

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2016-024	PC Meeting Date: 05-09-16
Subdivision Name:	Mahan Gap Subdivision Lot 10A Variance Request Lot 10A Less than Five (5) Acres on Private Road/Easement	
Applicant Request:	Variance-Section 402.1(b)(c) of the Hamilton County Subdivision Regulations	
Property Location:	8900 Long Savannah Road (Private)	
Property Owner:	James Osborne	
Applicant:	David Mathews Surveying	
Total Acreage:	7.44 Acres	
Proposed Density:	0.26 Dwelling Units Per Acre	
Tax Map Number:	095-051.14	
Zoning:	A-1 Agricultural District	
Staff Recommendation:	Approve	

PROJECT ANALYSIS

RPA Comments

The applicant has requested a variance from the minimum five (5) acre lot size required by Section 402.1(b)(c) of the Hamilton County Subdivision Regulations for residential lots whose only access is a private road/easement.

The applicant intends to record a subdivision plat so to re-subdivide and record a plat to create lot 10A. The plat would create the following lot size along a private road: Lot 10A: 2.18 acres.

The Hamilton County Subdivision Regulations, specifically section 402.1(b) requires that all lots that do not have public road frontage along a county accepted and maintained road be a minimum of five (5) acres size.

Site Description

The property is zoned A-1 Agricultural District. The property overall is approximately 7.4 acres in size. The applicant intends to divide the existing lots into 2 lots with one lot being 5.25 acres and the other lot being 2.18, where the existing house is.

The lots are accessed by way of an existing 50' private joint easement (Long Savannah Lane). The northeastern portion of Long Savannah Lane extending from Mahan Gap southwestwardly for 1, 116.06 feet is a public maintained Hamilton County Road. The remainder of Long Savannah and the portion in front of 8900 Long Savannah Lane is a private road, privately maintained.

On July 10th, 1995 the Chattanooga-Hamilton County Regional Planning Commission granted the same variance request for the lots immediately across from this property (8907, 8917, and 8925 Long Savannah Lane).

The precedent has been established by a previous variance request that was approved in 1995.

STAFF CASE REPORT TO PLANNING COMMISSION

Staff Recommendation

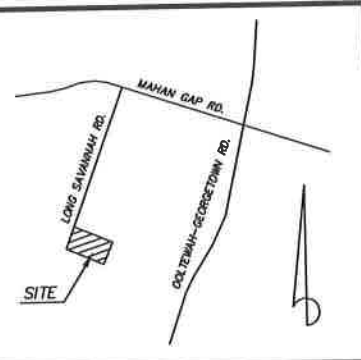
Staff recommends to approve the applicant's request.

Per Section 309.2 of the Hamilton County Subdivision Regulations the Planning Commission may grant variances where the Planning Commission determines the following:

- 1. Unusual physical or other conditions exist which would cause practical difficulty or necessary hardship if these regulations are adhered to.**
 - The applicant does not own adjacent property so as to increase the lot size to comply with the minimum 5 acre requirement for both lots.

- 2. The variance will not be in conflict with the intent and purpose of the Hamilton County Zoning and Subdivision regulations.**
 - Approving the variance would not be in conflict with the intent and purpose of the Hamilton County Zoning and Subdivision Regulations.
 - In July 1995 the precedent was set by the approval of the same variance as requested for three lots immediately adjacent to this request.
 - The lot contains an existing dwelling and approval of this variance would not permit development that does not now exist.

- 3. The Hamilton County Engineer's Office does 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.

James Todd Osborne
 8900 Long Savannah Road
 Ooltewah, Tennessee 37363
 (423) 400-0195

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 "F" Survey.

