

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Case Number:</b>	<b>2016-063</b>	<b>PC Meeting Date: 11-14-16</b>
<b>Subdivision Name:</b>	<b>Robert Maxwell Subdivision Lots 2 and 3 Variance Request-Minimum Suburban Infill Lot Frontage-Lot 3</b>	
<b>Applicant Request:</b>	Variance-Section 38-44 of the Chattanooga Zoning Regulations (7) Minimum Suburban Infill Lot Frontage	
<b>Property Location:</b>	2811 Hamill Road	
<b>Property Owner:</b>	Bob Adcock	
<b>Applicant:</b>	McKenzie and Morgan Surveying	
<b>Total Acreage:</b>	0.61 Acres	
<b>Proposed Density:</b>	3.27 Dwelling Units Per Acre	
<b>Tax Map Number:</b>	110F-B-004.01	
<b>Zoning:</b>	R-1 Residential Zone	
<b>Staff Recommendation:</b>	<b>APPROVE</b>	

## PROJECT ANALYSIS

### RPA Comments

#### Applicant Request

The applicant has submitted a subdivision plat to subdivide 2811 Hamill Road into two (2) lots with frontage along Hamill Road and Ridgeview Road.

Currently, the site is one existing lot. 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 (7) Suburban Infill Lot Frontage.

Section 38-44 (7) Minimum Suburban Infill Lot Frontage: minimum lot frontage is the smallest lot frontage on the same and opposing block face within 300' of the property being subdivided. The smallest lot frontage within 300' of the property being subdivided exceeds 120' of lot frontage. The Suburban Infill Lot Frontage is not required to exceed 120' of lot frontage.

Based on the location of this proposed subdivision there is no existing lot located along Ridgeview Road to establish a minimum required lot frontage for compatibility. Therefore, the minimum required lot frontage along Ridgeview Road is a minimum of 120'.

The applicant has proposed the following lot frontage for proposed Lot 3:

Lot 3: 77.65

Lot 2 is exempt from the minimum Suburban Infill Lot Frontage requirements because the lot frontage along Ridgeview Road and Hamill Road is greater than 120'. The suburban Infill Lot Frontage applies to lots whose frontage is less than 120' on public sewers.

#### Site Description

The property is zoned R-1 Residential and located outside the Urban Overlay Zone. The property currently is one (1) existing lot with approximately 0.61 acres in size. The lots would front Hamill Road

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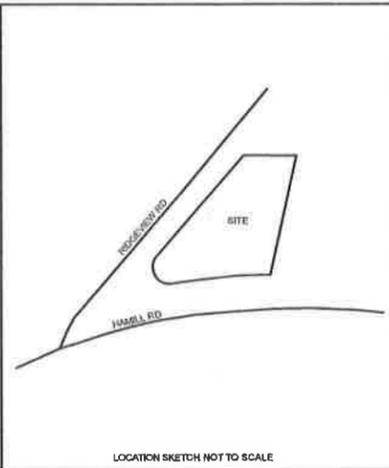
and Ridgeview Road.

### **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 requirement of 120' of lot frontage along Ridgeview Road.
  
  - 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.
  
    - Ridgeview Road is currently a dead end street with two lots along this road. Both of these have a lot frontage that exceeds 120' of lot frontage. Based on the location of this proposed subdivision there is no lot within this location to establish a minimum required lot frontage for compatibility. Therefore, the minimum required lot frontage required for these lots would be a minimum of 120'.
  
