



RESOLUTION 2015-044

**A RESOLUTION APPROVING SUBDIVISION APPLICATION NUMBER 2015-44,
A REQUEST FOR A VARIANCE TO PERMIT A LOT LESS THAN FIVE (5) ACRES WITH ACCESS ON A
PRIVATE EASEMENT/ROAD AND THE MINIMUM WIDTH OF THE PRIVATE EASEMENT/ROAD FOR
SMITHERMAN-STEAKLEY SUBDIVISION LOTS 1 AND 2**

WHEREAS, Niles Surveying submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for a variance request for Smitherman-Steakley Subdivision Lots 1 and 2 to permit a lot less than 5 acres in size to be accessed by a private road/easement, and the minimum width of the private road/easement; and,

WHEREAS, the proposed subdivision intends to subdivide Hamilton County Tax Map 021-056.02 and 057; and,

WHEREAS, on October 12th, 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 request; and,

WHEREAS, all materials submitted and related to the variance have been reviewed by utilities, Hamilton County 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 no opposition present for the application for the variance request.

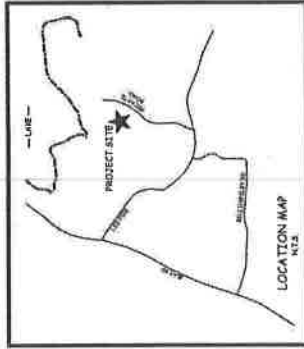
NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on October 12th, 2015 does hereby approve the variance request for Smitherman-Steakley Subdivision, Lots 1 and 2.

A copy of the approved plat for the variance for Smitherman-Steakley Subdivision Lots 1 and 2 is hereby attached as part of this Resolution.

Approved this 13th Day of October 2015

Respectfully Submitted


John Bridger, Secretary



- APPROVED BY THE HAMILTON COUNTY PLANNING COMMISSION
- 1. DATE OF ADOPTION
 - 2. DATE OF EXPIRATION
 - 3. DATE OF REVISION
 - 4. DATE OF CANCELLATION
 - 5. DATE OF AMENDMENT
 - 6. DATE OF DELETION
 - 7. DATE OF REVOCATION
 - 8. DATE OF RESCINDMENT
 - 9. DATE OF WITHDRAWAL
 - 10. DATE OF REPEAL

GENERAL NOTES:

1. THIS SUBDIVISION IS A PLANNED DEVELOPMENT AS DEFINED IN THE HAMILTON COUNTY ZONING ORDINANCE.
2. THIS SUBDIVISION IS SUBJECT TO THE HAMILTON COUNTY ZONING ORDINANCE AND ALL APPLICABLE ORDINANCES.
3. LOCAL GOVERNMENT DOES NOT GUARANTEE THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE OR COMPLETE.
4. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.
5. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION.
6. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.
7. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY FINANCIAL DECISION.
8. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY OTHER DECISION.
9. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY OTHER ACTION.
10. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSE.

