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**RESOLUTION NO. 2015-057**

**A RESOLUTION APPROVING SUBDIVISION APPLICATION NUMBER 2015-57,  
A REQUEST FOR A VARIANCE TO THE MINIMUM LOT SIZE AND LOT FRONTAGE REQUIREMENTS  
FOR LOTS 2 AND 3 OF THE CLAUDE SPRAGUES SUBDIVISION LOTS 1 THRU 3**

**WHEREAS**, Alan Haniszewski Surveying submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for a variance request for minimum lot size and lot frontage from the R-1 Residential Zone requirements for proposed Lots 2 and 3 of the Claude Spragues Subdivision; and,

**WHEREAS**, the proposed subdivision intends to subdivide Hamilton County Tax Map 1670-B-006, and 006.01; and,

**WHEREAS**, on October 12<sup>th</sup>, 2015 the Chattanooga-Hamilton County Regional Planning Commission, pursuant to the provisions of the City of Chattanooga Subdivision and Zoning 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 no opposition present for the application for the variance request.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission, on October 12<sup>th</sup>, 2015 does hereby approve the variance request for proposed Lots 2 and 3 of the Claude Spragues Subdivision Lots 1 thru 3.

A copy of the proposed subdivision plat for Claude Spragues Subdivision Lots 1 thru 3 is hereby attached as part of this Resolution.

Approved this 13<sup>th</sup> Day of October 2015

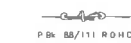
Respectfully Submitted

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

APPROVED FOR RECORDING  
 HAMILTON CITY GIS DEPT.  
 BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 CHATTAHOON COUNTY  
 REGIONAL PLANNING COMMISSION  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 JURISDICTIONAL  
 DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_

**Final Plat**  
**Lot 3 And Revised Lots 1 And 2 Claude E. Sprague's Subdivision**  
**Being A Revision Of Lots 1 And 2, Claude E. Sprague's Subdivision**  
**Recorded In Plat Book 86, Page 111 R.O.H.C.**  
 Chattanooga, Hamilton County, Tennessee

Scale: 1" = 20' September 22, 2015



P.Bk 86/111 R.O.H.C



I certify that I have surveyed the property, obtained my knowledge and belief, and that the ratio of horizontal and vertical measurements is greater than 1:10,000 (Category 1)

Alan Janiszewski  
 Tennessee PLS #2308  
 3073 Baggett Trail  
 Signal Mountain, TN 37377  
 423-364-6032

Statement of Ownership  
 I, the undersigned, being the owner of the property in fee simple, do hereby certify that I am the owner of the property in fee simple.

KRLL Investments, LLC  
 P.O. Box 2136  
 Chattanooga, TN 37419  
 423-421-4946

- Notes:
- 1.) Zoning: R-1
  - 2.) The Property is described in Deed Book 10513, Page 752, R.O.H.C.
  - 3.) The plat is subject to all utility easements and utility connections are available.
  - 4.) Local Government does not certify that utilities or utility connections are available.
  - 5.) The plat is subject to all utility easements and utility connections are available.
  - 6.) The plat is subject to all utility easements and utility connections are available.
  - 7.) The plat is subject to all utility easements and utility connections are available.
  - 8.) Area subdivided by this plat: 0.43 ac.
  - 9.) This subdivision has been developed in accordance with the subdivision regulation of the City of Chattanooga.
  - 10.) A 5' private drainage easement is retained along the inside of all side and rear lot lines. These easement areas are automatically conveyed to the City of Chattanooga.
  - 11.) A 5' private drainage easement is retained along the inside of all side and rear lot lines. These easement areas are automatically conveyed to the City of Chattanooga.
  - 12.) No fill material can be placed on a constructed drainage facility, in such a manner as to impede storm water runoff flow unless approved by the city engineer.
  - 13.) Ordinance #12600 entitled "Storm Water Runoff And Erosion Control" shall apply to discharge of storm from this subdivision of Property.
  - 14.) Opened rear set of all corners unless noted otherwise.
  - 15.) The plat is subject to all utility easements and utility connections are available.
  - 16.) See also case #2015-057 for variance request.