



RESOLUTION NO. 2016-006

**A RESOLUTION APPROVING SUBDIVISION APPLICATION NUMBER 2016-006,
A REQUEST FOR URBAN INFILL LOT COMPATIBILITY OPTION
(SECTION 38-477 OF THE CHATTANOOGA ZONING REGULATIONS)
FOR THE RESUBDIVISION OF LOTS 6 AND 7 OF THE
RIVERVIEW TERRACE SUBDIVISION AND A REAR SETBACK REDUCTION**

WHEREAS, Northpointe Surveying and Mr. Ben Hagaman submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for a the Urban Infill Lot Compatibility Option, as permitted by Section 38-477 of the Chattanooga Zoning Regulations for the proposed resubdivision of Lots 6 and 7 of the Riverview Terrace Subdivision; and,

WHEREAS, the proposed development proposes to resubdivide Hamilton County Tax Map 136A-S-021; and,

WHEREAS, on February 8th, 2016 the Chattanooga-Hamilton County Regional Planning Commission, pursuant to the provisions of the City of Chattanooga Subdivision Regulations conducted a public hearing on said Urban Infill Lot Compatibility Option and rear yard setback reduction; and,

WHEREAS, all materials submitted and related to the Urban Infill Lot Compatibility Option request have been reviewed by utilities, City of Chattanooga Departmental staff, and other departments and agencies involved in the subdivision review and the plat is found to be in compliance with the minimum requirements of Section 38-477 of the Chattanooga Zoning Regulations, Urban Infill Lot Compatibility Option; and,

WHEREAS, the Planning Commission heard and considered all statements related to the proposed Urban Infill Lot Compatibility Option and rear yard setback reduction; and,

WHEREAS, there was no opposition present for the application for the Urban Infill Lot Compatibility Option and rear yard setback reduction.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on January 11th, 2016 does hereby approve the Urban Infill Lot Compatibility Option for the resubdivision of Lots 6 and 7 of the Riverview Terrace Subdivision and rear yard setback reduction from 25' to 20' for proposed Lot 2.

A copy of the proposed re-subdivision plan is hereby attached as part of this Resolution.

Approved this 9th Day of February 2016

Respectfully Submitted



Bryan Shults, Principal Planner

