction (Heritage Place Lots 1 thru 7).

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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.*

- The applicant does not own property on either side so as to increase the lot frontages to comply with the minimum 77.50'.

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.

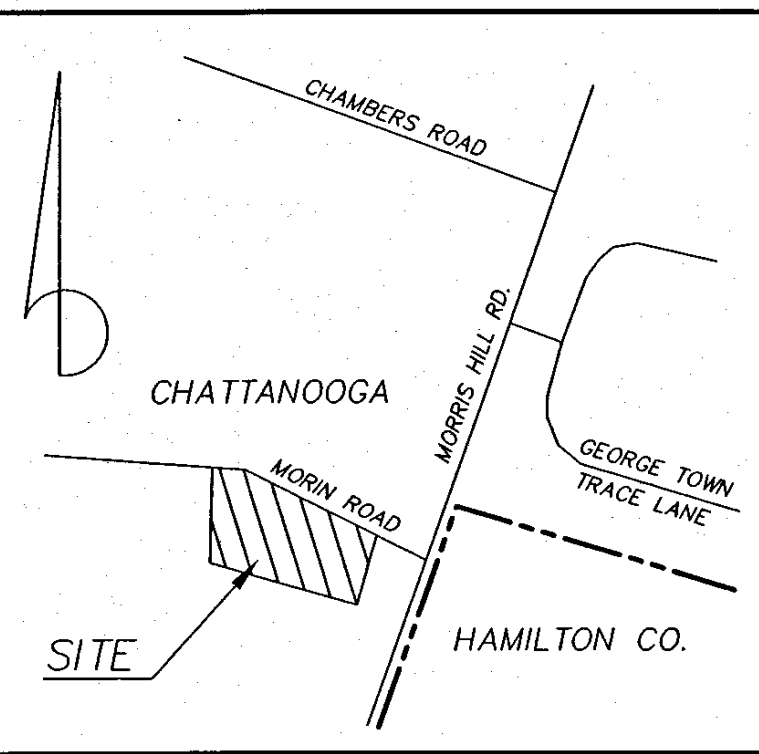
The proposed two lots and their proposed lot frontages would be compatible with adjacent lot frontages found along Morin Road.

- Approving the variance request does not create a situation that does not currently exist along Morin 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 Morin Road.
- Approving the variance request would not create dissimilar or incompatible lots found along Morin Road.

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.*



LOCATION MAP

Owner's Certification

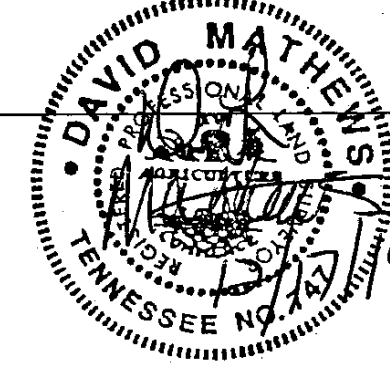
I/We, the undersigned owner/s of the property shown hereon, do hereby adopt this plat and certify that I/we am/are the owner/s in fee simple.

Bryan S. Youngblood
 Bryan S. Youngblood
 1402 Peter Pan Road
 Lookout Mountain, Tennessee 30750
 (423) 322-6477

