

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2015-047	PC Meeting Date: 09-14-15
Subdivision Name:	Montagues Addition No. 1 Lots 30 and 32 Urban Infill Lot Compatibility Option	
Applicant Request:	Urban Infill Lot Compatibility Option	
Property Location:	504, and 506 East 17 th Street	
Property Owner:	Demos Alternative Opportunities Fund	
Applicant:	Alan Hanziszewski	
Total Acreage:	0.37 Acres	
Proposed Density:	5.4 dwelling units per acre	
Tax Map Number:	145M-P-003	
Zoning:	R-3 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.

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 17th Street is 35.5'; therefore, the minimum lot frontage required for the Urban Infill Lot Compatibility Option is 31.95' (35.5' X 90%). Proposed lots 30 and 32 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 4,663.7 square feet; therefore, the minimum lot area for the Urban Infill Lot Compatibility Option is 3,497 square feet (4,663.7 X 75%). Proposed lots 30 and 32 comply with and exceed the minimum lot area requirement of the Urban Infill Lot Compatibility Option.

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.

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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'.

The average front setback of adjacent lots is 16.79'. Therefore, the minimum front setback is 11.79' and a maximum setback of 21.79'. No parking is permitted within the required front yard setback.

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

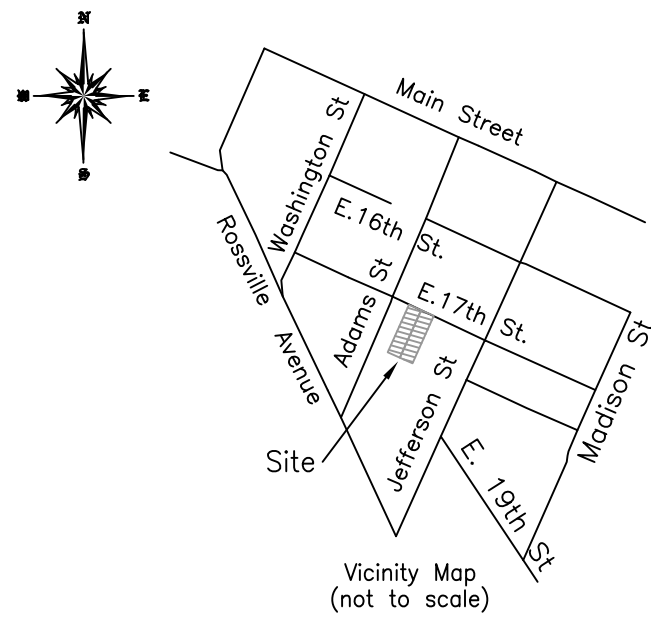
There shall be a rear yard setback of 25'. The 25' rear yard setback is the minimum required and is in compliance with section 38-480 of the Chattanooga Zoning Ordinance.

Parking Requirements:

