

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2016-014	PC Meeting Date: 02-08-16
Subdivision Name:	Kenneth Davis Subdivision Lots 1 thru 3 Variance Request-Lots Less than 5 Acres on Private Road	
Applicant Request:	Variance-Section 402.1(a) of the Hamilton County Subdivision Regulations-Lot Less than 5 Acres on Private Road	
Property Location:	12311 Watersedge Lane	
Property Owner:	Ronnie Blaylock	
Applicant:	Cornerstone Surveying	
Total Acreage:	8.28 Acres	
Proposed Density:	0.36 dwelling units per acre	
Tax Map Number:	050-015, 015.01, and 015.04	
Zoning:	A-1 Agricultural District	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Comments

Applicant Request

The applicant has submitted a subdivision plat to re-subdivide/re-configure 12311 Watersedge Lane into three lots. Currently, the property is three lots.

As part of this subdivision process the applicant has submitted a variance request to Section 402.1(a) of the Hamilton County Subdivision Regulations. This section requires all lots less than 5 acres to have legal lot frontage along a public county road, lots over 5 acres in size may front along a private road/easement.

The applicant is asking for the following lot size reductions along a private road/easement:

Lot 1: 3.98 acres Lot 2: 3.05 acres Lot 3: 1.25 acres

Site Description

The property is zoned A-1 Agricultural with frontage along an existing 50' private right-of-way (DB 1966-739). Currently, there are two existing structures located on the property.

On April 14th, 2014 the Chattanooga-Hamilton County Regional Planning Commission granted the same variance request to 12300 Watersedge. This piece of property is part of this request. This parcel of property was 0.94 acres in size.

Staff Recommendation

Staff recommends to approve the applicant's request.

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 frontage and lot area to comply with the minimum 60' of lot frontage.

STAFF CASE REPORT TO PLANNING COMMISSION

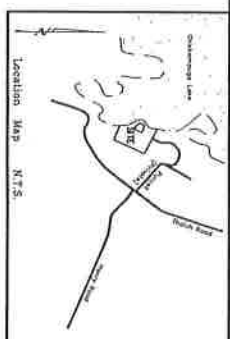
2. *The variance will not be in conflict with the intent and purpose of the Hamilton County Subdivision Regulations.*

- Approving the variance would not be in conflict with the intent and purpose of the Hamilton County Subdivision Regulations.
- On April 14th, 2014 the Chattanooga-Hamilton County Regional Planning Commission granted the same variance request to 12300 Watersedge. This piece of property is part of this request. This parcel of property was 0.94 acres in size.

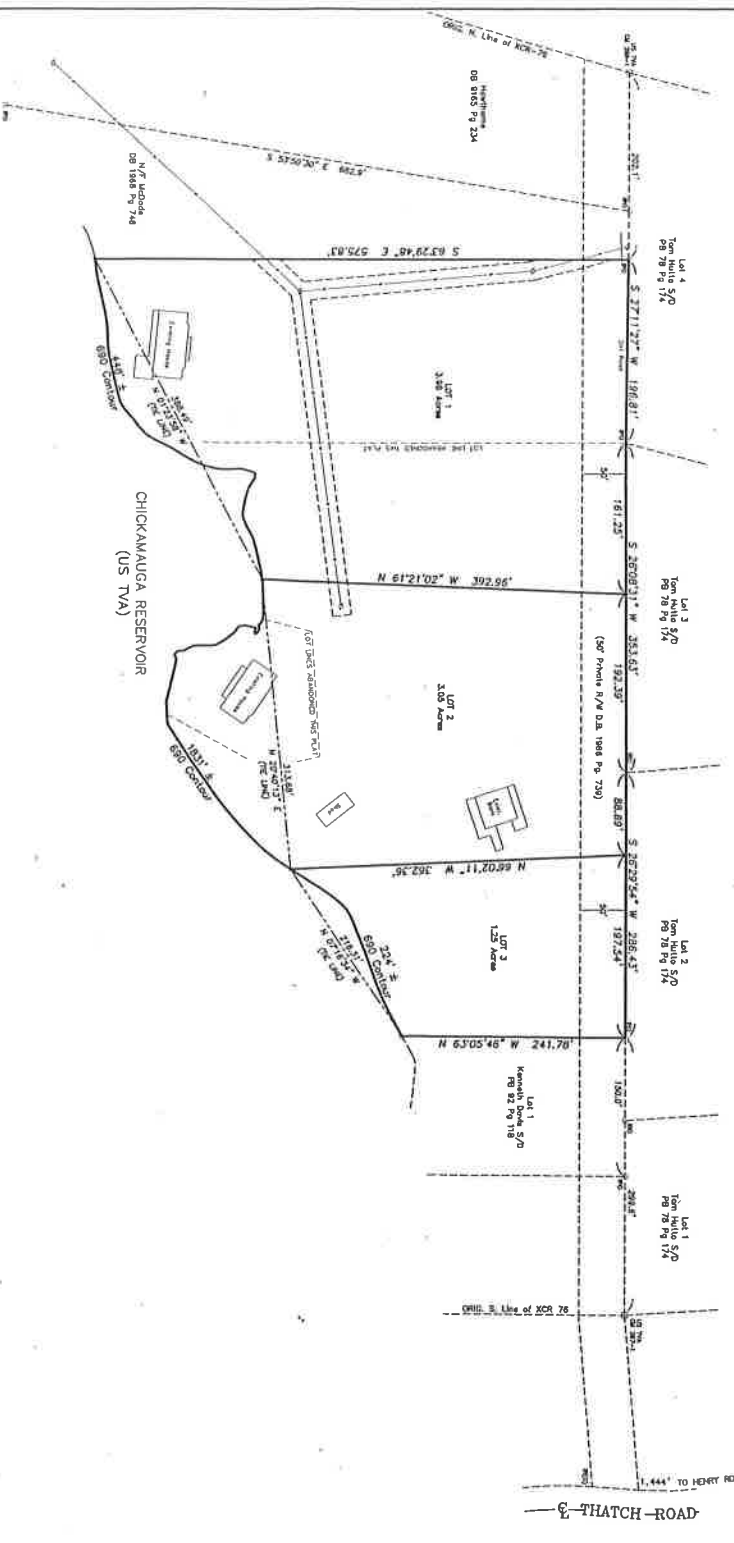
3. *The granting of the variance will not be detrimental to the public interest.*

- Approving the variance would not be detrimental to the public interest.
- Approving the variance requests would not create a situation that does not currently exist along Tennessee Avenue.

4. *Hamilton County Engineer's Office and other members of the Subdivision Review Committee do not object to this variance request.*



APPROVED FOR RECORDING	RECORDED
HAMILTON COUNTY OR DEPT	DATE
COUNTY/CITY HEALTH DEPT	DATE
LOCAL GOVERNMENT	DATE
PLANNING COMMISSION	DATE
BY _____	



CORNERSTONE
SURVEYING, LLC
 P.O. BOX 25
 OULTERVAH, TN 37363
 (423) 238-4892

Scale 1"=60'
 0 60 120 180
 Date 12-28-15

I hereby certify that this is a Subdivision of land and that the rules of procedure for the subdivision survey as prescribed in Section 11-2-102 of the Tennessee Code Annotated are followed and approved by me or under my supervision from an actual field.

BY _____
 TITLE A. WARDER TN REG. 22335
 DATE

FINAL PLAT
LOTS 1-3, KENNETH DAVIS S/D
Hamilton County, Tennessee