

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2016-061	PC Meeting Date: 11-14-16
Subdivision Name:	Teresa Burrow 8664 Snow Hill Rd Variance Request-Minimum Lot Size on Private Easement	
Applicant Request:	Variance-Section 402.1 Required Access for Residential Lots of the Hamilton County Subdivision Regulations-Minimum 5 acre Lot Size for Lots Accessed by Private Easement and Width of Easement	
Property Location:	8664 Snow Hill Road	
Property Owner:	Teresa Burrow	
Applicant:	Cornerstone Surveying	
Total Acreage:	4.4 Acres	
Proposed Density:	0.45 Dwelling Units Per Acre	
Tax Map Number:	095-034.01	
Zoning:	R-5 Single-Wide Manufactured Home District.	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Comments

Applicant Request

The applicant has submitted a subdivision plat to subdivide 8664 Snow Hill Road into two (2) lots with access by a 25’ wide flag stem, as well as, a proposed 25’ wide private easement to serve as access to the second lot. The 25’ wide private access easement will provide access for the lot to a public road, which is Snow Hill Road.

Currently, the site is one existing lot that is approximately 4.4 acres in size. As part of this subdivision process the applicant has submitted a variance request to Section 402.1 Required Access for Residential Lots of the Hamilton County Subdivision Regulations.

Section 402.1 requires a minimum lot size of 5 acres for lots to be accessed by a private easement. Section 402.1 also requires a minimum width of 15’ for each lot served by the private access easement.

The applicant has proposed the following lot sizes:

- Lot 1: 1.37 Acres (200’ X 300’)
- Lot 2: 3.03 Acres

Lot 2 is a flag lot in compliance with the provision of the minimum development standards for flag lots.

The width of the proposed private access easement to serve Lot 1 is 25’.

Site Description

The property is zoned R-5 Single-Wide Manufactured Home District. The property currently is one (1) existing flag lot approximately 4.4 acres in size. The lot has access by way of existing 25’ wide flag stem to Snow Hill Road.

STAFF CASE REPORT TO PLANNING COMMISSION

Staff Recommendation

Staff recommends to approve the applicant's request for the variance.

Section 309 of the Hamilton County Subdivision Regulations provides the Chattanooga-Hamilton County Regional Planning Commission with the authority to grant variances for the minimum development standards required within the Hamilton County Subdivision Regulations.

The variance request is submitted to RPA following the requirements of Section 309.1 and 309.2 of the Hamilton County 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 size to comply with the minimum 5 acre requirement for lots served by private access easement.
 - 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.
 - Approving the variance request would create a situation that does not currently exist.
 - 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.
 - 4. Hamilton County Engineering Department and other members of the Subdivision Review Committee do not object to this variance request.**
-

SEP 19 2016



1: 2,400



NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.

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 conveyances, nor is it intended to substitute for a legal survey or property abstract.



Legend

- Blocklc_Middle
- interstate_preferred
- Water Center Lines
- Surrounding Counties
- Parcels
- County_Boundary
- interstate_preferred
- Recycling Centers
- Healthcare Facilities
- Emergency Services Locations
- FIRE
- MEDIC
- POLICE
- Cemeteries
- 638.625591 - 368971.616763
- 368971.616764 - 1822612.586340
- 1822612.586341 - 6226044.803657
- Religious Facilities
- Schools
- Building Footprints
- Miscellaneous Structures
- <Null>
- 0
- 1
- 2
- 3

Notes

This map was automatically generated using HCGIS Mapping System.

3644 Terresa Burrow

RECEIVED

SEP 19 2016

