

**BOARD OF ZONING APPEALS
REGULAR SESSION AGENDA
August 12, 2026 5:00 pm
Red Bank Court Room
3117 Dayton Boulevard**

I. CALL TO ORDER

II. ROLL CALL

1. Chad Bullard
2. Sonja Millard
3. Pete Phillips
4. Rufus Smith
5. Karen Ziv

III. CONSIDERATION OF THE MINUTES

1. May 27, 2026

VI. NEW BUSINESS

1. 3117 Carlton Avenue – request for frontage and lot size variances
 - a. Applicant presentation
 - b. Staff presentation
 - c. Public comment
 - d. Discussion/vote

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

IX. ADJOURNMENT

**BOARD OF ZONING APPEALS
REGULAR SESSION MINUTES
May 27, 2026 5:00 pm
Red Bank Court Room
3117 Dayton Boulevard**

I. CALL TO ORDER

II. ROLL CALL

1. Chad Bullard - present
2. Sonja Millard – present
3. Pete Phillips – absent
4. Rufus Smith - present
5. Karen Ziv - present

III. CONSIDERATION OF THE MINUTES

1. April 8, 2026 – Karen Ziv motioned to approve the minutes, Chad Bullard seconded, the motion carried unanimously.

IV. NEW BUSINESS

1. 520 Gadd Road – Request for variance to the access easement requirements
 - a. Applicant Jason Craven of Washington Investments and Larkin Homes presented revisions to the Strawberry Lane development project. The project involves development on steeply sloped property and incorporates standards associated with the City’s steep slope ordinance. The applicant explained that the requested variances were intended to reduce disturbance to the hillside, preserve existing tree canopy, accommodate engineering constraints, and allow construction of a mix of single-family and attached townhome units. The proposal included a request to increase the development density from 8 to 11 units within the subject area, while utilizing a public road and public utilities rather than private infrastructure.
 - b. Michael Pham, staff, presented the recommendation to approve because complying with subdivision regulations would incur greater impact on the steep slope areas of the site and unnecessarily increase the amount of impervious surface on the site. Alternative design of would simplify the infrastructure and result in more legible, safer ingress/egress for residents, emergency vehicles and utilities. Staff provided background on previous rezonings, amendments, and the removal of single-family-only conditions from the site. Staff noted that the project represents a unique housing type for Red Bank and supports the goals of the Comprehensive Plan by providing housing options near major corridors and existing businesses.
 - c. Board members discussed roadway design, setbacks, density, parking, public utility service, and the engineering measures to stabilize slopes and minimize environmental impacts.
 - d. Karen Ziv motioned to approve the variance request, Sonja Millard seconded, the motion passed unanimously.

V. ADJOURNMENT – the meeting was adjourned at 6:15

Chairperson

Property Address: 3117 Carlton Avenue

Request: Request for frontage and lot size variances

Applicant: ArrowPointe Surveying

Purpose

“Owner (Lillis) is attempting to procure a more reasonable insurance policy on his rental residences by satisfying a requirement (by the potential insurer) that each structure reside on an individual lot.”

Staff Review

The existing lot has three single family detached structures that were presumably grandfathered in when the last zoning code was adopted. The R-1 zone requires 60’ of road frontage, and minimum of 7500 SF for lot area. The most reasonable lot layout for the property would not conform to these minimums. Staff recommend approval of the variances for a road frontage of 50’ on Lot 2, 52’ on Lot 3, and lot area of 7218 SF on Lot 2.

The condition for the recommendation is as follows:

That by reason of exceptional shape of the property at the time of enactment of the zoning regulations, and by reason of exceptional situation and condition of such piece of property, the strict application of the Zoning Ordinance would result in peculiar and practical difficulties or undue hardships upon the owner to develop his property in accordance with the use provisions of the zoning regulations.

