



RESOLUTION NO. 2016-001

**A RESOLUTION APPROVING SUBDIVISION APPLICATION NUMBER 2016-001,
A REQUEST FOR A VARIANCE FOR LOTS 1A AND 1B OF THE
HEDRICK 8 ACRE TRACT SUBDIVISION**

WHEREAS, Niles Surveying submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for variance request to Section 38-44 (3)(6) of the Chattanooga Zoning Regulations for Lots 1A and 1B of the Hedrick 8 Acre Tract Subdivision; and,

WHEREAS, the Final Plat proposes to subdivide Hamilton County Tax Map 167J-H-019; and,

WHEREAS, on January 11th, 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 variance request; 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 do not object to the variance request; and,

WHEREAS, the Planning Commission heard and considered all statements related to the proposed variance request; and,


WHEREAS, there was opposition present for the application for the variance request and their reasoning for their opposition was heard at the meeting.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on January 11th, 2016 does hereby approve the variance request to Section 38-44(3)(6) of the Chattanooga Zoning Regulations for Lots 1A and 1B of the Hedrick 8 Acre Tract Subdivision.

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

Approved this 12th Day of January 2016

Respectfully Submitted



John Bridger, Secretary

OWNER'S CERTIFICATION

I, THE SIGNER, HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

OWNER'S NAME: STEVE ROBERT
ADDRESS: 1271 E. 1ST ST
SUITE 101
CHATTANOOGA, TN 37404



DATE: _____

SURVEYOR'S CERTIFICATION
I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE AND THAT I AM A MEMBER IN GOOD STANDING WITH THE TENNESSEE SURVEYING BOARD.

APPROVED FOR RECORDING
HAMILTON COUNTY GIS DEPT
BY: _____
JURISDICTIONAL AUTHORITY
BY: _____
CHATTANOOGA CITY REGIONAL
PLANNING COMMISSION
DATE: _____

GENERAL NOTES

- 1) TOTAL AREA OF PROPERTY, INCLUDING CHANGES TO THE PROPERTY, SHALL BE AS SHOWN ON THIS PLAN.
- 2) THIS PLAN IS THE PROPERTY OF THE SURVEYOR AND SHALL BE KEPT IN HIS OFFICE FOR A PERIOD OF FIVE YEARS FROM THE DATE OF RECORDING.
- 3) ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 4) ALL DIMENSIONS ARE TO THE CENTERLINE OF THE PROPERTY UNLESS OTHERWISE SPECIFIED.
- 5) THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES UNLESS OTHERWISE SPECIFIED.
- 6) LOCAL GOVERNMENT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
- 7) THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO THE SURVEYOR FOR ANY DAMAGES OR LOSSES INCURRED BY ANY PERSON OR ENTITY IN RELIANCE UPON THIS PLAN.
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- 9) THE CITY OF CHATTANOOGA IS NOT RESPONSIBLE TO THE SURVEYOR FOR ANY DAMAGES OR LOSSES INCURRED BY ANY PERSON OR ENTITY IN RELIANCE UPON THIS PLAN.
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FOR REVIEW
NOT TO BE RECORDED

FINAL PLAT
HEDRICK 8 ACRE TRACT

LOTS 1A AND 1B
CHATTANOOGA, HAMILTON COUNTY, TENNESSEE

NILES SURVEYING CO., INC.
LAND SURVEYING - MAPPING - FLOOD CONSULTING
1000 GOSWELL ROAD
SUITE 101
CHATTANOOGA, TN 37404
PHONE: (423) 249-4544 FAX: (423) 249-7933
EMAIL: ANTHONY@NILESURV.COM



VP 49 FLORETT, STEVE A
PP 1-2-13B
ZONING 20-20A

RECEIVED

NOV 16 2015

CHATTANOOGA CITY REGIONAL PLANNING COMMISSION

DATE: SEPTEMBER 1, 2015