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**RESOLUTION 2015-063**

**A RESOLUTION APPROVING SUBDIVISION APPLICATION NUMBER 2015-63,  
A REQUEST FOR A VARIANCE TO THE MINIMUM SUBURBAN INFILL LOT FRONTAGE  
REQUIREMENTS WITHIN THE R-1 RESIDENTIAL ZONE FOR NORTONS DIVISION LOTS 2A AND 2B**

**WHEREAS**, Niles Surveying submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for a variance request for Nortons Division Lots 2A and 2B to the minimum requirements of the Suburban Infill Lot Frontage within the R-1 Residential Zone to permit lots to have 74.14' instead of the required 77.50' feet; and,

**WHEREAS**, the proposed subdivision intends to subdivide Hamilton County Tax Map 159N-A-011.04; and,

**WHEREAS**, on November 09<sup>th</sup>, 2015 the Chattanooga-Hamilton County Regional Planning Commission, pursuant to the provisions of the City of Chattanooga Subdivision Regulations conducted a public hearing on said variance request; and,

**WHEREAS**, all materials submitted and related to the variance have been reviewed by utilities, City of Chattanooga Departmental staff, and other departments and agencies involved in the subdivision review; and,

**WHEREAS**, the Planning Commission heard and considered all statements related to the proposed variance request; and,

**WHEREAS**, there was opposition present for the application for the variance request.

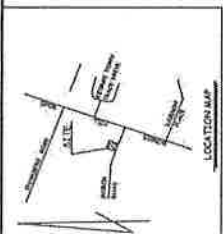
**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission, on November 09<sup>th</sup>, 2015 does hereby approve the variance request for Nortons Division Lots 2A and 2B.

A copy of the proposed plat for the variance request for Nortons Division, Lots 2A and 2B is hereby attached as part of this Resolution.

Approved this 10<sup>th</sup> Day of November 2015

Respectfully Submitted

  
\_\_\_\_\_  
John Bridger, Secretary

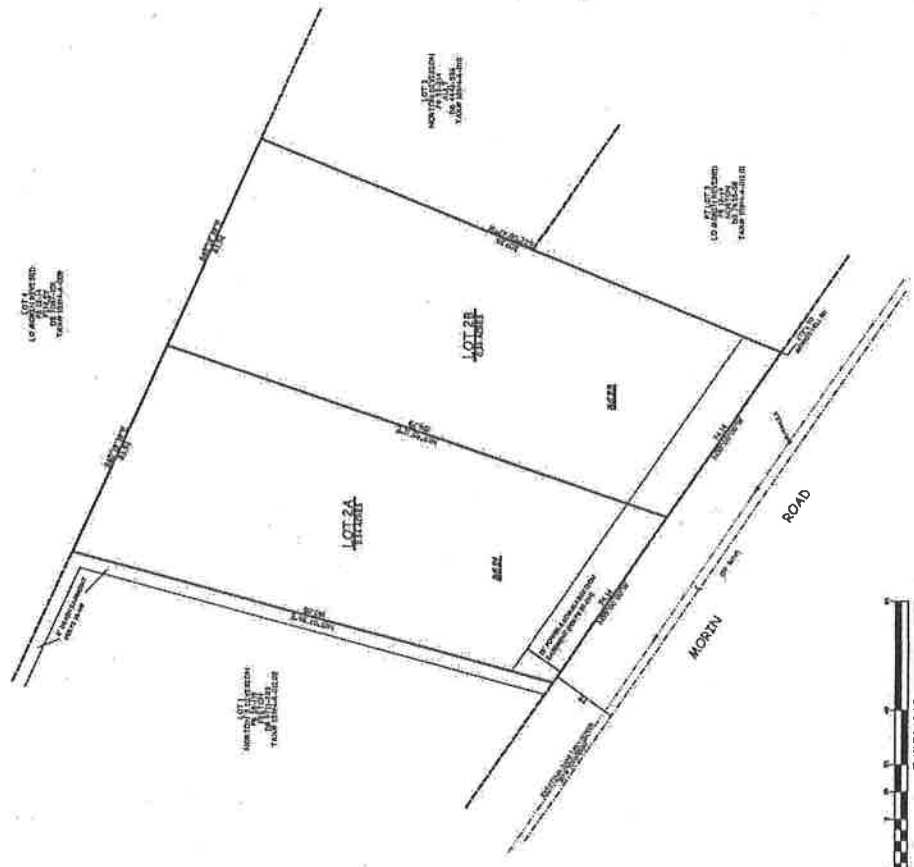


**OWNER'S CERTIFICATION.**  
 I HAVE HEREBY AS OWNER OF SUBDIVISION AND CERTIFY THAT I AM THE OWNER/OWNERS OF THE PROPERTY IN FEES SIMPLE.

STIVE FLORETT  
 115 E. BERRY  
 CHATTANOOGA, TENNESSEE 37421  
 PHONE: (423) 594-4124

**SUBDIVISION CERTIFICATION.**  
 THIS MAP IS A PART OF MAP SUBMITTED IN CATEGORY "SUBDIVISION" TO THE PLANNING AND ZONING DEPARTMENT OF THE CITY OF CHATTANOOGA, TENNESSEE. THE MAP IS UNREGISTERED AND NOT A PUBLIC RECORD. THE MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE CITY OF CHATTANOOGA. THE MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE CITY OF CHATTANOOGA. THE MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE CITY OF CHATTANOOGA.

C. BARTON GIBBARTS, P.L.L.C.  
 DATE: \_\_\_\_\_



VP 48 FLORETT 11/15/15  
 115 E. BERRY, CHATTANOOGA, TN 37421  
 PHONE: (423) 594-4124  
 P. 2

APPROVED FOR RECORDING  
 HAMILTON COUNTY GIS DEPT  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_  
 PLANNING COMMISSION  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_

**GENERAL NOTES:**

1. ALL LOTS ARE TO BE CONVEYED TO THE CITY OF CHATTANOOGA, TENNESSEE.
2. THE CITY OF CHATTANOOGA, TENNESSEE, SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE UTILITY EASEMENTS AND SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE UTILITY EASEMENTS.
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**RECEIVED**

OCT 20 2015

Chattanooga-Spaulding County  
 Planning Commission

**FINAL PLAT**  
**NORTON DIVISION**

LOTS 2A AND 2B  
 (BEING A REVISION OF LOT 2, NORTON DIVISION,  
 PLAT BOOK 83, PAGE 214)  
 CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

**NILES SURVEYING CO., INC.**  
**LAND SURVEYING - MAPPING - FLOOD CONSULTING**

505 GARDEN HILL  
 CHATTANOOGA, TENNESSEE 37417  
 PHONE: (423) 546-8401 FAX: (423) 546-7474  
 EMAIL: NILES@NILESURVEYING.COM

DATE: SEPTEMBER 23, 2015