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



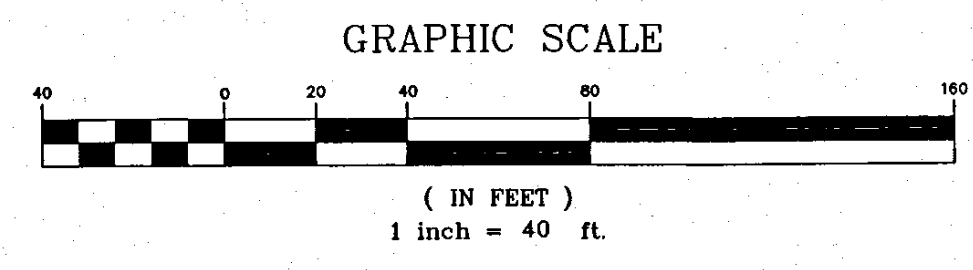
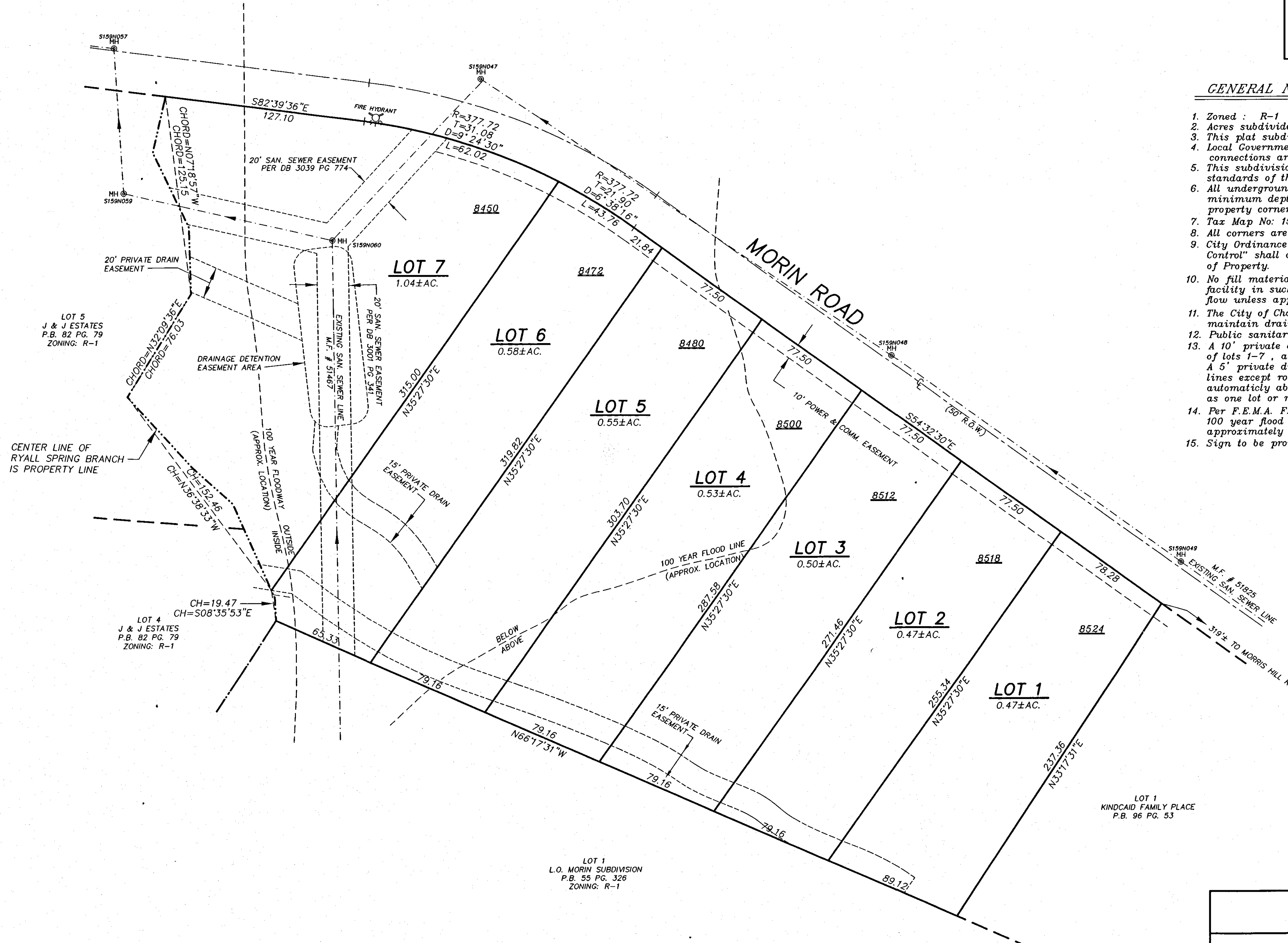
Instrument: 2014121800103
 Book and Page: P3 100 174
 PLAT-LARGE \$15.00
 DATA PROCESSING FEE \$2.00
 Total Fees: \$17.00
 User: PDR
 Date: 12/18/2014
 Time: 11:02:41 AM
 Contact: Pam Hurst, Register
 Hamilton County, Tennessee

UNRECORDED PLAT DOES NOT
 CONVEY PROPERTY
 UNLESS RECORDED

APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT
 DATE: 12/18/14
 BY: [Signature]
 JURISDICTIONAL AUTHORITY
 DATE: 12/18/14
 BY: [Signature]
 CHATT/HAM CNTY REGIONAL
 PLANNING COMMISSION
 DATE: 12-18-14
 BY: [Signature]

GENERAL NOTES

1. Zoned : R-1
2. Acres subdivided : 4.19±Acres
3. This plat subdivides deed : 10070-385
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: 159 N-B-4.01
8. All corners are Iron Pins Set unless otherwise noted.
9. City Ordinance No.9942 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. A 10' private drainage easement is reserved along the south lines of lots 1-7, and east lot line of lot 1, and the west line of lot 7. A 5' private drainage is reserved along the inside of all other lot lines except road frontage lines. This drainage easement is automatically abandoned if two or more lots are combined or used as one lot or no setback is required.
14. Per F.E.M.A. F.I.R.M. No. 470072 0369 F dated 11-7-2002 the 100 year flood elevation varies from 726' at Morin Road to approximately 729' at the south property line.
15. Sign to be provided by Developer "Warning Road Narrows" W5-1



