

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2016-062	PC Meeting Date: 11-14-16
Subdivision Name:	Herbert C Holder Subdivision on Gamble Road-Lot 8B Variance Request-Minimum Lot Size for Flat Lot	
Applicant Request:	Variance-Section 200 Definitions of the Hamilton County Subdivision Regulations-Minimum 1 Acre Size for Flag Lots	
Property Location:	6639 Gamble Road	
Property Owner:	Bob Adcock	
Applicant:	Niles Surveying	
Total Acreage:	2.85 Acres	
Proposed Density:	0.71 Dwelling Units Per Acre	
Tax Map Number:	051-043.21	
Zoning:	A-1 Agricultural District	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Comments

Applicant Request

The applicant has submitted a subdivision plat to subdivide 6647 Gamble Road into two (2) flag lots with frontage or access being by way of Gamble Road. Currently, the property is one existing flag lot approximately 2.85 acres in size. The property has two existing single-family detached dwellings located on one lot. This is permitted within unincorporated Hamilton County as long as the property/property owner can show that the property can be subdivided in compliance with currently adopted development regulations.

As part of this subdivision process the applicant submitted a variance request to the minimum lot size for flag lots as defined within Section 200 Definitions of the Hamilton County Subdivision Regulations. Flag lot, as defined within the subdivision regulations requires a minimum lot size of one (1) acre not counting the flag stem as part of the minimum lot size.

The applicant has proposed the following lot size for Lot 8B:

Lot 8B: Total 1.12 minus flag stem the lot has an acreage of 0.72 acres

Lot 8A complies with the minimum lot size requirements for flag lots.

Site Description

The property is zoned A-1 Agricultural District. The property currently is one (1) existing flag lot with approximately 2.85 acres in size. The lot has existing frontage to Gamble Road. The site currently contains two existing single-family detached dwellings located on one property.

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

STAFF CASE REPORT TO PLANNING COMMISSION

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 of the flag lot to comply with the minimum 1 acre requirement for flag lots.

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.
- Approving the variance request would permit a subdivision plat to be recorded to subdivide the property into 2 lots with each single-family detached structure being located on its own stand alone lot.

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.



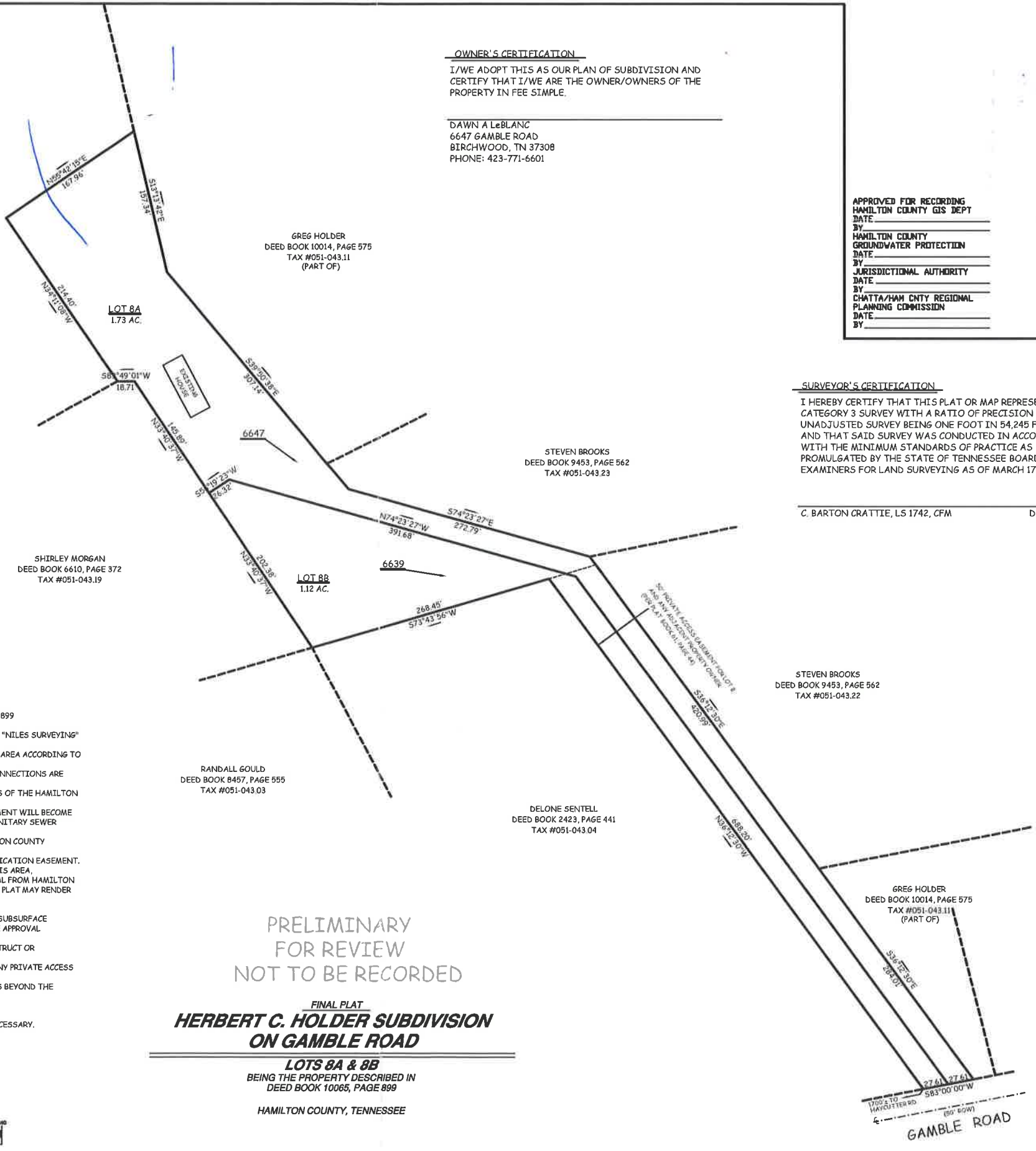
CHARLES HOLDER
DEED BOOK 8554, PAGE 378
TAX #051-043.06