LEGEND

LEGEND	(ABBREVIATIONS)
IRON	REBAR, PIPE, POST, ETC.
OTP, CTP	OPEN TOP PIPE, CRIMPED TOP PIPE
CONC. MON.	CONCRETE MONUMENT
STK	STAKE (WOOD OR OTHERWISE)
N&C	NAIL AND CAP/WASHER
Fd.	FOUND
(M), (R)	(M)EASURED, (R)ECORD DIMENSION
ESMT	EASEMENT
A.E.	ANCHOR EASEMENT
D.E.	DRAINAGE EASEMENT
DEED Bk, Pg	DEED BOOK, PAGE
PLAT Bk, Pg	PLAT BOOK, PAGE
N/F	NOW OR FORMERLY
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
VCP	VITRIFIED CLAY PIPE
IE	INVERT ELEVATION
HW	HEADWALL
300+00	STATION ALONG ALIGNMENT
RT/LT	RIGHT, LEFT OF ALIGNMENT
N, E, EL	NORTHING, EASTING, ELEVATION
PC, PT	POINT OF CURVATURE, POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
R.P.	RADIUS POINT
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

LEGEND

LEGEND	(SYMBOLGY)
	GUY WIRE
	UTILITY POLE
	LIGHT POLE
	TELEPHONE/COMMUNICATION PEDESTAL
	ELECTRICAL TRANSFORMER
	FIRE HYDRANT
	FOUND BOUNDARY LINE MONUMENT (AS DESCRIBED)
	FOUND RIGHT-OF-WAY MARKER (AS DESCRIBED)
	MONUMENT SET/RESET
	NON-MONUMENTED POINT
	ELECTRIC METER
	WATER METER
	SEWER MANHOLE/LID, CLEANOUT
	LAMP
	GAS LINE
	WATER LINE
	OVERHEAD UTILITY
	SEWER LINE
	FENCE LINE
	SPRING OR DEPRESSION
	WATERCOURSE
	UNDERGROUND ELECTRIC
	ADJOINER'S LINE (MEAS.)
	ADJOINER'S LINE (NOT MEAS.)

GNSS BASE POSITION (IRON/CAP SET 06-03-2026)
N 282,335.15
E 2,177,755.29
EL. 755.7
CARLSON BRX7 DUAL FREQUENCY GNSS RECEIVER
POSITION ESTABLISHED BY STATIC OBS.,
PROCESSED BY OPUS SOLUTION.
(BASE) OVERALL RMS: 0.04" (H)
REF FRAME: NAD83 (2011), EPOCH 2010.0000
GEOID MODEL USED: GEOID18

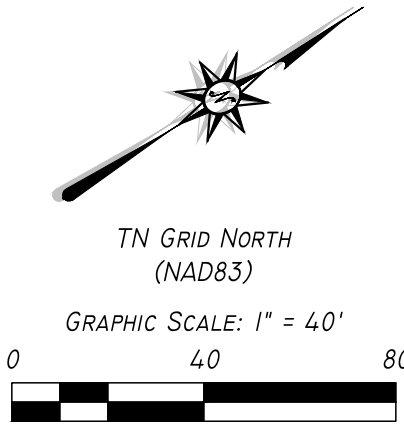
FILE NO. 26-036
LAST FIELDWORK DATE: XX JUNE 2026
MAP ISSUE DATE (FINAL): 19 JUNE 2026
(ORIGINAL ISSUE)

TRACT 2 NOTE:

THE SOUTHERN LINE OF TRACT 2, AS SHOWN HEREON, IS FIRST DESCRIBED AS "...IN A WESTWARDLY DIRECTION 32.5 FEET MORE OR LESS..." IN THE CHAIN OF TITLE DESCRIPTIONS OF THE SUBJECT PROPERTY, AS FOUND IN DEED BK. 4916, PG. 451, AND IS PREVIOUSLY DESCRIBED AS AN EXCEPTION TO TITLE CONVEYED, BUT IT IS DESCRIBED AS BEING "...ALONG THE LAMANCE LINE, 62 1/2 FEET TO A POINT..."

THE EASTERN LINE OF (N/F) KEYLON IS DESCRIBED AS "...STILL ALONG THE LAMANCE LINE, 62 1/2 FEET TO A POINT..."

