

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2015-062	PC Meeting Date: 11-09-15
Subdivision Name:	Frazier and Colvilles Block E Lot 8 Variance Request-Minimum Lot Frontage and Side Setback	
Applicant Request:	Variance-Section 38-44 of the Chattanooga Zoning Regulations (3) Side Setback and (6) Minimum Lot Frontage	
Property Location:	615 Forest Avenue	
Property Owner:	Amy and Jared Chastain	
Applicant:	ASA Engineering	
Total Acreage:	0.45 Acres	
Proposed Density:	4.44 dwelling units per acre	
Tax Map Number:	135D-N-007	
Zoning:	R-1 Residential Zone	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Comments

Applicant Request

The applicant has submitted a subdivision plat to subdivide 615 Forest Avenue into two (2) lots with lot frontage along Forest Avenue.

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 (3) Side Setback. The R-1 Residential Zone requires a minimum side setback of 10'. The existing structure where the proposed lot line will be located is 8'. The applicant is asking for a 2' variance/reduction to the minimum side setback.

Section 38-44 (6) Minimum Lot Frontage. The R-1 Residential Zone on public sanitary sewer requires a minimum of 60'. The applicant is asking for a 10' variance/reduction to permit both lots to have 50' of lot frontage along Forest Avenue.

Site Description

The property is zoned R-1 Residential and located within the Urban Overlay Zone. The property currently is one lot with approximately 19,700 square feet of area fronting Forest Avenue. The site was originally recorded in 1893 (Hamilton County PB 4 Page 28) as one (1) lot with the lot having 100' of frontage along Forest Avenue.

Many of the lots found along Forest Avenue appear to have been further subdivided by deeds or subdivision plats to create lots with lot frontages ranging on either side of 615 Forest Avenue of 50' and lot frontage across the street from 615 Forest Avenue of 36'.

STAFF CASE REPORT TO PLANNING COMMISSION

Staff Recommendation

Staff recommends to approve the applicant's request for the side setback and lot frontage 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 60'.
- The house is existing and would comply with the minimum side setback requirements for lots of record, which are 5'; however, the current side setback requirement is 10'. Many of the existing structures found along Forest Avenue appear to be 5'.

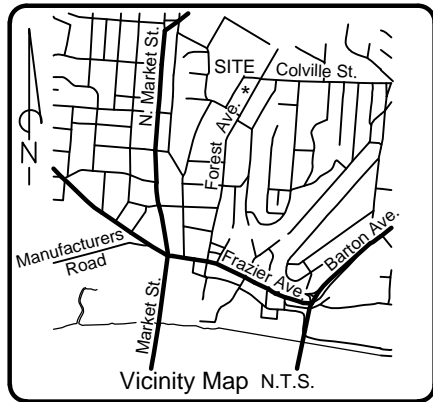
2. *The variance will not be in conflict with the intent and purpose of the Chattanooga Subdivision Regulations.*

- Approving the variance would not be in conflict with the intent and purpose of the Chattanooga Subdivision Regulations.

3. *The granting of the variance will not be detrimental to the public interest.*