David Mathews PLS#747

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

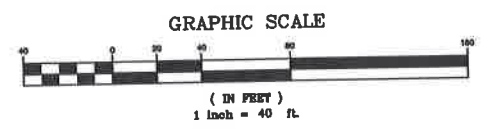
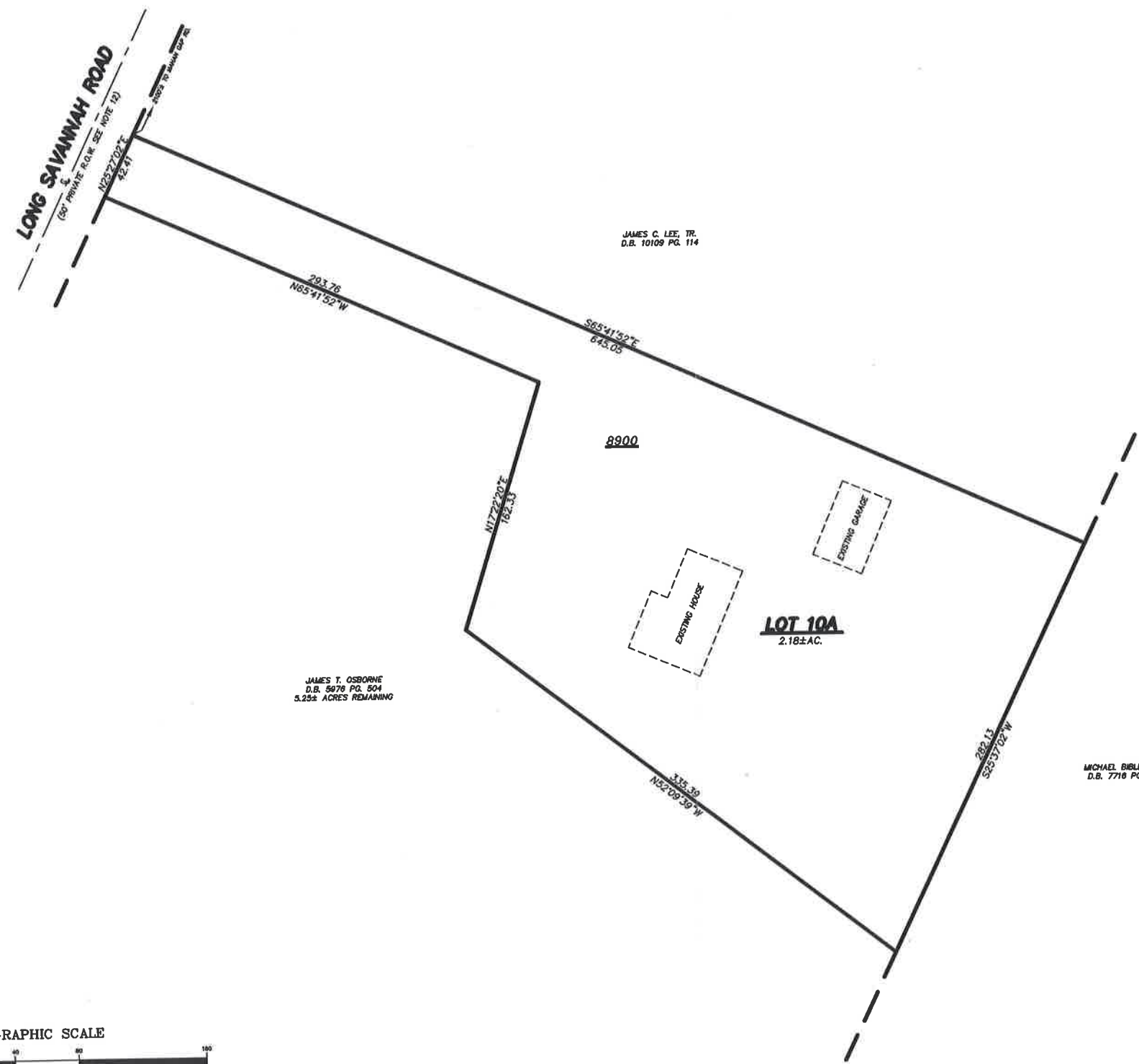
RECEIVED

