

STAFF CASE REPORT TO PLANNING COMMISSION

Subdivision Case Number:	2015-046	PC Meeting Date: 09-14-15
Subdivision Name:	Evelyn Quinn Subdivision Lot 4 Variance Request-Lot Less than Five (5) Acres on Private Easement and Minimum Width of Easement	
Applicant Request:	Variance-Section 402.1(b)(c) of the Hamilton County Subdivision Regulations	
Property Location:	8449 Serenity Trail (Private)	
Property Owner:	Edward Quinn	
Applicant:	Cornerstone Surveying	
Total Acreage:	1.12 Acres	
Proposed Density:	1.0 Dwelling Units Per Acre	
Tax Map Number:	113-101	
Zoning:	A-1 Agricultural District	
Staff Recommendation:	Approve	

PROJECT ANALYSIS

RPA Comments

The applicant has requested a variance from the minimum five (5) acre lot size required by Section 402.1(b)(c) of the Hamilton County Subdivision Regulations for residential lots whose only access is a private easement.

The applicant intends to record a subdivision plat so to re-subdivide existing lots 2 and 3, creating new Lot 4. Existing Lots 2 and 3 have legal road frontage along a public road; however, proposed new Lot 4 does not front a public road and would be accessed by a 15' private drive/easement. The proposed lot size of Lot 4 is approximately 1.12 acres.

The Hamilton County Subdivision Regulations, specifically section 402.1(b) requires that all lots that do not have public road frontage along a county accepted and maintained road be a minimum of five (5) acres size. Section 402.1 (C) requires a minimum of 15' in width for each lot accessed by the private easement, or a maximum of 50' for private easements providing access to three (3) or more lots.

Site Description

The property is zoned A-1 Agricultural District. The property is approximately 1.12 acres in size. The lot will be accessed by way of an existing 15' private joint easement (Serenity Trail).

Staff Recommendation

Staff recommends to approve the applicant's request.

Per Section 309.2 of the Hamilton County Subdivision Regulations the Planning Commission may grant variances where the Planning Commission determines the following:

- 1. Unusual physical or other conditions exist which would cause practical difficulty or necessary hardship if these regulations are adhered to.**

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- There are no unusual or physical conditions present that would make it difficult to comply with the minimum 5 acre requirement.
- 2. The variance will not be in conflict with the intent and purpose of the Hamilton County Zoning and Subdivision regulations.**
- Approving the variance would not be in conflict with the intent and purpose of the Hamilton County Zoning and Subdivision Regulations.
 - Proposed lot 4 contains an existing dwelling and approval of this variance would not permit development that does not now exist. The remainder of lot 3 and 2 would front a public road.
 - There are existing dwellings located beyond Lots 1 and 2 that abut or utilize this existing 15' joint private driveway easement.
- 3. The Hamilton County Engineer's Office does not object to this variance request.**

WELLSVILLE, VA. VEEBLOOM
 I certify that I, the owner in fee simple of the property shown, adopt this as my plan of subdivision.