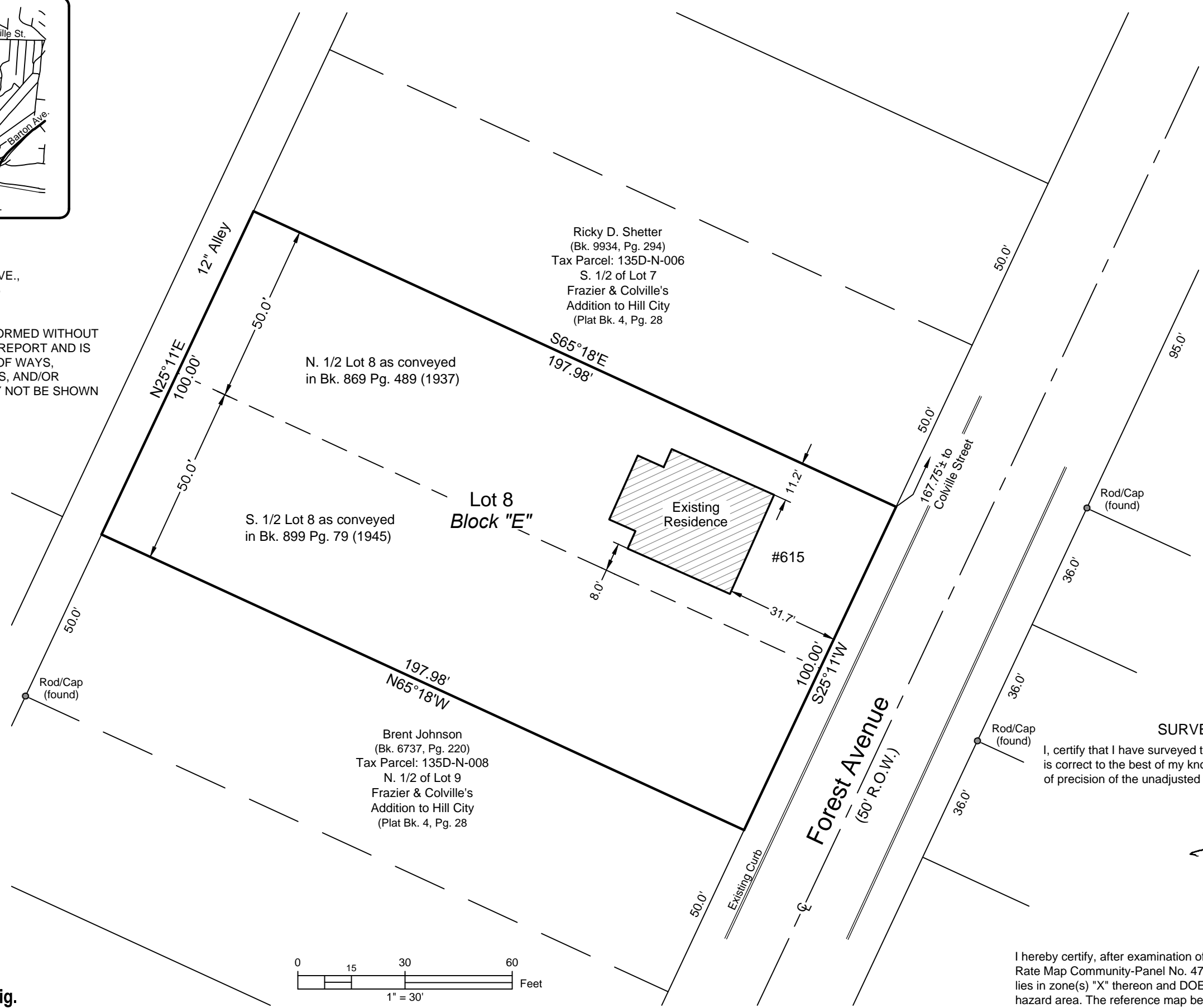
- Approving the variance would not be detrimental to the public interest.
- The proposed lot frontages of 50' appear to be compatible with adjacent lot frontages found along Forest Avenue.
- Approving the variance request would not create a situation that does not currently exist along Forest Avenue.
- Approving the variance request would not create dissimilar or incompatible lots and setbacks for existing structures found along Forest Avenue.

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.*



For: Jared & Amy Chastain
1016 Dallas Rd., Suite 204
Chattanooga, TN 37405

- GENERAL NOTES:**
1. ADDRESS: 615 FOREST AVE., CHATTANOOGA, TN 37405
 2. ZONING: R-1
 3. TAX PARCEL: 135D-N-007
 4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY RIGHT OF WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS THAT MAY NOT BE SHOWN ON THIS SURVEY.

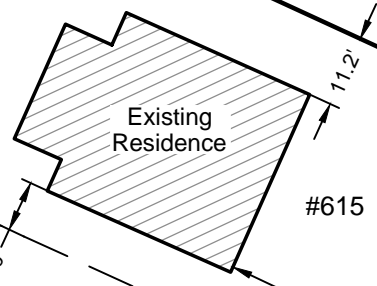


Ricky D. Shetter
(Bk. 9934, Pg. 294)
Tax Parcel: 135D-N-006
S. 1/2 of Lot 7
Frazier & Colville's
Addition to Hill City
(Plat Bk. 4, Pg. 28)

N. 1/2 Lot 8 as conveyed
in Bk. 869 Pg. 489 (1937)

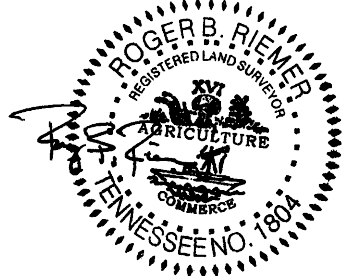
S. 1/2 Lot 8 as conveyed
in Bk. 899 Pg. 79 (1945)

**Lot 8
Block "E"**



Brent Johnson
(Bk. 6737, Pg. 220)
Tax Parcel: 135D-N-008
N. 1/2 of Lot 9
Frazier & Colville's
Addition to Hill City
(Plat Bk. 4, Pg. 28)

SURVEYOR'S CERTIFICATION
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)



I hereby certify, after examination of the current F.E.M.A.-Flood Insurance Rate Map Community-Panel No. 47065C0333F, that the subject property lies in zone(s) "X" thereon and DOES NOT lie within the 100 year flood hazard area. The reference map bears an effective date of 11/07/2002.

