



**RESOLUTION NO. 2016-015**

**A RESOLUTION APPROVING SUBDIVISION APPLICATION NUMBER 2016-015,  
A REQUEST FOR A VARIANCE TO SECTION 38-44(7) OF THE CITY OF CHATTANOOGA ZONING  
REGULATIONS FOR GRAYS ADDITION TO JENKINS ROAD SUBDIVISION LOTS 1A AND 1B**

**WHEREAS**, MAP Engineers submitted an application to the Chattanooga-Hamilton County Regional Planning Commission for a variance to Section 38-44(7) of the Chattanooga Zoning Regulations to permit Lots 1A and 1B to have smaller lot frontages than the minimum required:

**WHEREAS**, the subdivision plat proposes to subdivide Hamilton County Tax Map 159J-A-014; and,

**WHEREAS**, on March 14<sup>th</sup>, 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,

**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,

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

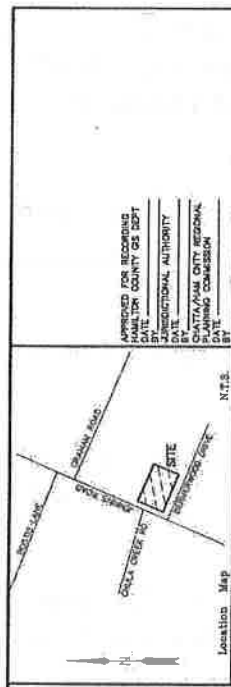
**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission, on March 14<sup>th</sup>, 2016 does hereby approve the variance to Section 38-44(7) of the Chattanooga Zoning Regulations for Grays Addition to Jenkins Road Subdivision Lots 1A and 1B.

A copy of the site plan for the variance request is hereby attached as part of this Resolution.

Approved this 15<sup>th</sup> Day of March 2016

Respectfully Submitted

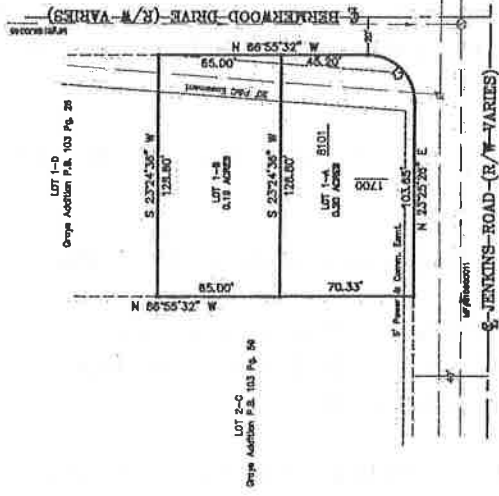
Bryan Shults, Principal Planner



APPROVED FOR RECORDING  
DATE FOR COUNTY OS DEPT  
BY  
FUNCTIONAL AUTHORITY  
DATE  
BY  
PULASKI CITY REGIONAL  
PLANNING COMMISSION  
BY

Location Map N.T.S.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	DEGREE OF CURVE
C1	25.00'	38.42'	35.46'	N 21°43'03" W	80°20'58"	25.15'	22°10'50"



- NOTES:**
- 1) The plat is subject to all applicable laws, rules, regulations, codes, ordinances, and orders of the City of Chattanooga.
  - 2) The plat is subject to all applicable laws, rules, regulations, codes, ordinances, and orders of the City of Chattanooga.
  - 3) The plat is subject to all applicable laws, rules, regulations, codes, ordinances, and orders of the City of Chattanooga.
  - 4) Lot 1-C is a 0.19 acre parcel.
  - 5) Lot 1-A is a 0.31 acre parcel.
  - 6) Lot 1-B is a 0.19 acre parcel.
  - 7) The plat is subject to all applicable laws, rules, regulations, codes, ordinances, and orders of the City of Chattanooga.
  - 8) The plat is subject to all applicable laws, rules, regulations, codes, ordinances, and orders of the City of Chattanooga.
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  - 19) The plat is subject to all applicable laws, rules, regulations, codes, ordinances, and orders of the City of Chattanooga.
  - 20) The plat is subject to all applicable laws, rules, regulations, codes, ordinances, and orders of the City of Chattanooga.

**RECEIVED**  
JAN 2 2016  
Chattanooga Planning Commission  
1000 MARKET AVENUE  
CHATTANOOGA, TN 37402

I certify that I am the owner in fee simple of the property shown, except this is my plan of subdivision.

Charleston Properties, LLC  
1000 Market Avenue  
Chattanooga, TN 37402  
(423) 249-2646

Surveyed by  
Date of Survey  
Date of Plat  
Date of Record  
Date of Issue  
Date of Sale  
Date of Transfer  
Date of Easement  
Date of Encumbrance  
Date of Lien  
Date of Mortgage  
Date of Lease  
Date of License  
Date of Right of Way  
Date of Eminent Domain  
Date of Condemnation  
Date of Expropriation  
Date of Acquisition  
Date of Relinquishment  
Date of Release  
Date of Discharge  
Date of Satisfaction  
Date of Release of Lien  
Date of Release of Mortgage  
Date of Release of Encumbrance  
Date of Release of Lien  
Date of Release of Mortgage  
Date of Release of Encumbrance

**CORNERSTONE SURVEYING, LLC**  
7005 SNOW HILL ROAD  
COLLETTA, TN 37035  
(423) 238-4592

Scale 1"=30'  
DATE 01-2-16  
LRS NO. 00-16

REVISED PLAT  
LOTS 1-A & 1-B  
Grays Add. East Brainerd  
City of Chatt., Hamilton County, Tennessee