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

Staff Recommendation

Approve the Urban Infill Lot Compatibility Option



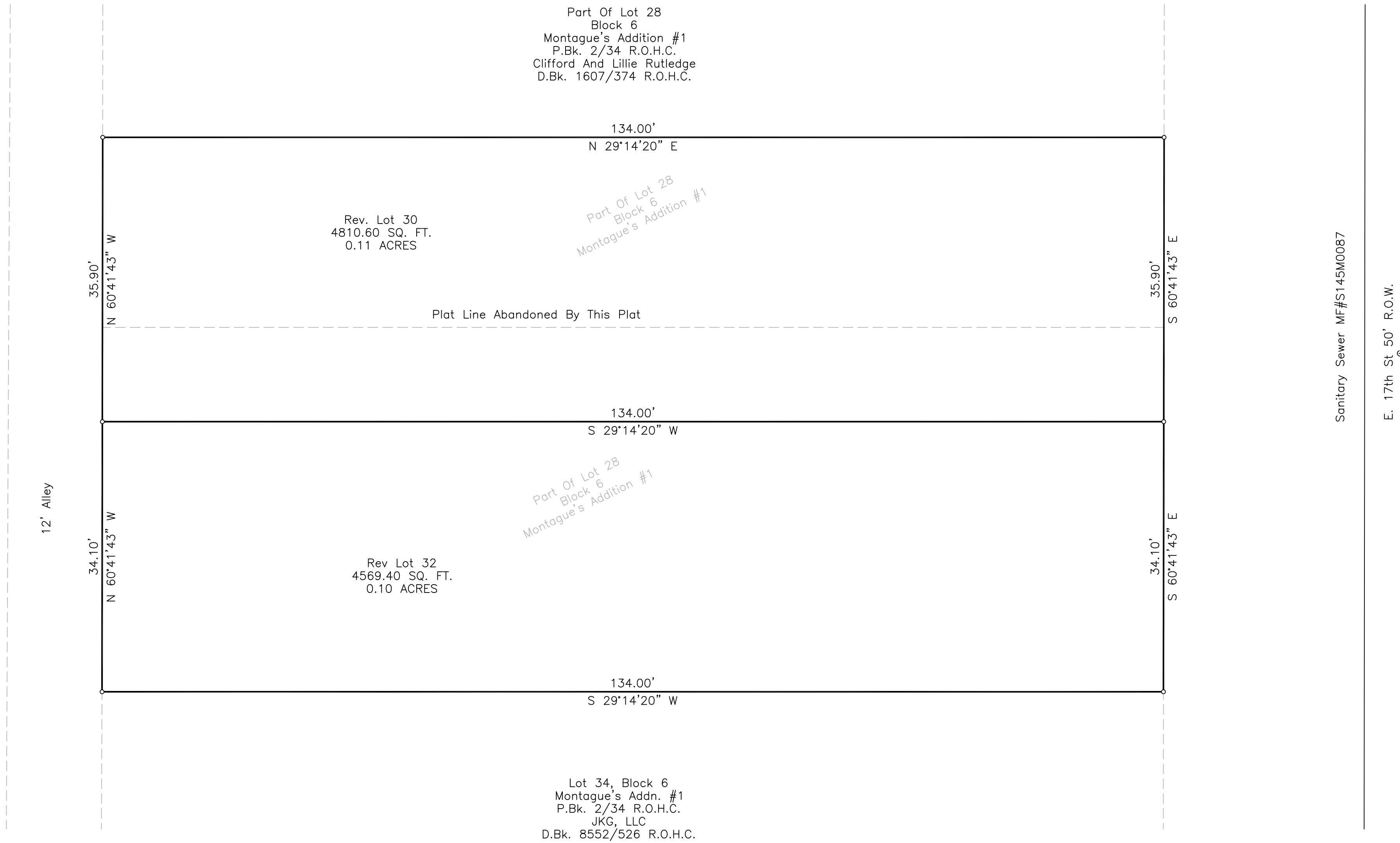
Revised Plat
 Revised Lots 30 And 32, Block 6, Montague's Addition No. 1
 Recorded In plat Book 2, Page 34 R.O.H.C.
 Chattanooga, Hamilton County, Tennessee

Scale: 1" = 10' July 22, 2015

APPROVED FOR RECORDING
 HAMILTON CNTY GIS DEPT.
 DATE: _____
 BY: _____

CHATTA/HAM CNTY
 REGIONAL
 PLANNING COMMISSION
 DATE: _____
 BY: _____

JURISDICTIONAL
 AUTHORITY
 DATE: _____
 BY: _____

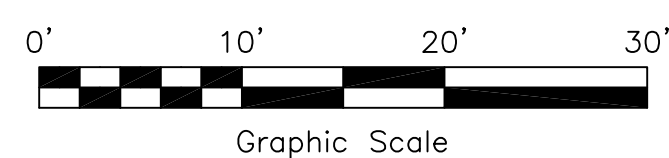


Statement Of Ownership
 I, the Undersigned, Hereby adopt this Plat as my plan of subdivision. I further certify that I am the owner of the property in fee simple.

Demos Alternative Opportunities Fund
 25 E. Main St
 Chattanooga, TN 37408

- Notes:
- 1.) Zoning: R-3
 - 2.) This Property is described in Deed Book 10,486, Page 373 R.O.H.C..
 - 3.) Tax Map #145M-P-003.
 - 4.) Public Sanitary Sewers are available by gravity flow.
 - 5.) Area subdivided by this Plat; 0.37± acre.
 - 6.) Property address; 506 E. 17th St, Chattanooga, Tennessee 37408
 - 7.) The purpose of this plat is to abandon the old plat line and make two lots as shown.
 - 8.) Local Government does not certify that utilities or utility connections are available.
 - 9.) City Ord. No. 12900 entitled 'Storm Water Runoff and Erosion Control' shall apply to any discharge of same from this subdivision of property.
 - 10.) No fill material can be placed in a constructed drainage facility in such a manner as to impede storm water runoff flow unless approved by the city engineer.
 - 11.) The City of Chattanooga is not responsible to construct or maintain drainage easements or access easements, or the 10' and 20' private ingress/egress easement.
 - 12.) This subdivision has been developed according to the design standards of the subdivision regulations of the City of Chattanooga.
 - 13.) This property does not lie within the 100 year flood hazard are per FEMA FIRM panel 47065C-0341-F, dated November 7, 2002.
 - 14.) The purpose of this plat is to abandon the lots line and make two lots into one and to relocate the private ingress/egress easement, as shown.
 - 15.) Capped 1/2" rebar set at all corners unless noted otherwise.

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 is greater than 1:10,000 (Category I)



Alan Haniszewski
 Tennessee PLS #2398
 3073 Baggett Trail
 Signal Mountain, TN 37377
 423-364-6032