OWNER'S CERTIFICATION
I/WE ADOPT THIS AS OUR PLAN OF SUBDIVISION AND CERTIFY THAT I/WE ARE THE OWNER/OWNERS OF THE PROPERTY IN FEE SIMPLE.

DAWN A LeBLANC
6647 GAMBLE ROAD
BIRCHWOOD, TN 37308
PHONE: 423-771-6601

SEP 22 2016

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 _____



SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAT OR MAP REPRESENTS A CATEGORY 3 SURVEY WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY BEING ONE FOOT IN 54,245 FEET AND THAT SAID SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYING AS OF MARCH 17, 2011.

C. BARTON CRATTIE, LS 1742, CFM DATE _____

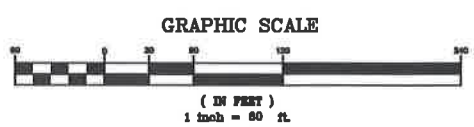
- GENERAL NOTES
- 1) PRESENT ZONING IS: A-1
 - 2) TOTAL AREA OF PROPERTY SHOWN: 2.85 ACRES
 - 3) SUBJECT PROPERTY: TAX PARCEL NO. 051-043.21
 - 4) THIS PLAT DIVIDES THE PROPERTY DESCRIBED IN DEED BOOK 10065, PAGE 899
 - 5) BASIS FOR ALL BEARINGS:
 - 6) ALL CORNERS ARE A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP LABELED "NILES SURVEYING" SET UNLESS OTHERWISE NOTED.
 - 7) THIS PROPERTY IS NOT SUBJECT TO THE 1% CHANCE SPECIAL FLOOD HAZARD AREA ACCORDING TO F.I.R.M. #47065C01456, DATED 2-03-2016
 - 8) LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
 - 9) THIS PLAT HAS BEEN DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE HAMILTON COUNTY SUBDIVISION REGULATIONS
 - 10) ALL NOTES REGARDING SUBSURFACE SEWAGE DISPOSAL SYSTEM EASEMENT WILL BECOME NULL AND VOID IF THE STRUCTURE IS EVER CONNECTED TO A PUBLIC SANITARY SEWER SYSTEM.
 - 11) NO POOLS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM HAMILTON COUNTY GROUNDWATER PROTECTION.
 - 12) HATCHED AREA IS A SUBSURFACE SEWAGE DISPOSAL SYSTEM AND DUPLICATION EASEMENT. ANY CUTTING, FILLING OR CONSTRUCTION WITHIN TEN (10) FEET OF THIS AREA, TWENTY-FIVE (25) FEET FOR A BASEMENT CUT, WITHOUT PRIOR APPROVAL FROM HAMILTON COUNTY GROUNDWATER PROTECTION AND RECORDING OF A CORRECTIVE PLAT MAY RENDER THIS LOT UNBUILDABLE.
 - 13) LOT 8B IS APPROVED FOR ___ BEDROOMS.
 - 14) LOT 8A HAS NOT BEEN EVALUATED PURSUANT TO THIS REVIEW FOR AN SUBSURFACE SEWAGE DISPOSAL SYSTEM AND PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THIS LOT OR THE EXISTING SYSTEM.
 - 15) THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS
 - 16) HAMILTON COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY PRIVATE ACCESS EASEMENT. THIS IS TO BE PRIVATELY MAINTAINED.
 - 17) HAMILTON COUNTY IS NOT RESPONSIBLE FOR PROVIDING ANY SERVICES BEYOND THE LIMITS OF THE PUBLIC ROAD.
- *ADDRESSES SUBJECT TO CHANGE IF PRIVATE ROAD DETERMINED TO BE NECESSARY.

