

STAFF CASE REPORT TO PLANNING COMMISSION

| | | |
|---------------------------------|---|----------------------------------|
| Subdivision Case Number: | 2016-025 | PC Meeting Date: 05-09-16 |
| Subdivision Name: | Block 5 Addition to Tiftonia Lots 20A and 20B 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: | 146 Dower Road | |
| Property Owner: | Blevins Construction-Bobby Blevins | |
| Applicant: | Bobby Blevins | |
| Total Acreage: | 0.74 Acres | |
| Proposed Density: | 2.7 Dwelling Units Per Acre | |
| Tax Map Number: | 144O-B-001 | |
| Zoning: | R-1 Residential Zone | |
| Staff Recommendation: | APPROVE | |

PROJECT ANALYSIS

RPA Comments

Applicant Request

The applicant has submitted a subdivision plat to subdivide 146 Dower Road into two (2) lots with lot frontage along Dower Road and Stephens 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.

- Along Stephens Road the smallest lot frontage within 300' of the property being subdivided appears to be 112.' The applicant is seeking the following variances for lot frontage along Stephens Road:

Lot 20A: 16.1' Lot 20B: 4.9'

- Since all lot frontages along Dower Road are greater than 120' then the minimum lot frontage for each of the lot frontage along Dower Road is a minimum of 120' for purposes of compatibility.

Lot 20A: 28.4' Lot 20B: 12.06'

Site Description

The property is zoned R-1 Residential and located outside the Urban Overlay Zone. The property currently is one (1) lot approximately 0.74 acres in size fronting Dower and Stephens Roads. The applicant intends to divide the property into 2 lots.

STAFF CASE REPORT TO PLANNING COMMISSION

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 lot frontage requirements.

