



**RESOLUTION NO. 2016-044**

**A RESOLUTION APPROVING SUBDIVISION APPLICATION NUMBER 2016-044,  
A REQUEST FOR A PRELIMINARY PLAT FOR SEDMAN HILLS, PHASE 3 SUBDIVISION  
LOTS 204 THRU 299**

**WHEREAS**, Jim Richmond Surveying and Chattanooga Engineering Group have submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for a Preliminary Plat for Sedman Hills, Phase 3 Subdivision Lots 204 thru 299; and,

**WHEREAS**, the Preliminary Plat proposes to subdivide Hamilton County Tax Map 086-013, and 086-035; and,

**WHEREAS**, on August 8<sup>th</sup>, 2016 the Chattanooga-Hamilton County Regional Planning Commission, pursuant to the provisions of the Hamilton County Subdivision Regulations conducted a public hearing on said Preliminary Plat; and,

**WHEREAS**, all materials submitted and related to the Preliminary Plat have been reviewed by utilities, Hamilton County Departmental staff, and other departments and agencies involved in the subdivision review are found to be in compliance with the Hamilton County Subdivision Regulations; and,

**WHEREAS**, the Planning Commission heard and considered all statements related to the proposed Preliminary Plat; and,

**WHEREAS**, there was no opposition present for the application for the Preliminary Plat.

**NOW THEREFORE, BE IT RESOLVED** that the Chattanooga-Hamilton County Regional Planning Commission, on August 8<sup>th</sup>, 2016 does hereby approve the Preliminary Plat for Sedman Hills, Phase 3 Subdivision Lots 204 thru 299, subject to the following condition:

- **Submittal of public sanitary sewer plans to Hamilton County WWTA for their review and approval.**

A copy of the approved Preliminary Plat is hereby attached as part of this Resolution.

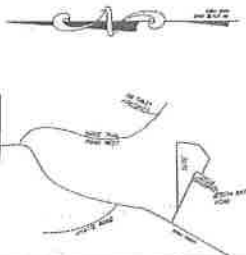
Approved this 9<sup>th</sup> Day of August 2016

Respectfully Submitted

  
Bryan Shults, Principal Planner

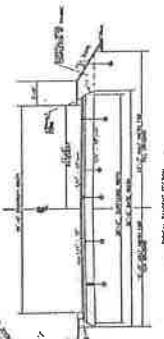
JUL 25 2016

PRELIMINARY PLAT  
REVISED LOTS 153 AND 154, PHASE 2  
AND LOTS 204-206, PHASE 3  
SEDMAN HILLS,  
PHASE 3  
THIRD CIVIL DISTRICT, HAMILTON  
COUNTY, TENNESSEE  
DATE: 6-23-2016 SCALE: 1"=100'  
GRAPHIC SCALE



Lot	Area	Perimeter
153	0.1234	1.2345
154	0.1234	1.2345
204	0.1234	1.2345
205	0.1234	1.2345
206	0.1234	1.2345

1. PRESENT ZONING A-1 (APPLICABLE FOR R-1, 2016-118)
2. LOTS 153 AND 154, PHASE 2
3. LOTS 204, 205 AND 206, PHASE 3
4. THIS PLAT IS SUBJECT TO ANY ADDITIONAL PUBLIC OR PRIVATE EASEMENTS
5. RESTRICTIONS OF BILLS, ETC. NOT WRITTEN OR MARKED, THIS MAY EXIST.
6. SURVEY MADE BY G. W. WILSON, REGISTERED PROFESSIONAL SURVEYOR, LICENSE NO. 12345
7. THIS SURVEY WAS MADE BY G. W. WILSON, REGISTERED PROFESSIONAL SURVEYOR, LICENSE NO. 12345
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NOTES:  
1. THIS PLAT IS SUBJECT TO ANY ADDITIONAL PUBLIC OR PRIVATE EASEMENTS  
2. THIS SURVEY WAS MADE BY G. W. WILSON, REGISTERED PROFESSIONAL SURVEYOR, LICENSE NO. 12345

REGISTERED SURVEYOR OF  
HAMILTON COUNTY, TENNESSEE  
G. W. WILSON, P.E.  
PLAT NO. 12345