

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Case Number:</b>	<b>2015-040</b>	<b>PC Meeting Date:</b> 09-14-15
<b>Subdivision Name:</b>	<b>Haisten on McCallie                  Lots 1 thru 3                  Urban Infill Lot Compatibility                  Option</b>	
<b>Applicant Request:</b>	Urban Infill Lot Compatibility Option	
<b>Property Location:</b>	1105 East 8 <sup>th</sup> Street	
<b>Property Owner:</b>	Haisten Family Partners	
<b>Applicant:</b>	David Mathews Surveying	
<b>Total Acreage:</b>	0.27 Acres	
<b>Proposed Density:</b>	11.1 dwelling units per acre	
<b>Tax Map Number:</b>	146H-K-027	
<b>Zoning:</b>	R-3 Residential Zone	
<b>Staff Recommendation:</b>	<b>APPROVE, Urban Infill Lot Compatibility Option</b>	

## PROJECT ANALYSIS

### RPA Comments

The following are additional comments and notes provided by RPA staff. This area was originally platted in 1888 by the recording of PB 2 Page 31. 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 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 East 8<sup>th</sup> Street is 31.13'; therefore, the minimum lot frontage required for the Urban Infill Lot Compatibility Option is 23.25' (31.13' X 90%). Proposed lots 1 thru 3 comply with and exceed the minimum lot frontage requirements of the Urban Infill Lot Compatibility Option.

### 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 Rosewood Avenue is 3,769.7 square feet; therefore, the minimum lot area for the Urban Infill Lot Compatibility Option is 3,392 square feet (3,769.7 X 75%). Proposed lots 1 thru 3 comply with and exceed the minimum lot area requirement of the Urban Infill Lot Compatibility Option.

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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.

#### 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.

#### 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.

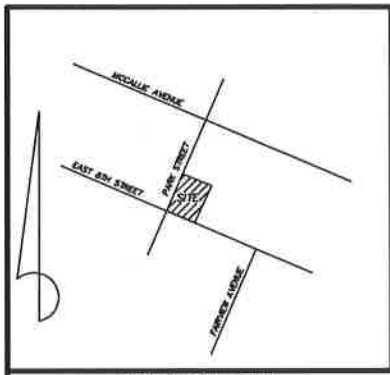
### **Parking Requirements**

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

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#### Staff Recommendation

Approve the Urban Infill Lot Compatibility Option



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.

Haisten Family Partners LLC  
 1200 Market Street  
 Chattanooga, TN 37402  
 (423) 503-8349

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 "I" Survey. This survey meets the current TN Minimum Standards of Practice.

David Mathews PLS#747

RECEIVED

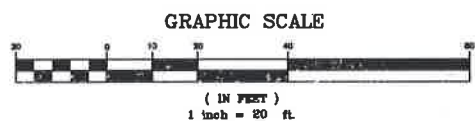
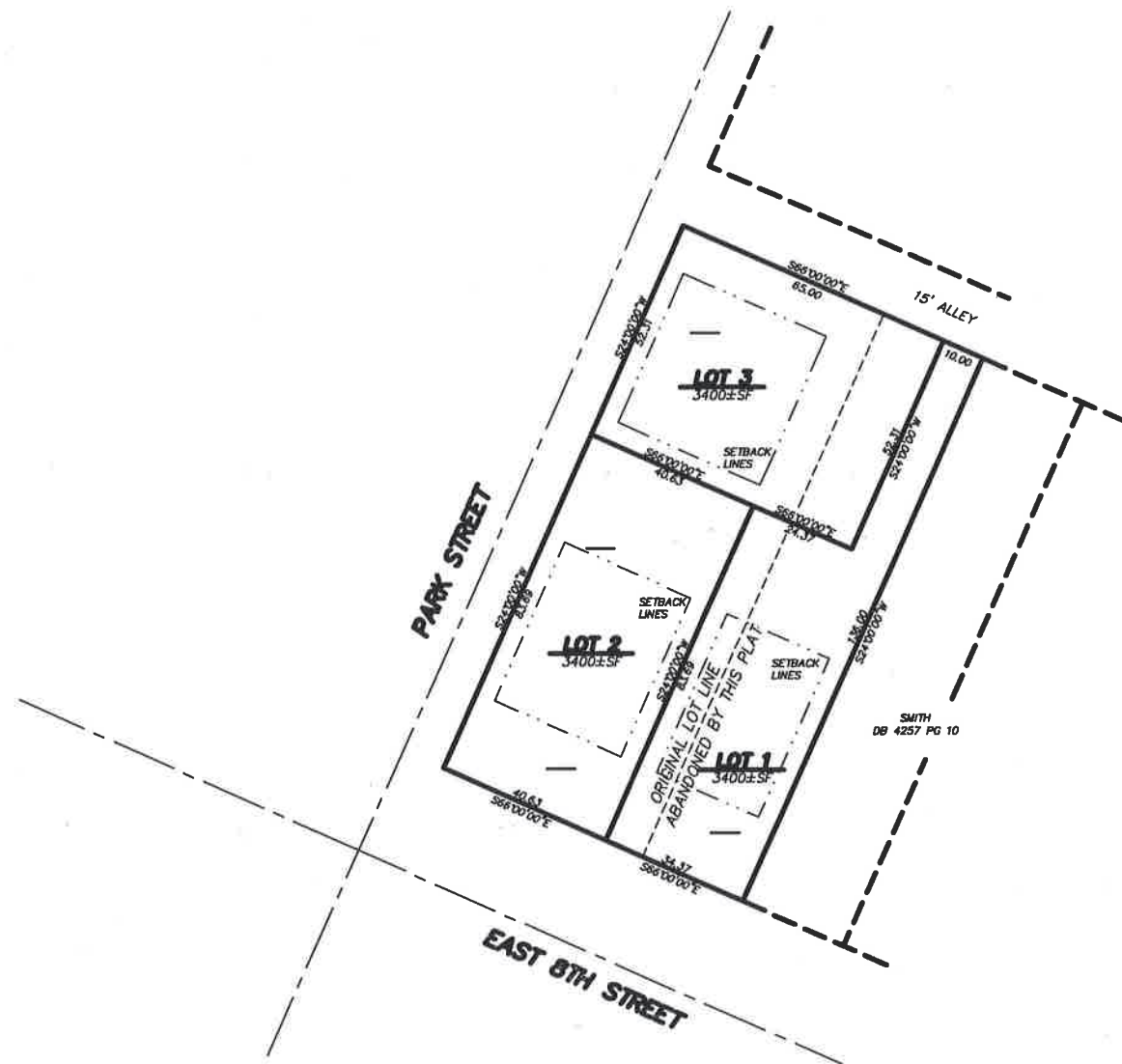
JUL 27 2015

Chattanooga Hamilton County  
 Regional Planning Agency  
 Development Services

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 : 0.27± AC
3. This plat subdivides deed : 10125-701
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: 146H-K-27
8. All corners are Iron Pins Set unless otherwise noted.
9. City Ordinance No:12900 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.



V:\Land Projects\REINCALLIES ADDITION.dwg\PLAT LOTS 1-3.dwg 7/27/2015 8:37:56 AM EDT

FINAL PLAT

HAISTEN ON MCCALLIE

LOTS 1 THRU 3

CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

Date: 7-23-14	Drawn: R Middleton	Job#: 15-347
Scale: 1"=20'	Checked: DLM	

	DAVID MATHEWS SURVEYING	
	1800 HAMIL ROAD CHATTANOOGA, TENN. 37243 FX: 423-870-9871 PH: 423-870-4888	15-S4472