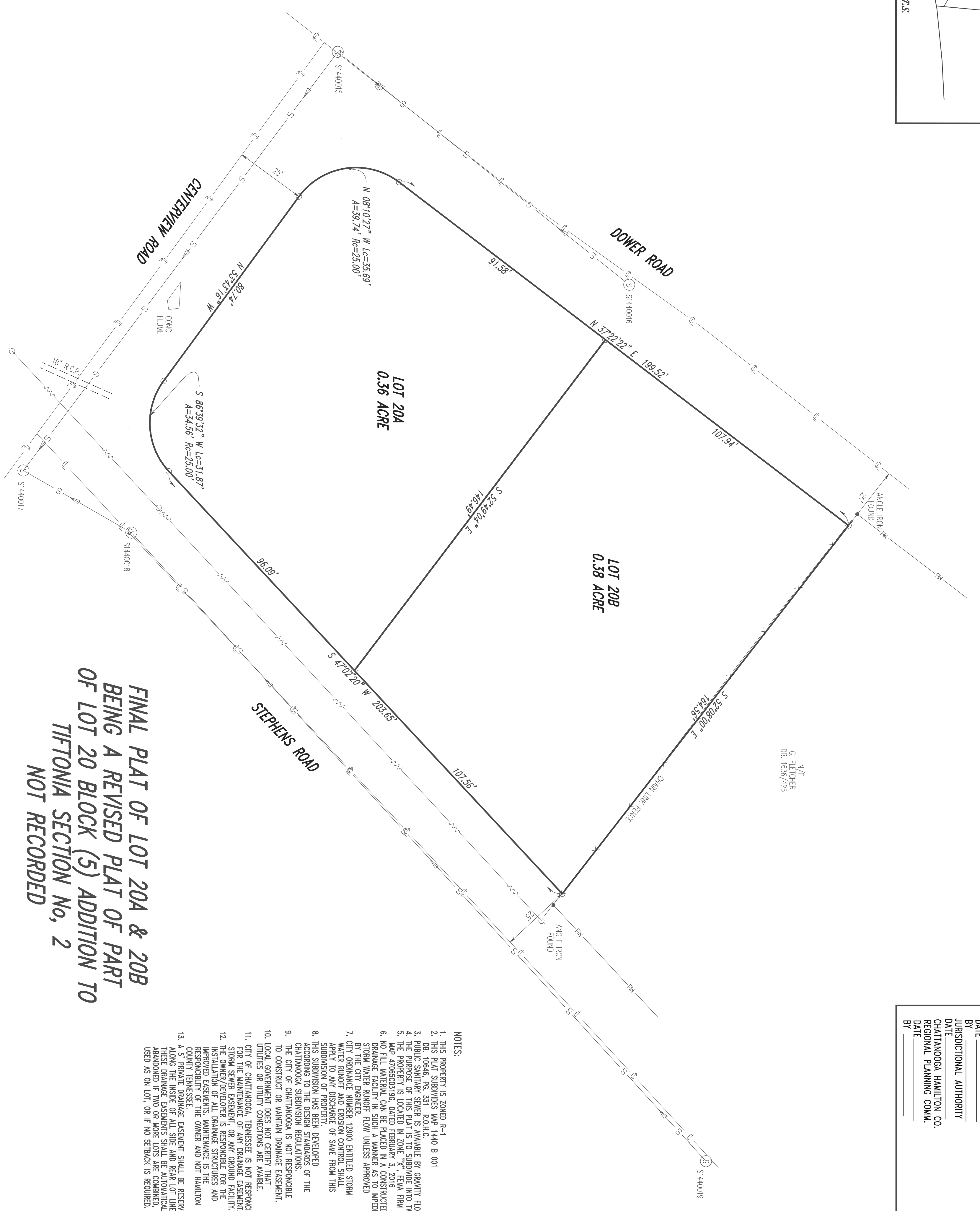
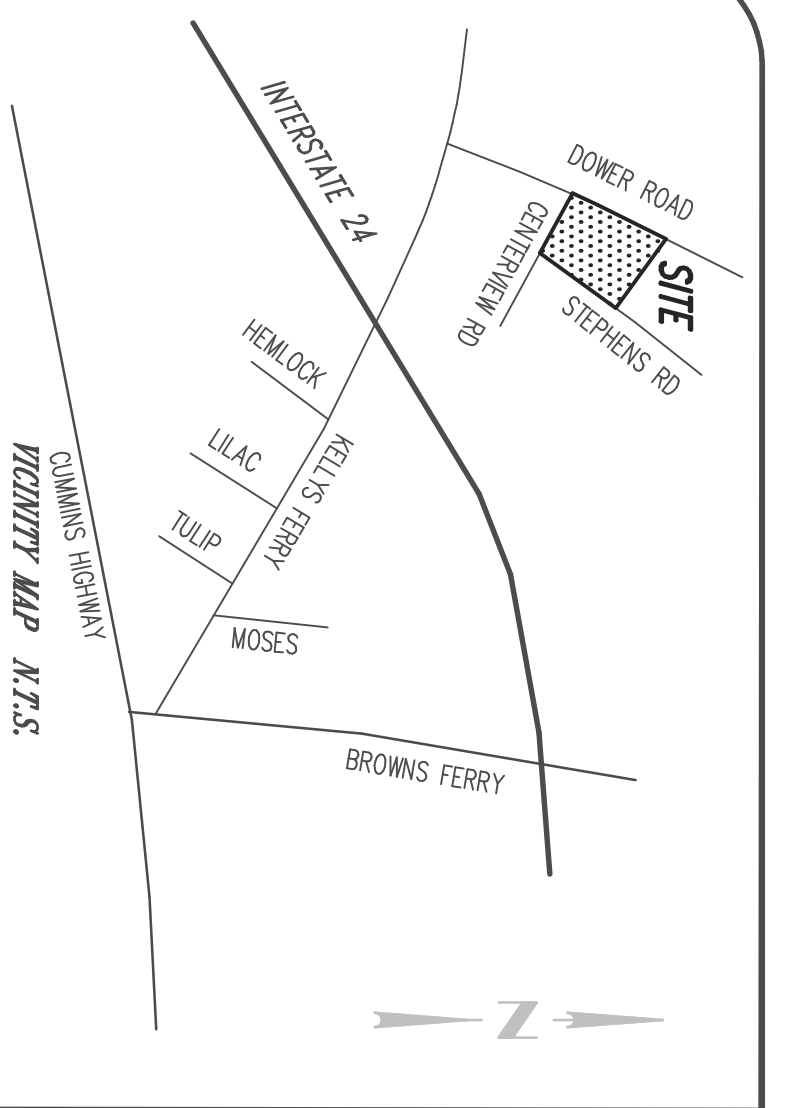
2. The variance will not be in conflict with the intent and purpose of the Chattanooga Subdivision Regulations.