    - 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. 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.**
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	156.34'	1115.78'	87°01'41"	S 82°11'01" W	156.21'
C2	81.84'	225.00'	114°44'06"	N 30°09'02" W	47.24'



APPROVED FOR RECORDING  
 HAMILTON COUNTY GIS DEPT  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 JURISDICTIONAL AUTHORITY  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_  
 CHATTANOOGA CNTY REGIONAL  
 PLANNING COMMISSION  
 DATE \_\_\_\_\_  
 BY \_\_\_\_\_

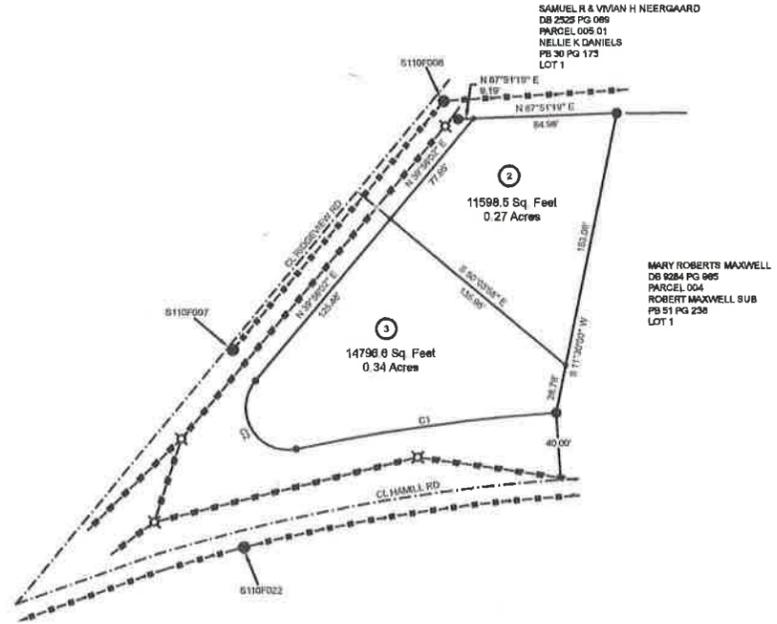
I HEREBY CERTIFY THAT I AM THE OWNER FEE SIMPLE OF THE PROPERTY SHOWN AND ADOPT THIS AS MY PLAN OF SUBDIVISION

BOB ADCOCK  
 1096 MEADOW LAKE RD  
 CHATTANOOGA, TN 37415  
 (423) 718-4210

**LEGEND**

- These standard symbols will be found in the drawing:
- POINT
  - BET 1/2" REBAR WITH CAP
  - EXISTING REBAR
  - SANITARY SEWER MANHOLE
  - ⊗ UTILITY POLE
  - OVERHEAD UTILITY
  - SANITARY SEWER LINE

OCT 24 2016



- NOTES:
1. PLAT SUBJECT TO ANY R-O-W'S, EASEMENTS, AND RESTRICTIONS THAT MAY EXIST.
  2. TOTAL ACRES: 0.61 +/-
  3. TOTAL LOTS: 2
  4. ZONING: R-1
  5. THIS PLAT SUBDIVIDES: DB 10789 PG 0621
  6. THIS SUBDIVISION HAS BEEN DEVELOPED ACCORDING TO THE DESIGN STANDARDS OF THE SUBDIVISION REGULATIONS OF CITY OF CHATTANOOGA, TN.
  7. SEWER: SEWER AVAILABLE BY GRAVITY FLOW
  8. STREET ADDRESS: 2811 HAMILL RD
  9. THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE ACCORDING TO FIRM-COMMUNITY PANEL NO. 4709C0236G DATED 2/2/16
  10. TAX MAP: 110F GROUP: B PARCEL: 004.01
  11. THE GOVERNMENT OF CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN DRAINAGE EASEMENTS
  12. LOCAL GOVERNMENT DOES NOT CERTIFY THAT UTILITIES OR UTILITY CONNECTIONS ARE AVAILABLE.
  13. LOT NUMBER 2 & 3
  14. CITY ORD # 12900 ENTITLED STORMWATER RUNOFF & EROSION CONTROL SHALL APPLY TO ANY DISCHARGE OF SAME FROM THE SUBDIVISION
  15. NO FILL MATERIAL MAY BE PLACED IN A CONSTRUCTED DRAINAGE FACILITY IN SUCH A MANNER AS TO IMPEDE STORM WATER RUNOFF & FLOW UNLESS APPROVED BY THE CITY ENGINEER.
  16. ON NOVEMBER 14, 2016 THE CHATTANOOGA - HAMILTON COUNTY REGIONAL PLANNING COMMISSION GRANTED A VARIANCE TO THE SUBURBAN INFILL LOT FRONTAGE REQUIREMENTS TO PERMIT LOT 2 TO HAVE A SMALLER LOT FRONTAGE THAN THE REQUIRED 120' MINIMUM.
  17. A PRIVATE DRAINAGE EASEMENT SHALL BE RESERVED ALONG THE INSIDE OF ALL SIDE AND REAR LOT LINES. THESE DRAINAGE EASEMENTS SHALL BE AUTOMATICALLY ABANDONED IF 2 OR MORE LOTS ARE COMBINED, OR USED AS ONE LOT, OR IF NO SETBACK IS REQUIRED.

