

First Reading: June 09, 2020
Second Reading: June 16, 2020

MR-2020-0028
Yerbey Holding, Inc.
c/o Jimmy Eller
District 7
Planning Version

ORDINANCE NO. 13571

AN ORDINANCE CLOSING AND ABANDONING AN UNOPENED PORTION OF THE 2200 BLOCK OF FAGAN STREET BEGINNING AT THE SOUTHEAST CORNER OF TAX MAP NO. 155A-A-016.01 THENCE NORTHEAST SOME ONE HUNDRED SIXTY-SEVEN AND 50/100 (167.50) FEET TO THE NORTHEAST CORNER OF SAID PARCEL, AS DETAILED ON THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the unopened portion of the 2200 block of Fagan Street beginning at the southeast corner of Tax Map No. 155A-A-016.01 thence northeast some 167.50 feet to the northeast corner of said parcel, as detailed on the attached map, be and are hereby closed and abandoned:

Abandonment of an unopened portion of the 2200 block of Fagan Street beginning at the southeast corner of Tax Map 156A-A-016.01 thence northeast some 167.5 feet to the northeast corner of said parcel. Said street separates two unplatted tracts of land being Tracts 6 and 7 of Deed Book 10842, Page 156, ROHC. Tax Map Nos. 156A-A-016.01 and 016.02.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be subject to the following conditions:

- 1) The applicant shall obtain necessary permits and approvals from the City of Chattanooga Land Development Office as required for any subsequent construction work. Note Council action for this item does not constitute a permit for construction work;
- 2) Subject to the retention of full-width utility easement(s) as required by said utilities, including, but not limited to the City of Chattanooga, as attached and in the location specified on the utility cards attached with this Ordinance; and
- 3) Subject to revised plats being submitted to the City to consolidate parcel 156A-A-016.01 with 156A-A-001.02 in order to avoid creation of a landlocked parcel.


SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: June 16, 2020



CHAIRPERSON

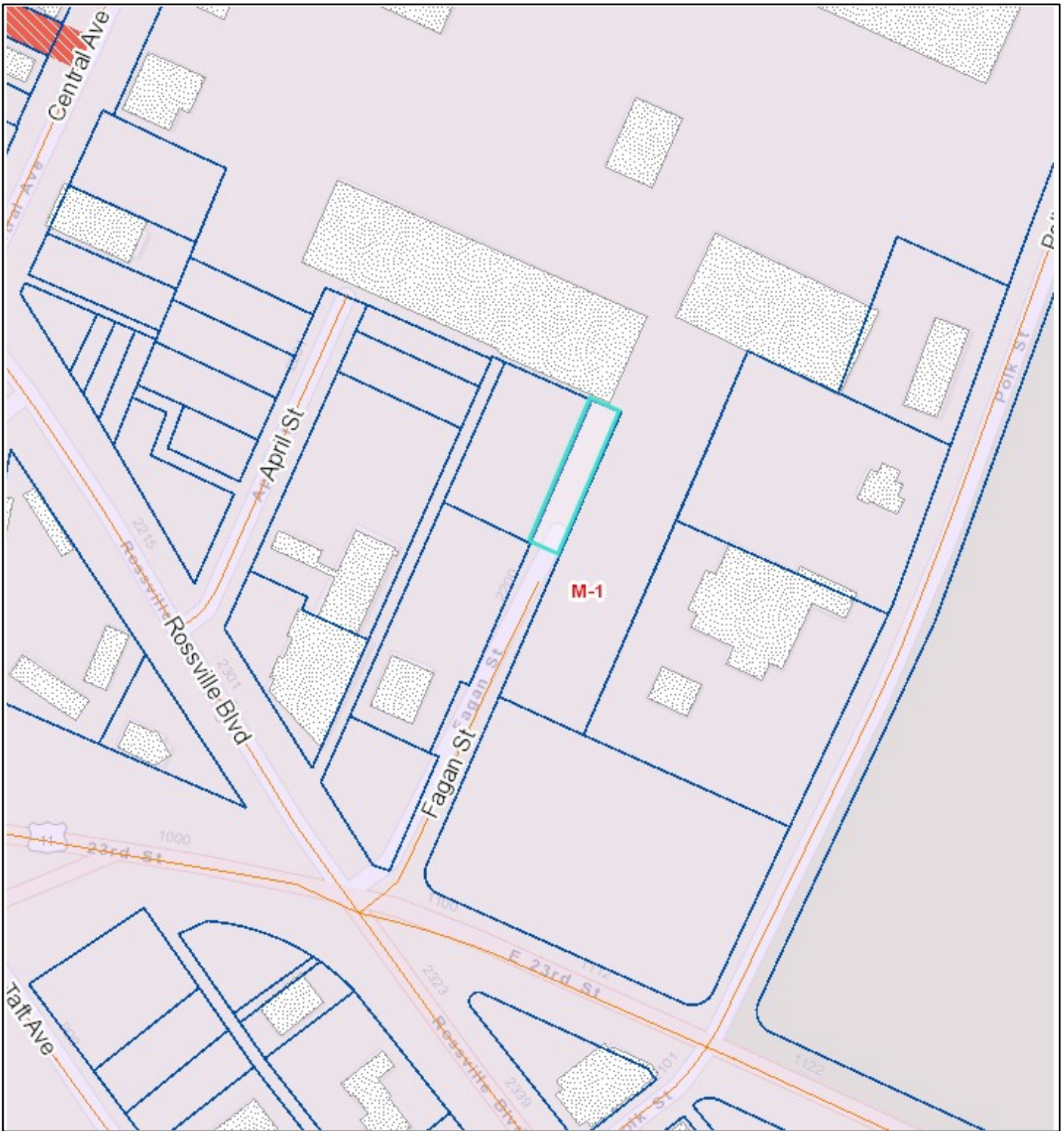
APPROVED: DISAPPROVED:



MAYOR

/mem

MR 2020-0028 Abandonment



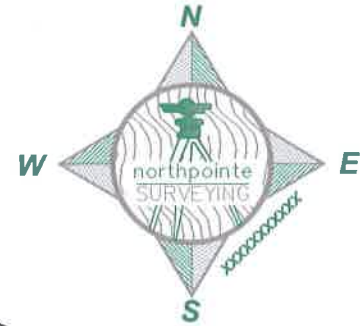
PLANNING COMMISSION RECOMMENDATION
FOR CASE NO. MR-2020-0028: Approve.



MR 2020-0028

LEGEND

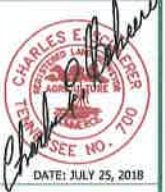
- IR(N) IRON ROD NEW
- IR(O) IRON ROD OLD
- IP(O) IRON PIPE OLD
- IP(N) IRON PIPE NEW
- SFK SPIKE
- FN FENCE
- CMP CORRUGATED METAL PIPE
- SM STORM MANHOLE
- SM SANITARY MANHOLE
- WM WATER METER
- PP POWER POLE
- LP LIGHT POLE
- CL CLEANOUT
- CB CATCH BASIN (Size Varies-See Plan)
- GV GAS VALVE
- GM GAS METER
- FH FIRE HYDRANT
- WV WATER VALVE
- TR TREES (Size Varies-See Plan)
- W WATER
- G GAS
- F FLAGPOLE
- GW GUY WIRE
- OH OVERHEAD WIRE
- X FENCE
- SS SANITARY SEWER



DEC 23 2019



2719 HICKORY VALLEY RD,
SUITE-A
CHATTANOOGA, TN 37421
423-362-7123



CERTIFICATION OF SURVEYOR (TENNESSEE)

THIS IS A CATEGORY I (URBAN & SUBDIVISION) SURVEY. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A POSITIONAL TOLERANCE OF 0.07 FEET.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 1,882,760 FEET.
I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY AND REGISTERED WITH THE STATE OF TENNESSEE, THAT THE SURVEY WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF TENNESSEE, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