- Approving the variance would not be in conflict with the intent and purpose of the Chattanooga Subdivision Regulations.
- Approving the variance request does not create a situation that does not currently exist.
- 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 of 60'.

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.
- Approving the variance request would not create dissimilar or incompatible lots found.

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.



**FINAL PLAT OF LOT 20A & 20B
BEING A REVISED PLAT OF PART
OF LOT 20 BLOCK (5) ADDITION TO
TIFTONIA SECTION No. 2
NOT RECORDED**

APPROVED FOR RECORDING
HAMILTON CO. GIS DEPT.
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
CHATTANOOGA HAMILTON CO.
REGIONAL PLANNING COMM.
DATE _____
BY _____

NOTES:

1. THIS PROPERTY IS ZONED R-1
2. THE 100'x60'x50'x30' RECORDED 8 001
3. FIBRIC SANITARY SEWERS IS AVAILABLE BY GRANITE FLOW
4. THE PROPERTY IS ZONED R-1 AND IS SUBJECT TO A FUTURE
5. THE PROPERTY IS LOCATED IN THE CITY OF CHATTANOOGA
6. NO FILL MATERIAL CAN BE PLACED IN A CONSTRUCTED
7. THE CITY ENGINEER, 12000 ENTITLED STORM
8. THIS SUBDIVISION DOES NOT CERTIFY THAT
9. THIS SUBDIVISION HAS BEEN DEVELOPED
10. LOCAL GOVERNMENT DOES NOT CERTIFY THAT
11. THE CITY ENGINEER, 12000 ENTITLED STORM
12. THE OWNER'S RESPONSIBILITY IS TO MAINTAIN AND
13. A 3' PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED

SURVEYOR'S CERTIFICATION
I, Max Randall Compton, being duly sworn, certify that I have surveyed the property to the best of my knowledge and belief, and that the area shown on this plat exceeds 111.0000. This is a Category "A" Survey.

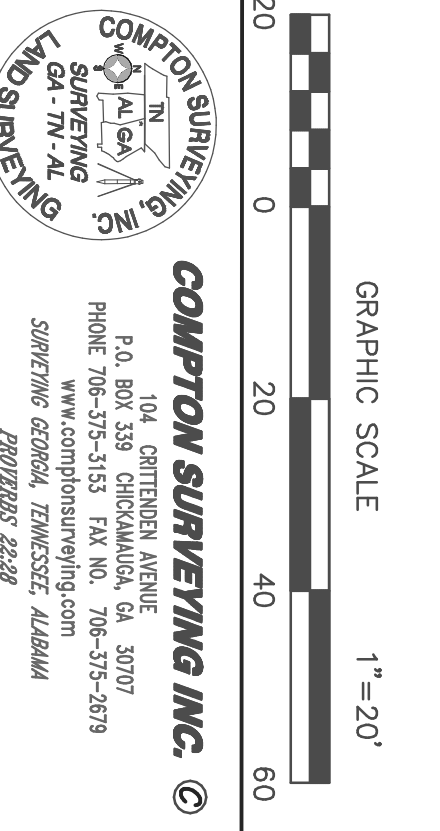
OWNER'S CERTIFICATION
I/We, the undersigned owner/s of the property shown on this plat, hereby certify that we have read the plat and agree to the public use hereon.