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10000 AS SHOWN HEREON. SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

JTM  
 JOSHUA T. MORGAN TN RLS NO 2506 DATE

PREPARED FOR: BOB ADCOCK  
 1096 MEADOW LAKE RD  
 CHATTANOOGA, TN 37415  
 (423) 718-4210

FINAL PLAT LOTS 2 & 3

REVISED PLAT OF LOT 2 - ROBERT MAXWELL SUBDIVISION CITY OF CHATTANOOGA - HAMILTON COUNTY, TN		
DRAWN AAE	DATE 07/26/16	MCKENZIE & MORGAN SURVEYING COMPANY, INC. P.O. BOX 212 COLETSVILLE, TN 37383
APPROVED JTM	DATE 07/26/16	PHONE: (423) 254-5014 FAX: (800) 756-3125
SCALE 1" = 50'	SHEET 1 OF 1	PROJECT NO. C072616



### Legend

- interstate\_preferred
- Water Center Lines
- Surrounding Counties
- Index400\_33
- Index100
- Parcels
- Addressing\_1200
- County\_Boundary
- interstate\_preferred
- Recycling Centers
- Healthcare Facilities
- Emergency Services Locations
  - FIRE
  - MEDIC
  - POLICE
- Cemeteries
  - 838625891 - 368911.616763
  - 368911.616764 - 1822612586340
  - 1822612.586341 - 6226044.803651
- Religious Facilities
- Schools
- Building Footprints
- Miscellaneous Structures
  - <Nil>
  - 0
  - 1

### Notes

This map was automatically generated using HCGIS Mapping System.

0.1 0 0.03 0.1 Miles

# HCGIS

putting hamilton county on the map



## Legend

- Blockc\_Middle
- interstate\_preferred
- Water Center Lines
- Surrounding Counties
-  Index400\_33
-  Index100
-  Parcels

## Notes

This map was automatically generated using HCGIS Mapping System.