ACCORDING TO OLDER TITLE INSTRUMENT DESCRIPTIONS, THE "LAMANCE LINE" WAS REPUTED TO BE 99 FEET IN LENGTH. MONUMENT(S) WERE FOUND ON EITHER END OF THIS 99' LINE, AS SHOWN HEREON. THE MONUMENT ON THE SW CORNER OF THE SUBJECT TRACT, HOWEVER, ADHERES TO THE CALL OF "32.5 FEET" AS FOUND IN REFERENCED TITLE INSTRUMENT DESCRIPTION. THIS SURVEY SEEKS TO NEITHER CREATE ISSUE NOR UPSET THE PEACE OF THE NEIGHBORHOOD AND, THEREFORE, HONORS THE FOUND MONUMENTATION AS THE EVIDENCE OF PROPERTY BOUNDARY LINE LOCATION. THERE APPEARS TO BE NO NEED TO INSPECT THE TITLE FURTHER SINCE IRONS EXIST ON THE GROUND. THIS IS ASSUMED TO BE THE INTENT OF THE ORIGINAL DIVISION OF THE EASTERN PORTION OF (UNRECORDED) LOT 31.



ARROWPOINTE
SURVEYING
P.O. BOX 4727 • CLEVELAND, TN 37320
423-618-7919

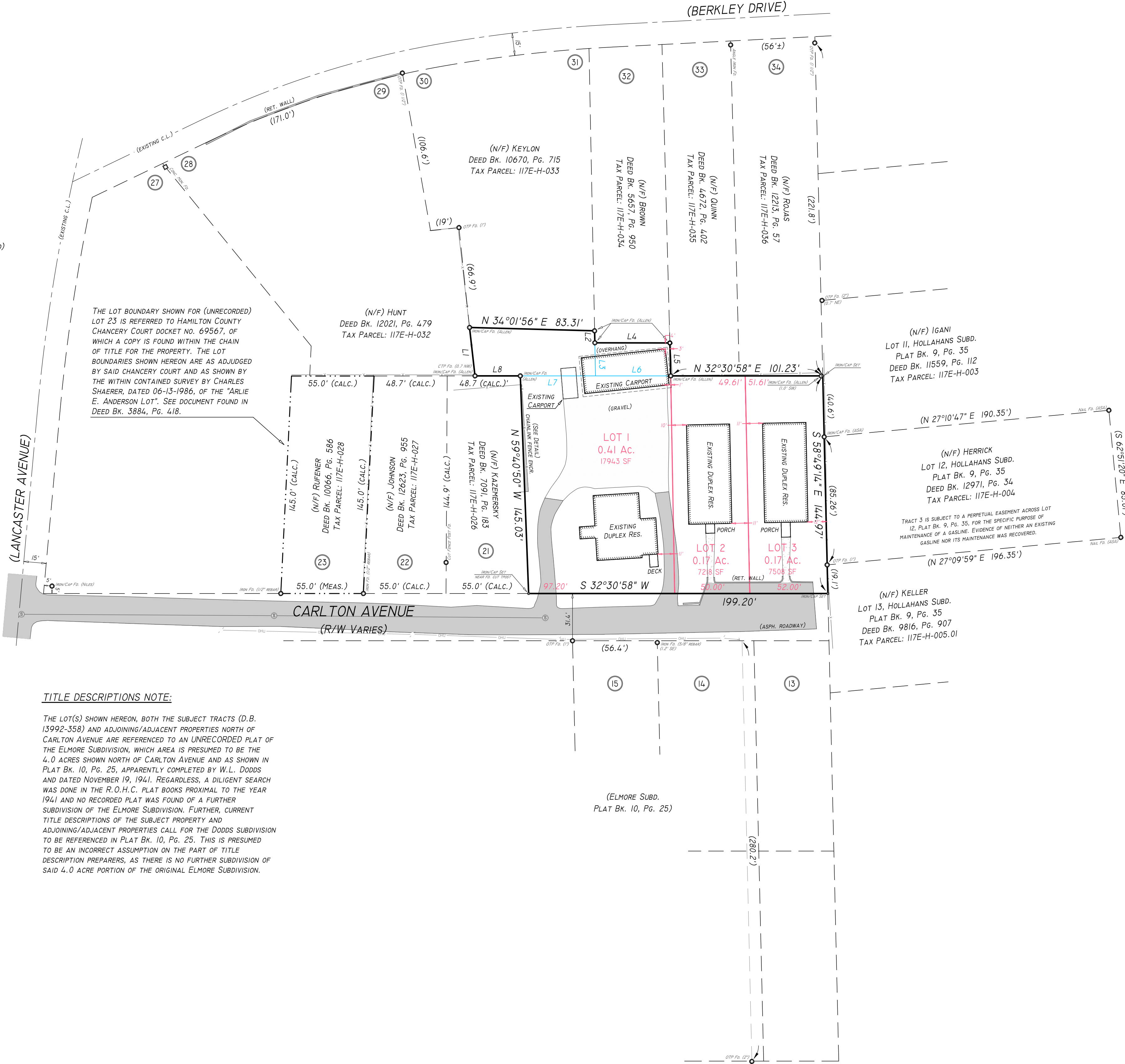
SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR UNDER MY SUPERVISION AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000 AS SHOWN HEREON.