MAX RANDALL COMPTON
N. HILLS No. 1834

BEINGS CONSTRUCTION CO.
BOBBY BEINGS
83 STONECREST LANE
MEMPHIS, TN 38117

LEGEND

| | |
|----------------------|----------------------|
| 1/2" = 60'00" ROAD | 1/2" = 60'00" ROAD |
| 1/4" = 30'00" ROAD | 1/4" = 30'00" ROAD |
| 3/8" = 45'00" ROAD | 3/8" = 45'00" ROAD |
| 1" = 60'00" ROAD | 1" = 60'00" ROAD |
| 1 1/2" = 90'00" ROAD | 1 1/2" = 90'00" ROAD |
| 2" = 120'00" ROAD | 2" = 120'00" ROAD |
| 3" = 180'00" ROAD | 3" = 180'00" ROAD |
| 4" = 240'00" ROAD | 4" = 240'00" ROAD |
| 5" = 300'00" ROAD | 5" = 300'00" ROAD |
| 6" = 360'00" ROAD | 6" = 360'00" ROAD |
| 7" = 420'00" ROAD | 7" = 420'00" ROAD |
| 8" = 480'00" ROAD | 8" = 480'00" ROAD |
| 9" = 540'00" ROAD | 9" = 540'00" ROAD |
| 10" = 600'00" ROAD | 10" = 600'00" ROAD |
| 11" = 660'00" ROAD | 11" = 660'00" ROAD |
| 12" = 720'00" ROAD | 12" = 720'00" ROAD |
| 13" = 780'00" ROAD | 13" = 780'00" ROAD |
| 14" = 840'00" ROAD | 14" = 840'00" ROAD |
| 15" = 900'00" ROAD | 15" = 900'00" ROAD |
| 16" = 960'00" ROAD | 16" = 960'00" ROAD |
| 17" = 1020'00" ROAD | 17" = 1020'00" ROAD |
| 18" = 1080'00" ROAD | 18" = 1080'00" ROAD |
| 19" = 1140'00" ROAD | 19" = 1140'00" ROAD |
| 20" = 1200'00" ROAD | 20" = 1200'00" ROAD |