MAR 22 2016

Hamilton County
 Regional Planning
 Department

GENERAL NOTES

1. Zoned : A-1
2. Acres subdivided : 2.18± Acres
3. This plat subdivides deed : 5976-504
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 Hamilton County 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: 95-51.14 (Part of)
8. No pools without prior written approval from the H.C.G.W.P.
9. All notes regarding the subsurface sewage disposal system easement will become null and void if the structure is ever connected to a public sanitary sewer system.
10. All corners are Iron Pins Set unless otherwise noted.
11. H.C.G.W.P. approval of the existing septic system on lot xx based on an inspection letter dated
12. The government of Hamilton County is not responsible for construction or maintenance of Long Savannah Road in front of lot 10A and said government is not responsible for providing any desired services on Long Savannah Road in front of lot 10A.



FINAL PLAT

MAHAN GAP SUBDIVISION		
LOT 10A		
HAMILTON COUNTY, TENNESSEE		
Date: 3-17-2016	Drawn: BOON	Job#: 16-147
Scale: 1" = 40'	Checked: DLM	
DAVID MATHEWS SURVEYING 1880 HAMIL ROAD CHATTANOOGA, TENN. 37342		FX: 423-870-8871 FS: 423-870-4208 16-S4521

D:\Land Projects\RELONG SAVANNAH ROAD\Map\LOT 10A MAHAN GAP SUBDwg 3/16/2016 10:30:35 AM EXT



8900 Long Savannah Drive

Variance Request

Printed: Mar 22, 2016

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 comparison, use is intended to substitute for a legal survey or property plat.

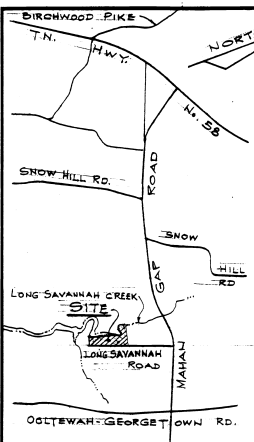


8900 Long Savannah Drive

Variance Request

Printed: Mar 22, 2016

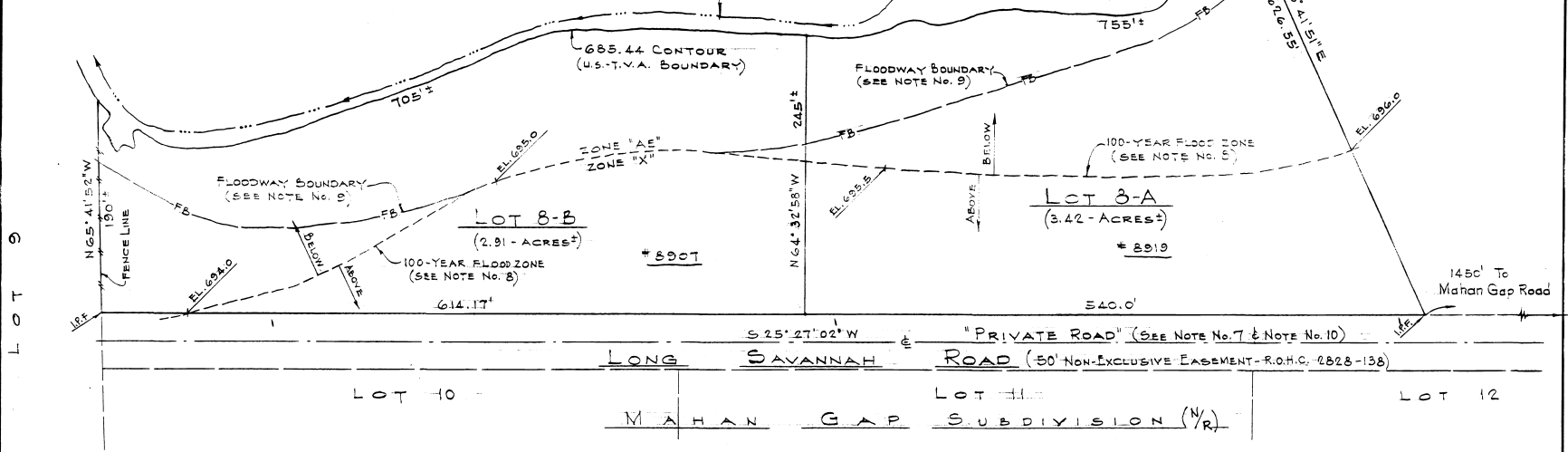
Disclaimer: This map is to be used for reference only, and is subject to the same disclaimers as the data it represents. Parcel lines are shown for reference only and are not intended to substitute for a legal survey or property plat.