TN RLS #2279

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 63°54'58" W	32.44'
L2	S 59°17'39" E	8.01'
L3	S 58°22'45" E	22.02'
L4	N 32°36'21" E	49.93'
L5	N 32°36'21" E	49.84'
L5	S 58°59'42" E	21.95'
L6	S 58°59'42" E	21.95'
L6	S 32°30'58" W	50.08'
L7	S 32°30'58" W	50.08'
L7	S 32°30'58" W	50.08'
L8	S 32°30'58" W	50.08'
L8	S 32°30'58" W	30.16'
L9	S 32°30'58" W	30.16'

(21) * DENOTES THE LOT NUMBER DESIGNATION OF THE UNRECORDED SUBDIVISION OF THE ELMORE SUBDIVISION, APPARENTLY COMPLETED BY W.L. DODDS AND DATED NOVEMBER 19, 1941



THE LOT BOUNDARY SHOWN FOR (UNRECORDED) LOT 23 IS REFERRED TO HAMILTON COUNTY CHANCERY COURT DOCKET NO. 69567, OF WHICH A COPY IS FOUND WITHIN THE CHAIN OF TITLE FOR THE PROPERTY. THE LOT BOUNDARIES SHOWN HEREON ARE AS ADJUDGED BY SAID CHANCERY COURT AND AS SHOWN BY THE WITHIN CONTAINED SURVEY BY CHARLES SHAERER, DATED 06-13-1986, OF THE "ARLIE E. ANDERSON LOT". SEE DOCUMENT FOUND IN DEED BK. 3884, PG. 418.

TITLE DESCRIPTIONS NOTE:

THE LOT(S) SHOWN HEREON, BOTH THE SUBJECT TRACTS (D.B. 13992-358) AND ADJOINING/ADJACENT PROPERTIES NORTH OF CARLTON AVENUE ARE REFERENCED TO AN UNRECORDED PLAT OF THE ELMORE SUBDIVISION, WHICH AREA IS PRESUMED TO BE THE 4.0 ACRES SHOWN NORTH OF CARLTON AVENUE AND AS SHOWN IN PLAT BK. 10, PG. 25, APPARENTLY COMPLETED BY W.L. DODDS AND DATED NOVEMBER 19, 1941. REGARDLESS, A DILIGENT SEARCH WAS DONE IN THE R.O.H.C. PLAT BOOKS PROXIMAL TO THE YEAR 1941 AND NO RECORDED PLAT WAS FOUND OF A FURTHER SUBDIVISION OF THE ELMORE SUBDIVISION. FURTHER, CURRENT TITLE DESCRIPTIONS OF THE SUBJECT PROPERTY AND ADJOINING/ADJACENT PROPERTIES CALL FOR THE DODDS SUBDIVISION TO BE REFERENCED IN PLAT BK. 10, PG. 25. THIS IS PRESUMED TO BE AN INCORRECT ASSUMPTION ON THE PART OF TITLE DESCRIPTION PREPARERS, AS THERE IS NO FURTHER SUBDIVISION OF SAID 4.0 ACRE PORTION OF THE ORIGINAL ELMORE SUBDIVISION.