PRELIMINARY
FOR REVIEW
NOT TO BE RECORDED

FINAL PLAT
**HERBERT C. HOLDER SUBDIVISION
ON GAMBLE ROAD**

LOTS 8A & 8B
BEING THE PROPERTY DESCRIBED IN
DEED BOOK 10065, PAGE 899
HAMILTON COUNTY, TENNESSEE

NILES SURVEYING CO., INC.
LAND SURVEYING - MAPPING - FLOOD CONSULTING



VF: 51 LeBLANC DAWN 1
CF: GAMBLE ROAD 6647
FF: 43-205
FB: 187-21, 22




3962 CHURCHILL ROAD
CHATTANOOGA, TENNESSEE, 37406-1616
PHONE: (423) 624-5041 FAX: (423) 629-7813
EMAIL: ADMIN@NILESSURVEYING.COM

LAST DATE OF FIELD WORK:
MARCH 1, 2016

REVISED DATE:
AUGUST 30, 2016
DATE: APRIL 1, 2016



Legend

- Blocklc_Middle
- interstate_preferred
- Water Center Lines
- Surrounding Counties
-  Index400_33
-  Index100
-  Parcels

1: 3,287



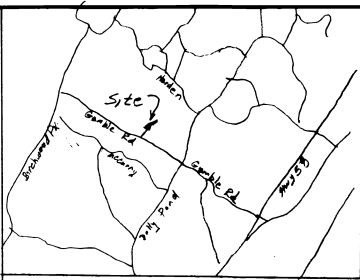
0.1 0 0.05 0.1 Miles

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.

Notes

This map was automatically generated using HCGIS Mapping System.



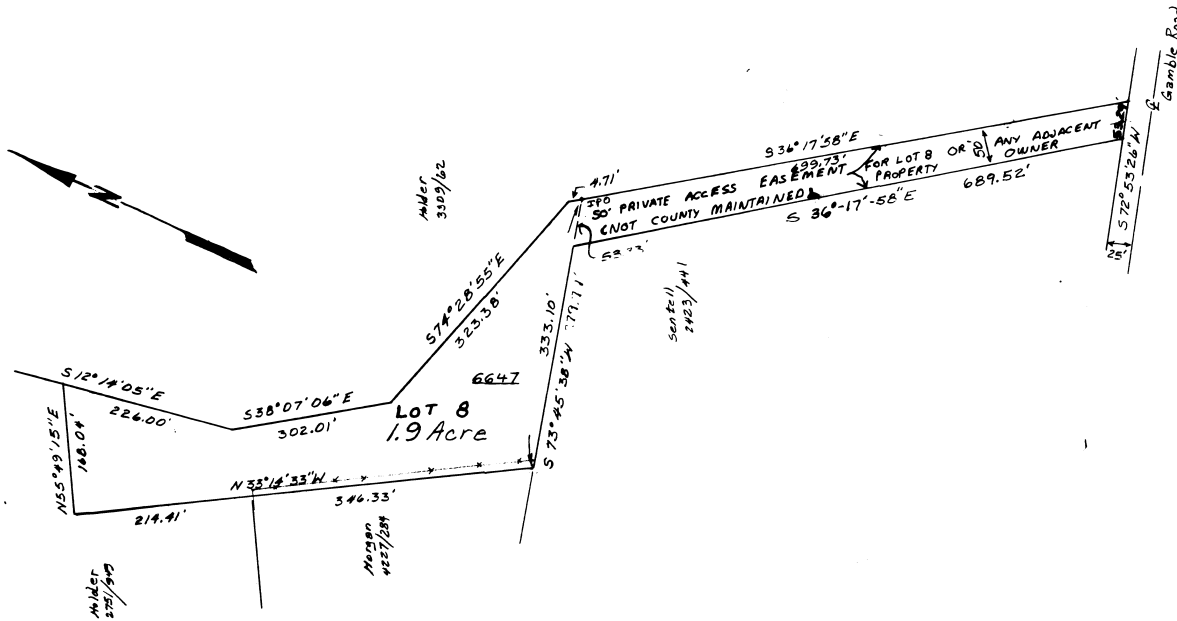
VICINITY MAP

FINAL
Plan Of

Herbert C. Holder Subdivision on Gamble Road
Hamilton County
Tennessee

APPROVED FOR RECORDING CHATTAHAMTON CO. HEALTH DEPT.	
DATE	10/6/95
BY	Michelle Howard
JURISDICTIONAL ENGINEER	
DATE	10/6/95
BY	Michelle Howard
CHATTAHAMTON COUNTY REGIONAL PLANNING COMAL	
DATE	10-6-95
BY	Nugh Fasting

