

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Subdivision Case Number:</b>	<b>2016-046</b>	<b>PC Meeting Date:</b> 09-12-16
<b>Subdivision Name:</b>	<b>Messlers Addition to White Oak Lots 3, 4, and 5 Variance Request-Minimum Suburban Infill Lot Frontage</b>	
<b>Applicant Request:</b>	Variance-Section 38-44 of the Chattanooga Zoning Regulations (7) Minimum Suburban Infill Lot Frontage	
<b>Property Location:</b>	1767, 1769, and 1771 White Oak Road	
<b>Property Owner:</b>	Jason Sides	
<b>Applicant:</b>	Chattanooga Surveying and Jason Sides	
<b>Total Acreage:</b>	0.99 Acres	
<b>Proposed Density:</b>	5.05 Dwelling Units Per Acre	
<b>Tax Map Number:</b>	126E-B-002.02, 002.03, 002.01, and 002	
<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 and reconfigure four (4) existing lots to gain one (1) additional. These lots are located at 1826, and 1842 Pie Breeze and 1767, 1769, and 1771 White Oak Road.

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 (7) Minimum Suburban Infill Lot Frontage the 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 appears to be 65' (1761 White Oak Road).

The applicant has proposed the following frontages:

Lot 3: 59.3'      Lot 4: 60'      Lot 5: 59.3'

#### Site Description

The property is zoned R-1 Residential and located outside the Urban Overlay Zone. The property currently is four (4) existing lots with approximately 0.99 acres in size with three of the lots fronting White Oak Road and two (2) lots fronting Pine Breeze Road.

Proposed Lots 1 and 2 have 10' flag stems/strips of land to White Oak Road. The purpose of these strips is for sewer availability and not for access. No driveways or access shall be permitted within these 10' strips.

## STAFF CASE REPORT TO PLANNING COMMISSION

---

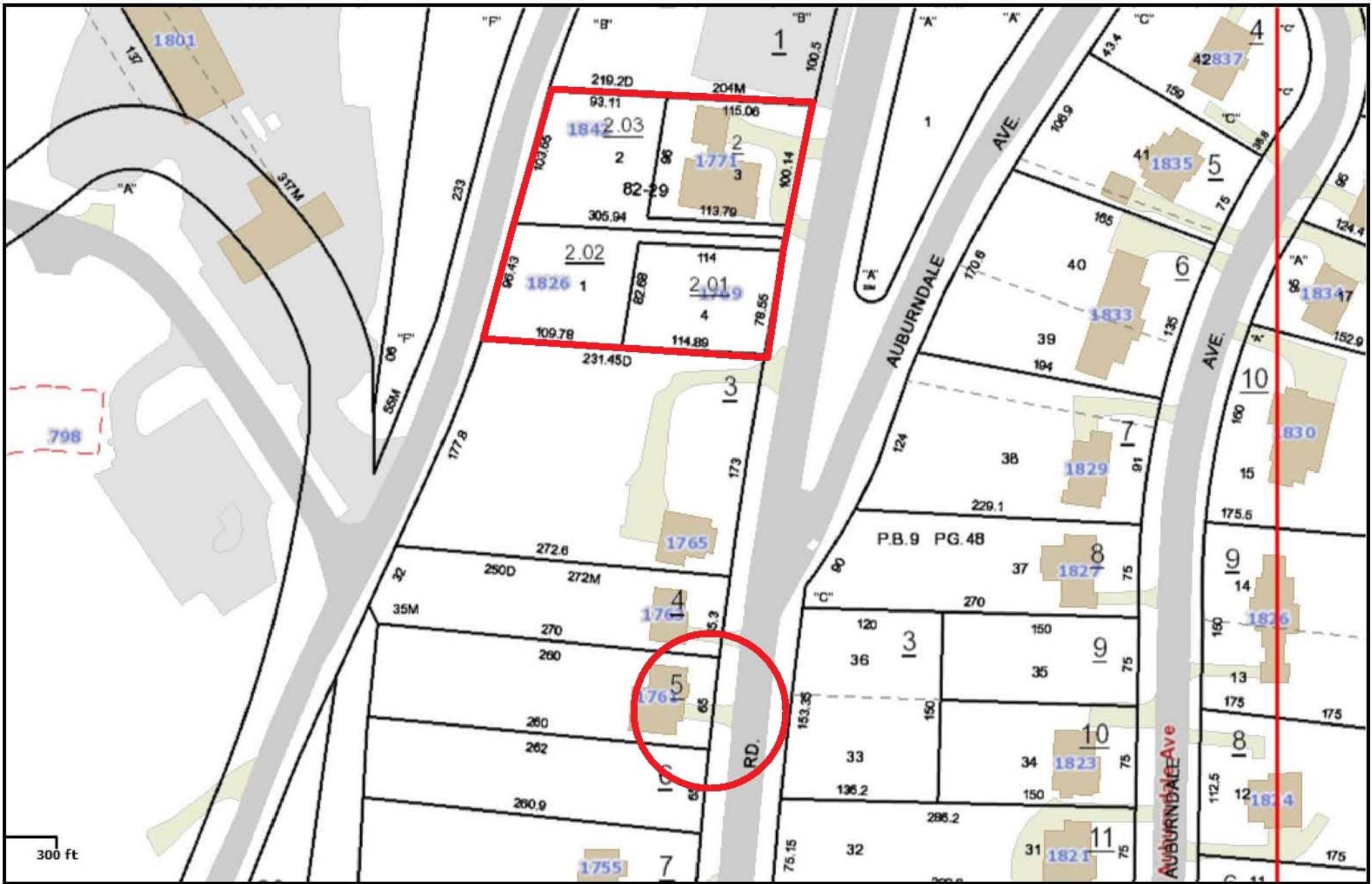
### **Staff Recommendation**

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 lot frontage requirements.
  
  - 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.
  
    - Approving the variance request does not create a situation that does not currently exist or create lots that are not in general compatibility with the adjacent lots found along White Oak Road.
  
  - 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.
    - Approving the variance request would not create a situation that does not now currently exist.
    - Approving the variance request would not create dissimilar or incompatible lots.
  
  - 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.**
-





# Suburban Infill Lot Frontage

*Smallest Lot 1761 White Oak*

Printed: Jul 25, 2016