- NOTES:**
- 1) Present zoning classification is Agricultural
 - 2) This plat subdivides the property in Book 4489 page 671 R.O.H.C.
 - 3) This subdivision has been developed according to the Design Standards of the Hamilton County Subdivision Regulations.
 - 4) Water source is Savannah Valley Utility District
 - 5) 6.33 acres, more or less, subdivided by this plat.
 - 6) # 8907 - Street Address
 - 7) A "Variance Request" to permit a subdivision on a private road was approved by the Chattanooga-Hamilton County Regional Planning Commission on July 10, 1995. The northeastern section of Long Savannah Road (extending from Mahan Gap Road southwestwardly 1,116.06 feet) was conveyed to Hamilton County for a 50-foot wide public right-of-way in Book 3741 Page 759 R.O.H.C.
 - 8) The 100 year flood zone elevation (Zone AE) is from elevation 696 m.s.l. at the northern boundary to elevation 694 m.s.l., more or less, at the southern boundary of the surveyed property and was field established by Hopkins Surveying Group, Inc., on May 15 & 16, 1995 as shown hereon, based on T.V.A. benchmark datum.
 - 9) The "Floodway Boundary" as shown is plotted hereon from F.E.M.A. - F.I.R.M. No. 470071-0235D, dated September 6, 1989.
 - 10) The Government of Hamilton County is not responsible for construction or maintenance of Long Savannah Road in front of Lots 8-A & 8-B and said Government is not responsible for providing any desired services on Long Savannah Road in front of Lots 8-A & 8-B.

04-190
 State of Tennessee
 County of Hamilton
 Plat Filed in Register
 Office on 9-13-96
 Book 4489 Page 671
 MARIA HESTER REGISTER
 9-13-96
 Fred Lind

VICINITY MAP



We, the undersigned, hereby adopt this plat as our plan of subdivision and certify that we are the owners of the property in fee simple.

FINAL:
PLAN OF
LOTS 8-A & 8-B,
MAHAN GAP SUBDIVISION
HAMILTON COUNTY, TENNESSEE
SCALE: 1" = 50' SEPT. 13, 1996

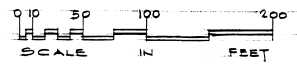
Wanda Roden Hoyt R. Young Violet Young
Wanda Roden, Hoyt R. Young & wife, Violet Young
7410 Ooltewah-Georgetown Road
Ooltewah, Tennessee 37363

I certify that I have surveyed the property 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 > 1:10,000 (Category I)

David L. Hopkins
HOPKINS SURVEYING GROUP, INC.
 REGISTERED LAND SURVEYOR NO. 120
 900 MANUFACTURERS ROAD - P.O. Box 4386 - CHATTANOOGA, TENN. 37405



DRAWING NO. 1096-588-2
 FIELD BOOK 852-35 (See 1095-337-2(A))



900 MANUFACTURERS ROAD - P.O. Box 4386 - CHATTANOOGA, TENN. 37405 TEL 267-3751