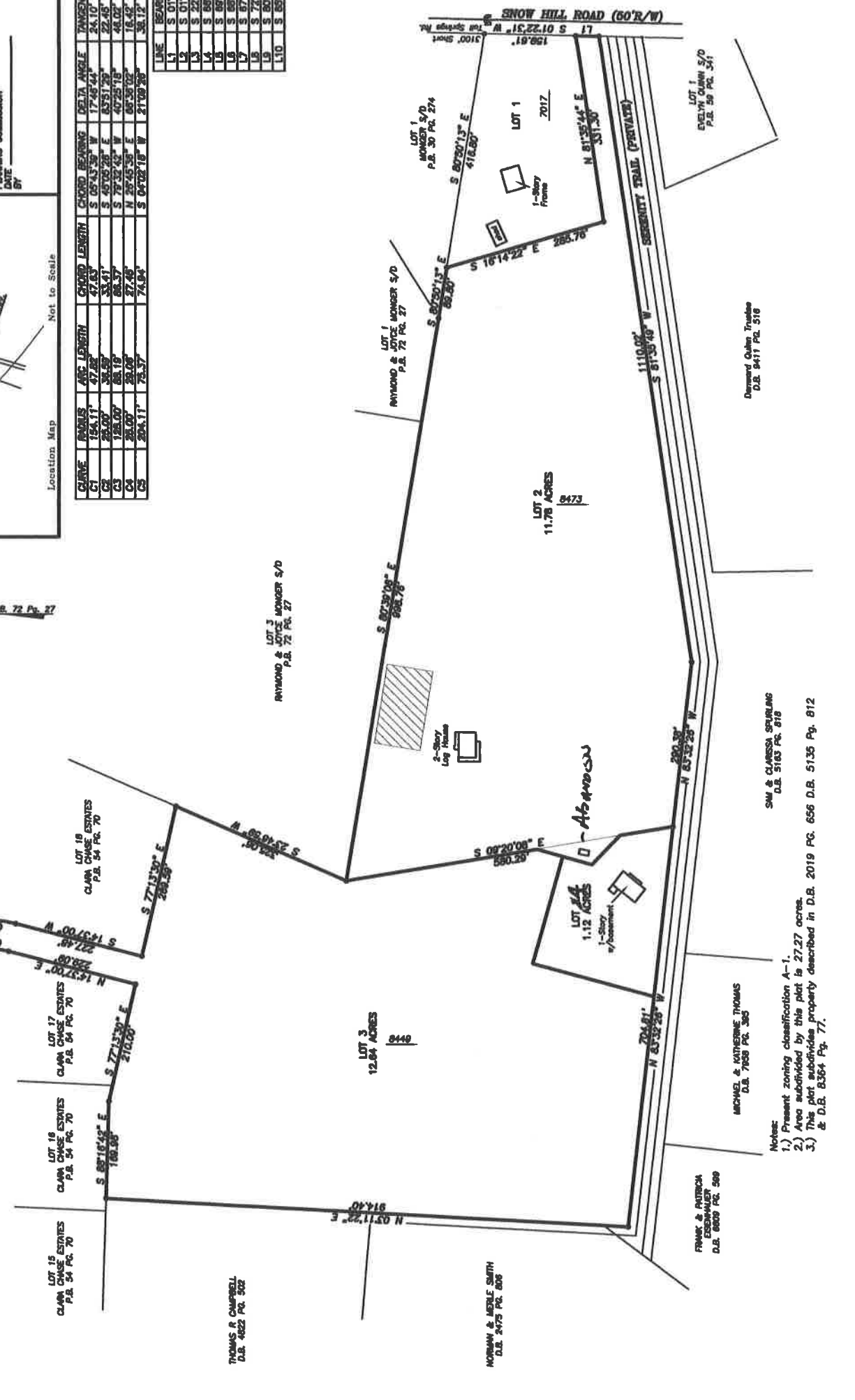
Edward Deaward Quinn
 8473 Serenity Trail
 Ooltewah, TN. 37363
 423-238-1400

APPROVED FOR RECORDING
 HAMILTON COUNTY GIS DEPT
 DATE _____ BY _____
 HAMILTON COUNTY DIVISION OF
 ZONING & PLANNING
 DATE _____ BY _____
 JURISDICTIONAL AUTHORITY
 DATE _____ BY _____
 CHATTAHOON CITY REGIONAL
 PLANNING COMMISSION
 DATE _____ BY _____

Location Map Not to Scale

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	154.11'	47.82'	47.83'	S 05°43'59" W	17°48'44"	24.10'
C2	29.00'	38.89'	33.41'	S 45°05'28" E	63°51'29"	22.45'
C3	128.00'	88.19'	88.37'	S 79°32'43" W	47°25'18"	48.02'
C4	28.00'	39.08'	37.48'	N 29°45'58" E	65°31'02"	18.49'
C5	204.11'	73.37'	74.84'	S 04°02'18" W	21°09'30"	38.12'

LINE	BEARING	LENGTH
L1	S 01°	
L2	S 01°	
L3	S 22°	
L4	S 08°	
L5	S 08°	
L6	S 07°	
L7	S 07°	
L8	S 72°	
L9	S 80°	
L10	S 85°	



- Notes:
- 1.) Present zoning classification A-1.
 - 2.) Area subdivided by this plat is 27.27 acres.
 - 3.) This plat subdivides property described in D.B. 2019 PG. 656 D.B. 5135 Pg. 812 & D.B. 8364 Pg. 7.

THOMAS & CAUSELL
 D.B. 4822 P.C. 502

NORMAN & MABLE SMITH
 D.B. 2475 P.C. 806

FRANK & PATRICK
 EISENHARTER
 D.B. 8009 P.C. 299

MICHAEL & KATHERINE THOMAS
 D.B. 7158 P.C. 385

SM & CLARESS STRUBING
 D.B. 5100 P.C. 818

Deaward Quinn Trustee
 D.B. 8411 P.C. 516