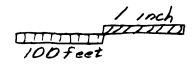
Work on this case
Resubmitted to Health Dept.
Plat. No. 14-09-95-00-454
Plat. No. 14-09-95-00-454
Plat. No. 14-09-95-00-454
Plat. No. 14-09-95-00-454
Plat. No. 14-09-95-00-454



NOTES

1. Survey for: Holder, Herbert C. 171 Gamble Rd Georgetown, TN 37326
2. Location: Second Civil District Hamilton Co., TN.
3. Electricity: Volunteer Electric Coop
4. Water: Savannah Valley on Gamble Rd
5. Sewer: Septic Tank-Field Line
6. Zoning: A-1
7. This plat subdivides 43.6 Acres, DB. 2751, P999 ROHC
8. Subdivided in accordance with Hamilton Co., TN. Subdivision Standards
9. The Owners are responsible for providing all utilities and service to the public road.
10. Street Address: 6647
11. This property is not in the 100 year flood plain per FEMA Maps
12. Scale: 1"=100'
13. Easements/ROW not shown
14. All encroachments and/or projections are as shown

Dwg. No. M-09-95-00-454



We hereby certify that we are the owners, in fee simple, of this property and hereby adopt this plan of subdivision and dedicate the road right-of-way as shown to the public use forever.