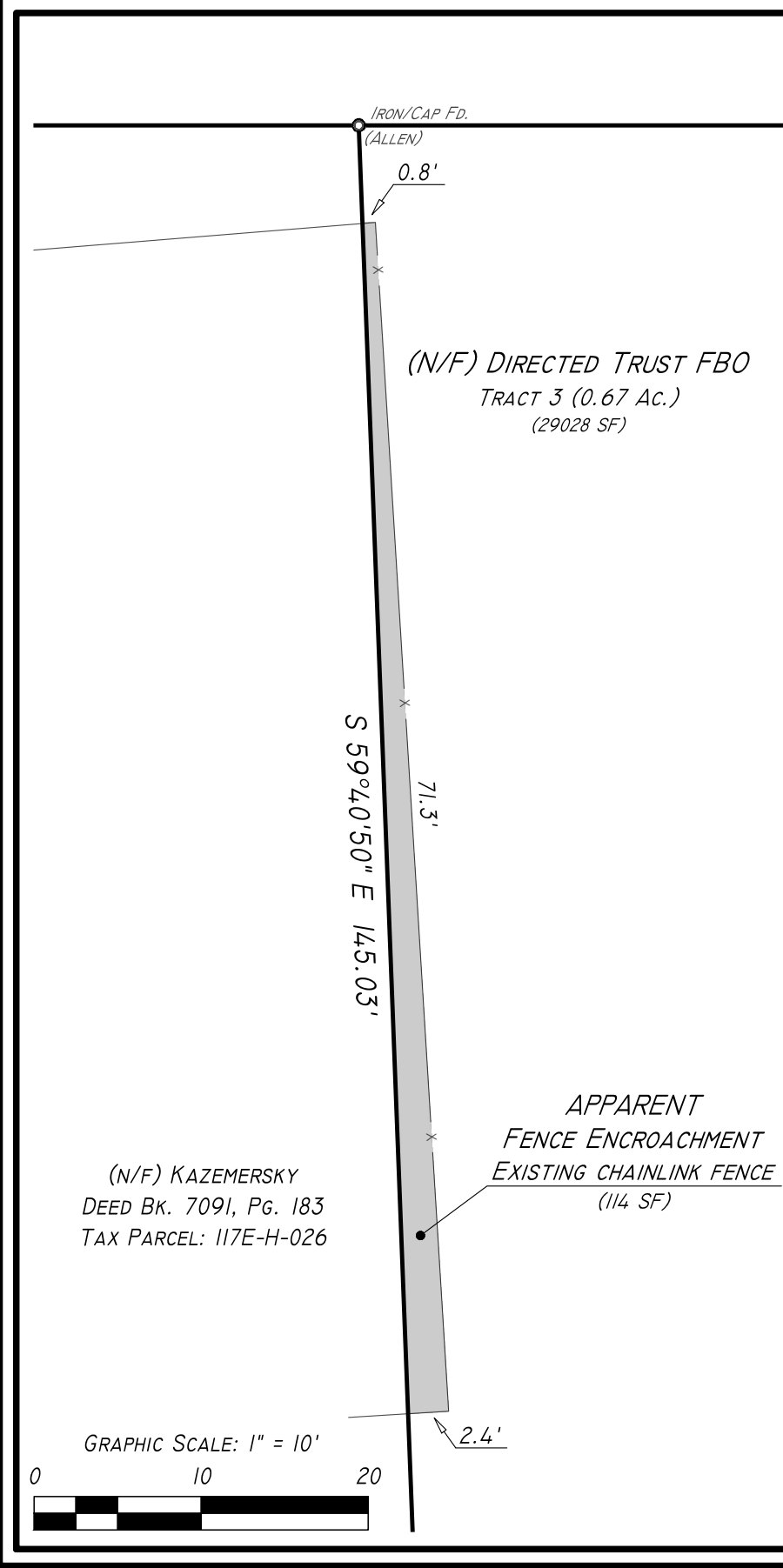
PRELIMINARY PROPOSED LOT DIVISION

ITEMS IN RED ARE PROPOSED LOT DIVISIONS.

ITEMS IN BLUE ARE PROPOSED DEED TRACT LINE ABANDONMENTS.