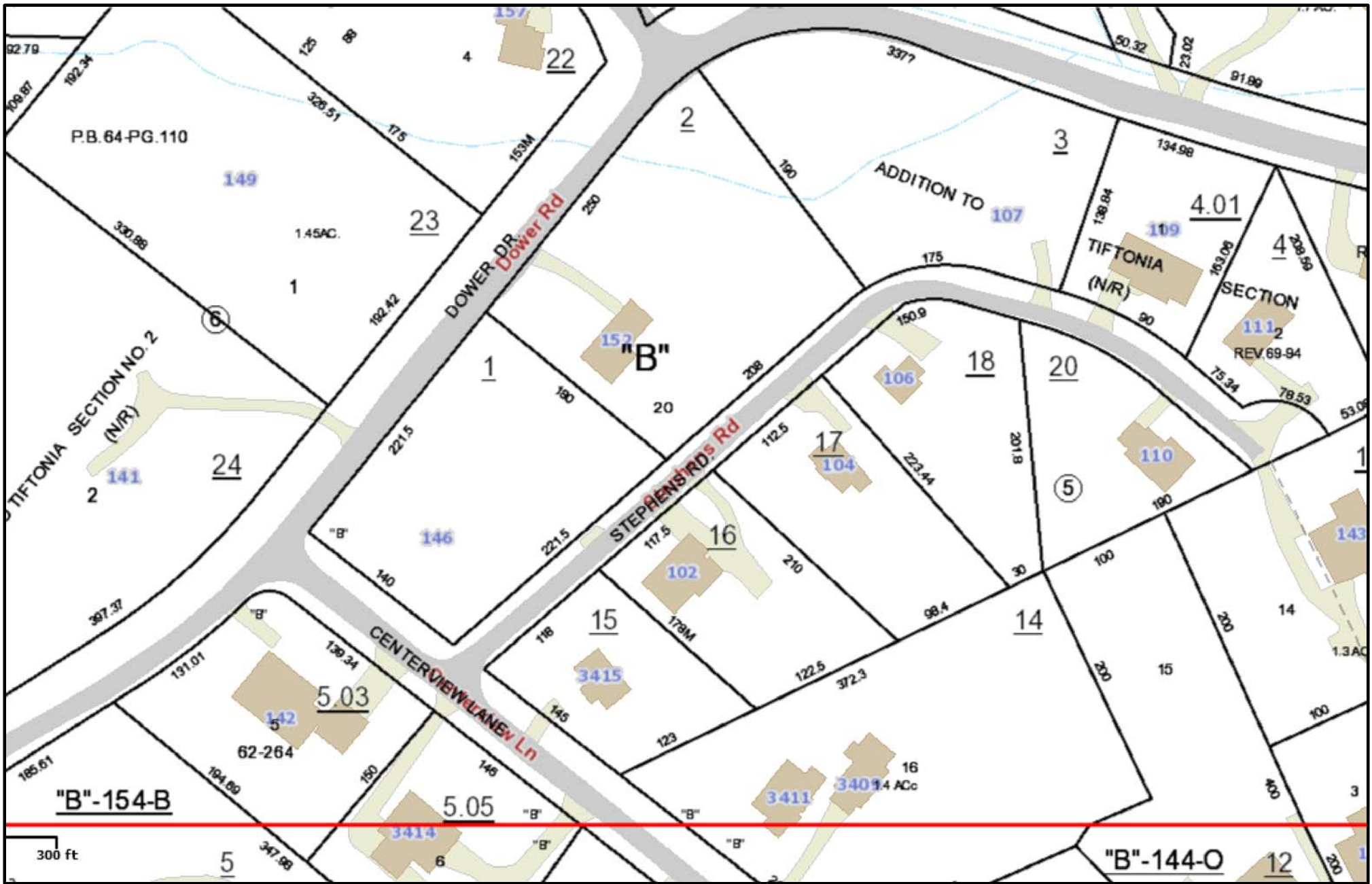


COMPTECH SURVEYING INC.
SURVEYING
2017-2018
2019-2020
2021-2022
2023-2024
2025-2026
2027-2028
2029-2030
2031-2032
2033-2034
2035-2036
2037-2038
2039-2040
2041-2042
2043-2044
2045-2046
2047-2048
2049-2050
2051-2052
2053-2054
2055-2056
2057-2058
2059-2060
2061-2062
2063-2064
2065-2066
2067-2068
2069-2070
2071-2072
2073-2074
2075-2076
2077-2078
2079-2080
2081-2082
2083-2084
2085-2086
2087-2088
2089-2090
2091-2092
2093-2094
2095-2096
2097-2098
2099-2100

| | |
|---------------------|---------------------|
| SHEET DATE: 2-22-18 | DEED REF: 10846/331 |
| CREW: R.B., D.M. | REVISIONS: |
| COMPILED BY: M.A.C. | |
| DRAWN BY: M.A.C. | |
| DATE DRAWN: 2-24-18 | |

PART OF LOT 20 BLOCK 5 ADDITION TO TIFTONIA SECTION 2, NOT RECORDED
BEING IN THE THIRD CIVIL DISTRICT
HAMILTON COUNTY, TENNESSEE

SCALE: 1" = 20'
JOB NO. 18-031



146 Dower Road

Suburban Infill Lot Frontage

Printed: Mar 29, 2016