Herbert C. Holder
Herbert C. Holder
171 Gamble Rd
Georgetown, TN 37326

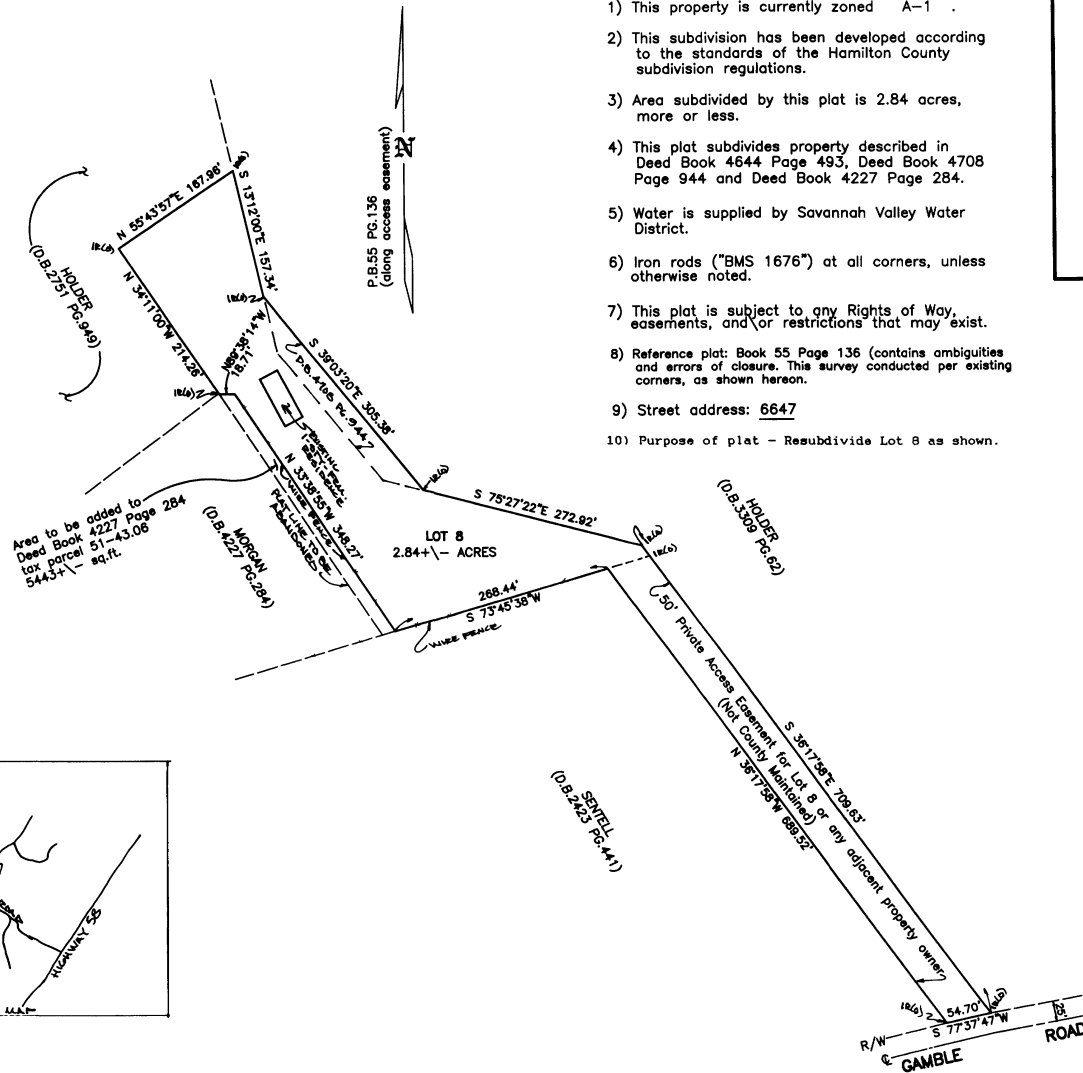
Glenda G. Holder
wife Glenda G. Holder

I hereby certify that I have surveyed the property hereon, that this plat conforms to said survey, and the same is true and correct to the best of my knowledge and belief.

Thomas L. Colbaugh / Thomas L. Colbaugh
Thomas Lynn Colbaugh
Alabama Lic. No. 14985
Georgia Lic. No. 2214
Tennessee Lic. No. 1310



Holder, Herbert C.		
SCALE: 1"=100'	APPROVED BY	DRAWN BY T.C.
DATE: Sept 20 1995		
District 2, Hamilton County, TN.		
AG-T Surveying Co. P.O. Box 524 Knoxville TN 37341 B-423-334-5345		DRAWING NUMBER 14-09-95-00-454



- NOTES:
- 1) This property is currently zoned A-1.
 - 2) This subdivision has been developed according to the standards of the Hamilton County subdivision regulations.
 - 3) Area subdivided by this plat is 2.84 acres, more or less.
 - 4) This plat subdivides property described in Deed Book 4644 Page 493, Deed Book 4708 Page 944 and Deed Book 4227 Page 284.
 - 5) Water is supplied by Savannah Valley Water District.
 - 6) Iron rods ("BMS 1676") at all corners, unless otherwise noted.
 - 7) This plat is subject to any Rights of Way, easements, and/or restrictions that may exist.
 - 8) Reference plat: Book 55 Page 136 (contains ambiguities and errors of closure. This survey conducted per existing corners, as shown hereon).
 - 9) Street address: 6647
 - 10) Purpose of plat - Resubdivide Lot 8 as shown.

9/18/98
 9/18/98
 M.H. Record
 09/25/98
 Hugh Fealing

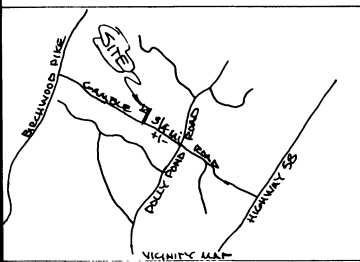
Instrument: 1998092500106
 Book and Page: P2 61 44

I (we), the undersigned, do hereby adopt this plat as my (our) plan of subdivision and do certify that I (we) are the owner(s) of the property in fee simple and there or no Rights of Way to be dedicated.

Wendy LaPoint
 WENDY LAPOINT
 6647 Gamble Road
 Birchwood, Tennessee 37308

Shirley E. Morgan

H. Arnold Morgan
 SHIRLEY E. MORGAN
 H. ARNOLD MORGAN
 Gamble Road
 Birchwood, Tennessee 37308



I hereby certify that the property, shown hereon, was surveyed under my direction and that this is a category I survey and that the ratio of precision of the unadjusted survey exceeds 1:10,000.



Barry M. Snow
 Barry M. Snow, RLS
 Tenn Reg. No. 1676
 (423)-267-8607

BMS Land Surveyors
 17 East Manning Street
 Suite 3 • P.O. Box 4938
 Chattanooga, TN 37405
 (423) 267-8607
 (423) 266-8211 Fax

CORRECTIVE PLAT
 LOT 8
 HERBERT C. HOLDER SUBDIVISION
 ON GAMBLE ROAD
 HAMILTON COUNTY, TENNESSEE
 AUGUST 24, 1998 SCALE: 1"=100'

