



**A RESOLUTION DENYING SUBDIVISION APPLICATION NUMBERS 2015-26 AND 2015-027
A VARIANCE FROM SECTION 402.1 OF THE HAMILTON COUNTY SUBDIVISION REGULATIONS TO
PERMIT TWO LOTS LESS THAN FIVE (5) ACRES ON A PRIVATE ROAD/EASEMENT AND A FINAL
PLAT-SEEBECK ON BRITTANY FARM LANE, LOTS 1 AND 2**

WHEREAS, Jim Richmond Surveying submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for a Variance from Section 402.1 of the Hamilton County Subdivision Regulations and a Final Plat for Seebeck on Brittany Farm Lane Subdivision, Lots 1 and 2; and,

WHEREAS, the Variance Request and Final Plat proposes to subdivide Hamilton County Tax Map 123-025; and,

WHEREAS, on July 13th, 2015 the Chattanooga-Hamilton County Regional Planning Commission, pursuant to the provisions of the Hamilton County Subdivision Regulations conducted a public hearing on said Variance and Final Plat,

WHEREAS, all materials submitted and related to the Variance and Final Plat have been reviewed by utilities, Hamilton County Departmental staff, and other departments and agencies involved in the subdivision review are found to not be in compliance with the Hamilton County Subdivision Regulations; and,

WHEREAS, the Planning Commission heard and considered all statements related to the proposed Variance and Final Plat;

WHEREAS, there was opposition to the application for the Variance and Final Plat.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on July 13th, 2015 does hereby deny the Variance and Final Plat of Seebeck on Brittany Farm Lane, Lots 1 and 2.

Denied this 14th Day of July 2015.

Respectfully Submitted

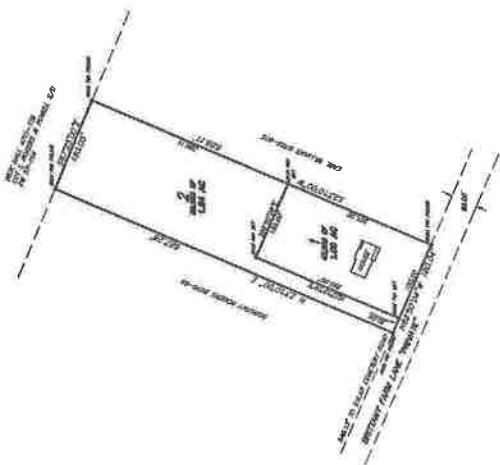
A handwritten signature in black ink that reads "Bryan Shurts".

Bryan Shurts, Principal Planner

FINAL PLAT
SEEBECK BRITTANY FARM LANE PROPERTY

SECOND CIVIL DISTRICT, HAMILTON COUNTY, TN.

DATE: 5-18-2015 SCALE: 1"=100'



NOTES:

1. PROPERTY ZONED: 2.84 AC
2. TOTAL AREA DIVIDED: 2.84 AC
3. THE SUBDIVISION HAS BEEN MADE IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAMILTON COUNTY, TENNESSEE.
4. THESE PLAT SUBDIVIDES PROPERTY DESCRIBED BY PARAGRAPH 1 OF THE DEED TO THE PROPERTY IN DE. 888-327, ROWE'S 1ST & 2ND SUBDIVISION.
5. 1 = LOT NUMBER
6. TAX ID: MAP 123-02A.0
7. HAMILTON COUNTY DOES NOT CERTIFY UTILITIES OR UTILITY CONNECTIONS.
8. HATCHED AREA IS A SUBSURFACE SEWAGE DISPOSAL SYSTEM FILLING OPERATION AREA CASSEMENT WITH (10) FEET OF THIS AREA, TWENTY-FIVE (25) FEET FOR A BASEMENT CUT, WITHOUT PRIOR WRITTEN APPROVAL OF THE SURVEYOR, NO CONSTRUCTION SHALL BE PERMITTED AND RECORDING OF A CORRECTIVE PLAT MAY RENDER THIS LOT UNBUILDABLE.
9. LOT BEING OFFERED FOR A MAXIMUM NUMBER OF APPROVED PURSUANT TO THIS PLAT REVIEW AND APPROVAL OF THIS PLAT DOES NOT CONSTITUTE APPROVAL OF LOT 1 OR THE EXISTING SSD SYSTEM. THE SURVEYOR HAS NOT MADE ANY INSPECTION OF THE HAMILTON COUNTY GROUND WATER PROTECTION SYSTEM.
10. ALL NOTES REGARDING THE SUBSURFACE SEWAGE DISPOSAL SYSTEM SHALL BE IN FULL COMPLIANCE WITH THE HAMILTON COUNTY GROUND WATER PROTECTION SEWER SYSTEM.
11. HAMILTON COUNTY GROUND WATER PROTECTION MAY REQUIRE THAT THE SSD EASEMENT BE FIELD LOCATED BY A SURVEYOR PRIOR TO SSD PERMIT ISSUANCE IF WE ARE UNABLE TO VERIFY COMPLIANCE WITH THE REGULATIONS DURING OUR SITE VISIT.

OWNERS CERTIFICATE

I, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS AS MY PLAN OF SUBDIVISION, AND CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THIS PROPERTY.

JARCEY G. SEEBECK
 8948 BRITTANY FARM LANE
 COLLEMAN, TN. 37323
 PHONE: 364-4713

JANET SEEBECK
 DATE



SURVEYORS CERTIFICATE
 I, THE SURVEYOR, HAVE BEEN DULY LICENSED BY THE BOARD OF SURVEYING AND MAPPING, HAMILTON COUNTY, TENNESSEE, AND I HEREBY CERTIFY THAT I AM THE SURVEYOR OF THIS PLAT.
 RICHMOND SURVEYING CO.
 363 FIRST STREET, SW
 CLEVELAND, TN. 37311
 PHONE: (423) 479-7749