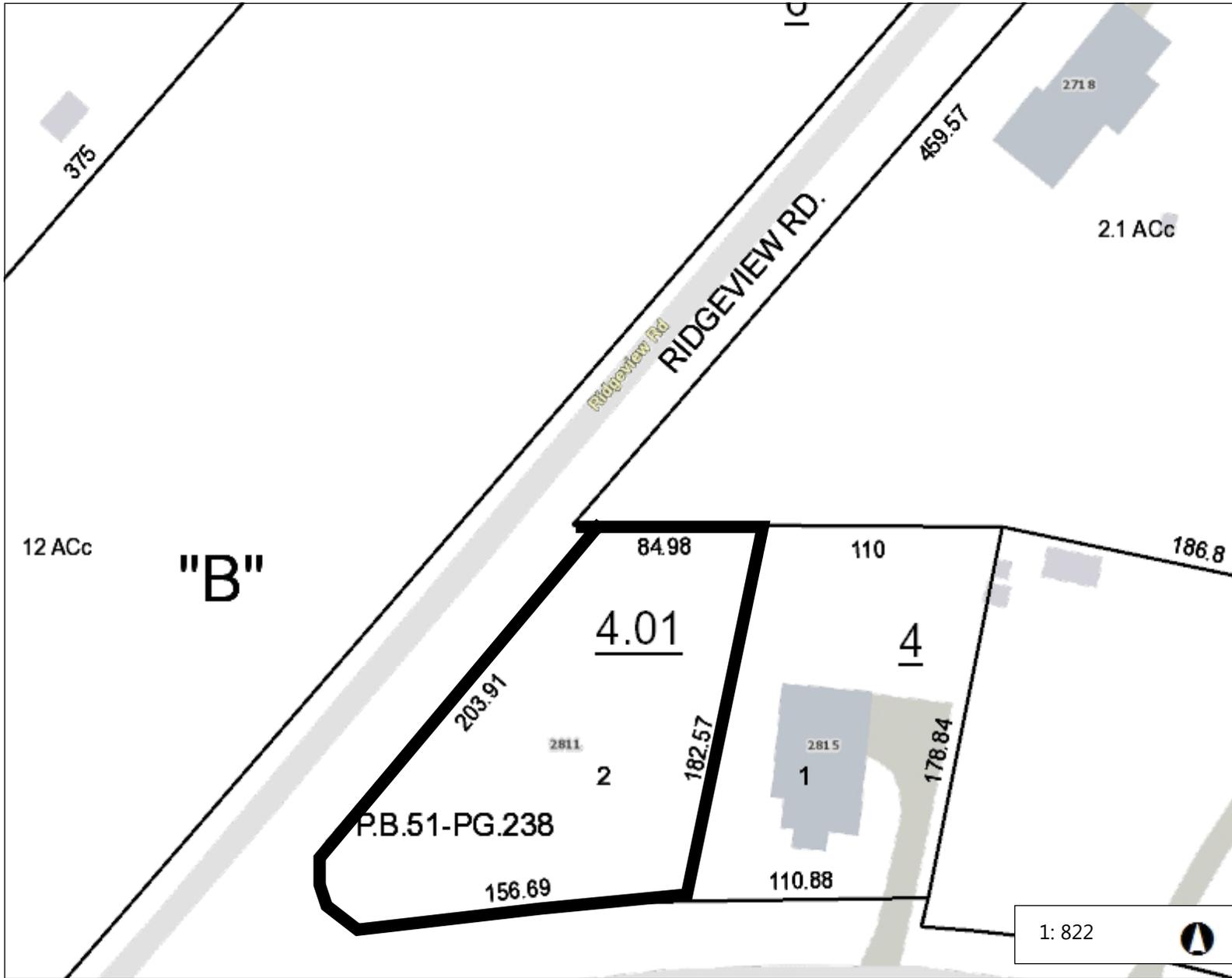
0.1 0 0.05 0.1 Miles

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.

1: 3,287





- ### Legend
- interstate\_preferred
  - Water Center Lines
  - Surrounding Counties
  - Index400\_33
  - Index100
  - Misc\_Lines
    - Condo\_Footprint
    - Easement
    - Gas\_Pipe
    - Group\_Corner
    - Land\_Hook
    - Lot\_Tract
    - Parcel\_Cntrl\_Circle
    - Proposed\_ROW
    - Ridges
  - Parcel\_Lines
    - County\_Line
    - Lake\_Pond\_Line
    - Parcel\_Conflict\_Line
    - Parcel\_Line
    - Railroad\_ROW\_Line
    - River\_Line
    - State\_Line
    - Street\_ROW\_Line
  - Parcels
  - Addressing 600

### Notes

This map was automatically generated using HCGIS Mapping System.

0.0 0 0.01 0.0 Miles