SURVEY NOTES

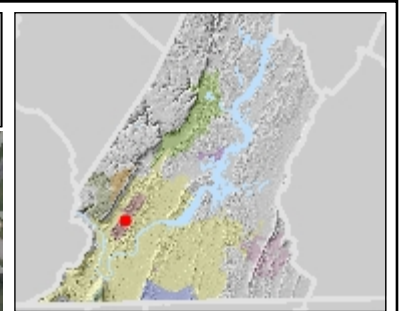
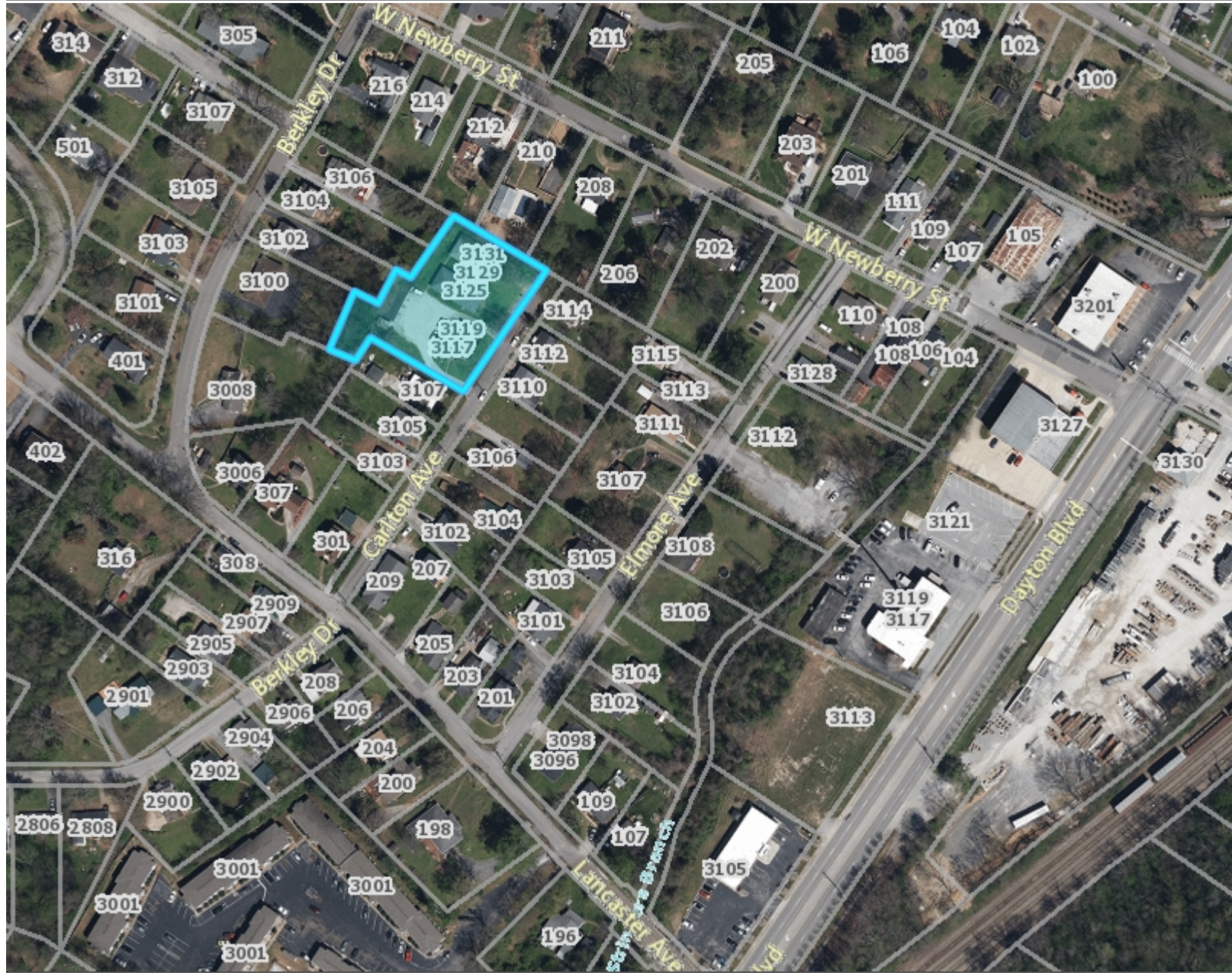
1. NORTH ORIENTATION IS REFERENCED TO TN GRID, TENNESSEE STATE COORDINATE SYSTEM (NAD83), AND WAS ESTABLISHED BY (CARLSON) DUAL FREQUENCY BASE AND ROVER RTK-GNSS MEASUREMENTS. BASE POSITION(S) ESTABLISHED BY STATIC OCCUPATION AND PROCESSED BY OPUS. BASE POSITION/COORDINATES NOTED HEREON. COMBINED FACTOR: 1.00000015 OBSERVATION DATE(S): 06-03-2026, 06-10-2026 FOR FIXED RTK POSITIONS MEASURED ON THIS SURVEY, THE COMPUTED AVERAGE POSITIONAL DIFFERENCES ARE 0.04" (H) OR LESS.
2. THIS SURVEY REPRESENTS A RETRACEMENT SURVEY OF THE PROPERTY DESCRIBED IN (DEED BK.-PG.) 13992-358 AND ADJACENT/ADJOINING PROPERTY SUPPORTING DOCUMENTS, REGISTER'S OFFICE, HAMILTON COUNTY, TENNESSEE, AND WAS PERFORMED WITHOUT THE BENEFIT OF A THOROUGH TITLE DESCRIPTION SEARCH.
3. THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A FORMALLY PREPARED CHAIN OF TITLE EXAMINATION REPORT AND IS, THEREFORE, SUBJECT TO THE FINDINGS OF AN ATTORNEY-AT-LAW WITH REGARD TO MATTERS OF TITLE.
4. TAX PARCEL ID: MAP 117E, GROUP H, PARCEL 025 SOURCE OF ADJOINING/ADJACENT PARCEL INFORMATION: HAMILTON COUNTY GEOTECH MAP
5. CURRENT ZONING: R-1 (ACCORDING TO HAMILTON COUNTY GEOTECH MAP) SEE OFFICIAL ZONING MAP FOR HAMILTON COUNTY, TN, FOR MORE DETAILED INFORMATION AND ORDINANCES.
6. THIS DRAWING IS SUBJECT TO BOTH PRESCRIPTIVE EASEMENTS AND THE RIGHTS OF OTHERS THAT MAY EXIST, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