PRELIMINARY FOR REVIEW NOT TO BE RECORDED

FINAL PLAT

SMITHERMAN - STEAKLEY TRACE

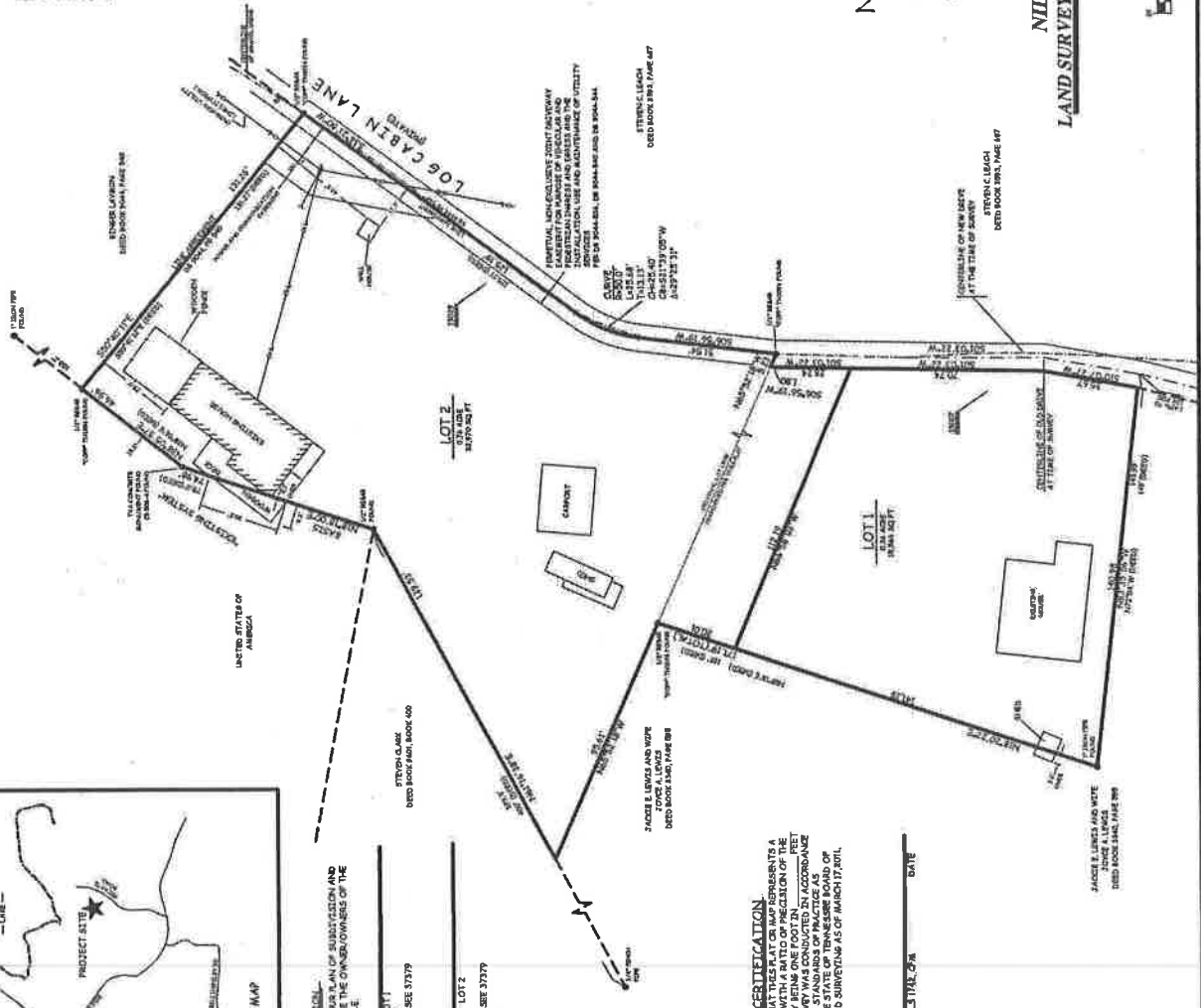
LOTS 1 & 2

HAMILTON COUNTY, TENNESSEE

NILES SURVEYING CO., INC.

LAND SURVEYING - MAPPING - FLOOD CONSULTING

1001 S. MAIN ST. SUITE 100
 CHATTANOOGA, TENNESSEE 37403
 PHONE: (423) 424-0044 FAX: (423) 424-0045
 EMAIL: NILES@NILESURV.COM



OWNER'S CERTIFICATION:

I HAVE ADOPTED THIS AS OUR PLAN OF SUBDIVISION AND CERTIFY THAT I AM THE OWNER OF SAID PROPERTY AND THE PROPERTY IS THE SAME.

SMITHERMAN - STEAKLEY TRACE
 1001 LOG CABIN ROAD
 CHATTANOOGA, TENNESSEE 37403
 PHONE: (423) 424-0044

KATHY SMITHERMAN - LOT 2
 1001 LOG CABIN ROAD
 CHATTANOOGA, TENNESSEE 37403
 PHONE: (423) 424-0044

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OR MAP REPRESENTS A TRUE AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREIN AND THAT SAID SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TENSASSEE SURVEYING ACT AS ENACTED BY THE TENSASSEE BOARD OF EXAMINERS FOR LAND SURVEYING AS OF MARCH 17, 2011.

DATE _____

RECEIVED

SEP 28 2015

Chattanooga Hamilton County
 Regional Planning Agency
 David W. Hight, Director