



RESOLUTION NO. 2016-018 and 2016-019

**A RESOLUTION DENYING SUBDIVISION APPLICATION NUMBERS 2016-018, AND 2016-019
A REQUEST FOR A VARIANCE TO SECTION 38-44(5) OF THE CITY OF CHATTANOOGA ZONING
REGULATIONS AND A FINAL PLAT FOR
CITY LIGHTS STARRY NIGHTS SUBDIVISION LOTS 1 AND 1B**

WHEREAS, Mr. Matt McDonald submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for a variance to Section 38-44(5) of the Chattanooga Zoning Regulations and a Final Plat for City Lights Starry Nights Subdivision Lots 1 and 2 to have a smaller lot size than the minimum required within the R-1 Residential Zone:

WHEREAS, the Final Plat proposes to subdivide Hamilton County Tax Map 126N-G-015.01; and,

WHEREAS, on March 14th, 2016 the Chattanooga-Hamilton County Regional Planning Commission, pursuant to the provisions of the Chattanooga Subdivision Regulations conducted a public hearing on said variance request and Final Plat; and,

WHEREAS, all materials submitted and related to the variance request 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 requested variance and Final Plat; and,

WHEREAS, there opposition present for the application for the variance and Final Plat.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on March 14th, 2016 does hereby deny the variance to Section 38-44(5) of the Chattanooga Zoning Regulations and the Final Plat for City Lights Starry Nights Subdivision Lots 1 and 2.

A copy of the Final Plat for the variance request is hereby attached as part of this Resolution.

Denied this 15th Day of March 2016

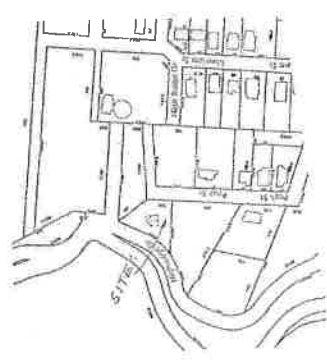
Respectfully Submitted

A handwritten signature in black ink that reads 'Bryan Shults'.

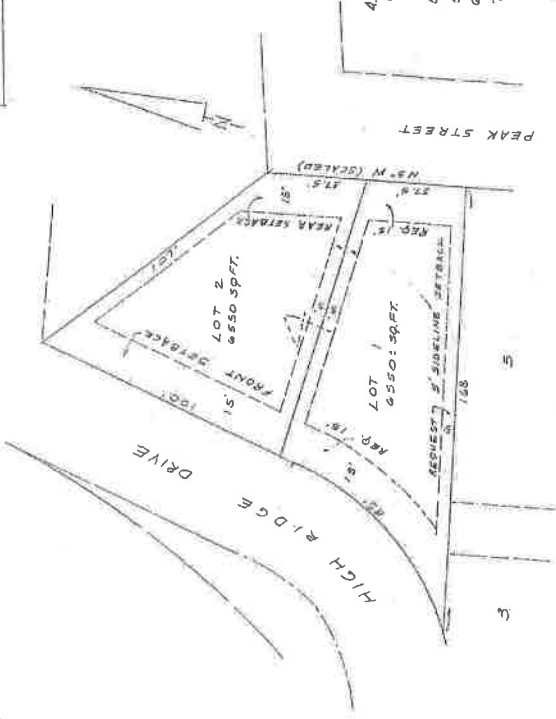
Bryan Shults, Principal Planner

RECEIVED
 JAN 26 2016
 Chattanooga Board of Planning
 1000 Market Street
 Chattanooga, TN 37402

OWNER:
 MITCHEL T. EVERHART
 P.O. BOX 4454
 CHATTA, TN. 37405-0454
 PH. # 902-1746



LOCATION MAP:
 NOT TO SCALE:



GENERAL NOTES:

1. ZONED R-1
2. AREA SUBDIVIDED = 13,100± SQ. FT.
3. BEARING REF. FROM PLAT AT PB 9 PG 45
4. PURPOSE OF PLAT IS TO REQUEST VARIANCES FOR 2 SUBSTANDARD LOT SIZES & SET BACK DIMENSIONS AS SHOWN ON PLAT
5. DEED REFERENCE IS DB 9017 PG 683
6. TAX MAP IS 126N & 015.01
7. THIS SUBDIVISION WILL BE DEVELOPED ACCORDING TO THE SUBDIVISION REGS. OF THE CITY OF CHATTANOOGA
8. DRAWING PREPARED FROM REELS, MAPS, AND INFO PROVIDED BY OWNER. ACCURATE BOUNDARY SURVEY MAY REFLECT SOME SLIGHT DIFFERENCES
9. ADDRESSES OFF HIGH RIDGE DRIVE

DRAWING PREPARED BY:
 RONNIE H. CRAMER, SR., TENNESSEE
 REGISTERED LAND SURVEYOR NO. 645
 8717 WINTERBERRY LANE
 CHATTA, TN. 37421
 PH. # 423-520-4308

PROPOSAL, PRELIMINARY PLAT FOR:
 CITY LIGHTS- STARRY NIGHTS S/D
 WHICH IS TRACT 4 OF A PART OF AN UNRECORDED PART
 OF SMARTTS ADDITION AS PER TAX MAP AND DEED
 REFERENCED IN GENERAL NOTES.
 CHATTANOOGA, HAML. CO., TENNESSEE
 SCALE: 1" = 20' JANUARY 24, 2016