7. OWNERS OF UTILITIES UPON PRIVATE LANDS MAY POSSESS EASEMENTS, RIGHTS, LICENSES OR PRIVILEGES, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
8. ORIGINAL (OR REPLACED) CORNERS, HONORED IN THEIR UNDISTURBED AND FOUND POSITION. IF NO FOUND CORNER IS INDICATED, A REPLACEMENT WAS SET. IRON PIN OR PIPE SET, WITH IDENTIFYING PLASTIC CAP.
9. THE LOCATION OF EXISTING UNDERGROUND UTILITIES, WHETHER PUBLIC OR PRIVATE, ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE BASED UPON FIELD LOCATION OF SURFACE MARKS AND VISIBLE UTILITY APPURTENANCES IN CONJUNCTION WITH INFORMATION PROVIDED BY AGENTS OF UTILITY OWNERS. CONTACT ALL UTILITY OWNERS TO VERIFY THE EXISTENCE AND EXACT LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
10. IF MORE AND BETTER EVIDENCE OF LINES OF POSSESSION OR RECORD MONUMENTATION IS DISCOVERED, THIS SURVEY OPINION IS SUBJECT (UPON PRESENTATION) TO MEASUREMENT AND ANALYSIS OF SUCH, AND IS SUBJECT TO REVISION BY THIS SURVEYOR.



PROPERTY BOUNDARY SURVEY

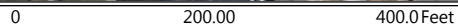
FOR: RYAN LILLIS
CURRENT OWNER: (N/F) DIRECTED TRUST FBO
OF THE PROPERTY DESCRIBED IN DEED BK. 13992, PG. 358,
LOCATED AT: 3117-3131 CARLTON AVENUE,
TAX ID: MAP 117E, GROUP H, PARCEL 025
CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

GISMO 5



Legend

- Address Labels
- ☐ Parcels
- ☒ McDonald_Farm



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. This map was automatically generated using HCGIS Mapping System. 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.