Boundary Survey
Lot 8, Block "E"
Frazier & Colville's Addition to Hill City
(Plat Bk. 4, Page 28)
Chattanooga, Hamilton Co.,
Tennessee

No.	Revision/Issue	Date

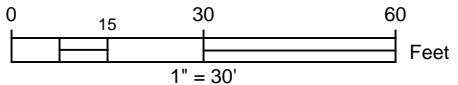
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PROJECT NO.	15-0089
DATE	8/27/2015
SCALE	AS SHOWN
DRAWN BY	RBR
CHECKED BY	RBR
TITLE	BNDY Survey

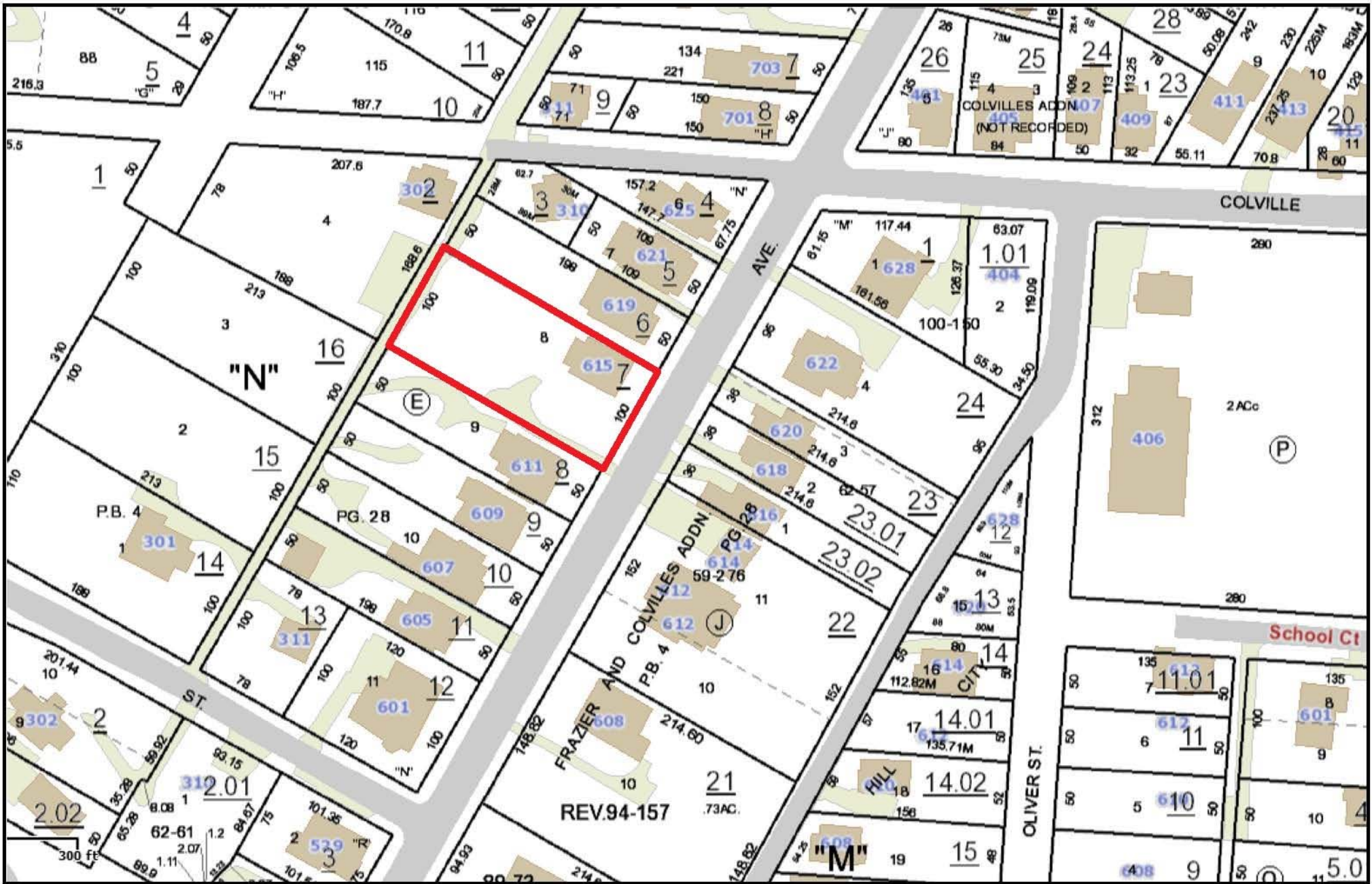
SHEET NO. **S.1**



Know what's below.
Call before you dig.



8/28/2015 11:44:07 AM | J:\01_Projects\2015\15-0089\615 Forest Avenue\2_Survey\15-0089.dwg | ajones



615 Forest Avenue

Min. Lot Frontage and Side Setback

Printed: Oct 05, 2015