FINAL PLAT

HERITAGE PLACE

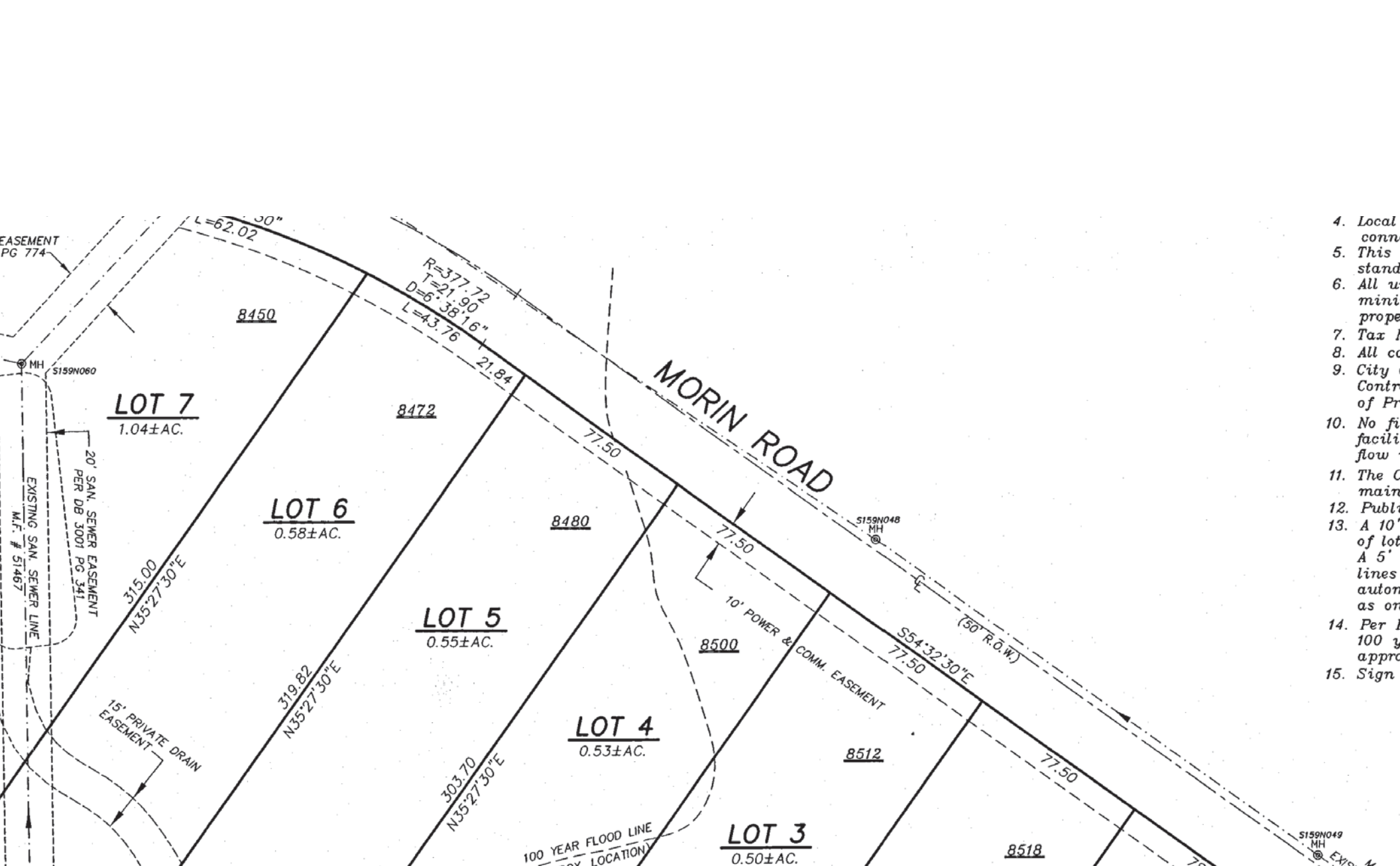
LOTS 1 THRU 7
 CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 3-19-2014	Drawn: BOON	Job#: 13-859
Scale: 1" = 40'	Checked: DLM	

DAVID MATHEWS SURVEYING
 1820 HAMIL ROAD
 CHATTANOOGA, TENN. 37343

FX: 423-870-8871
 PH: 423-870-4208
 13-S4339

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