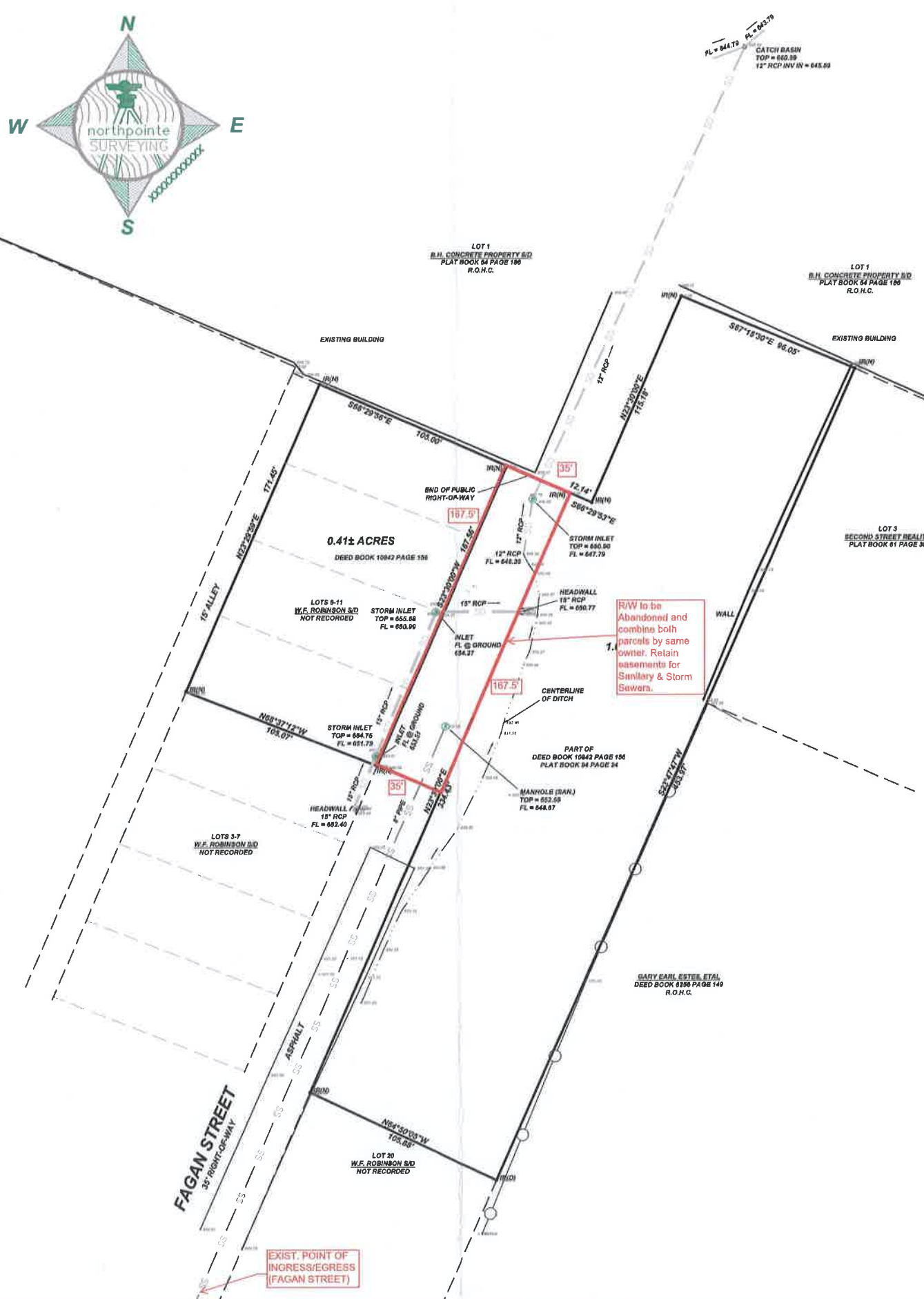
CHARLES E. SCHAEFER
REGISTERED LAND SURVEYOR
TENNESSEE #700

IF THE SURVEYOR'S SEAL APPEARING ON THIS DOCUMENT DOES NOT APPEAR IN RED, THIS DOCUMENT MAY BE AN UNAUTHORIZED OR ALTERED REPRODUCTION

DISCLAIMER

Site plans submitted as part of rezoning application are for informational purposes only, with the exception of Planned Unit Development Plans. Approval of the rezoning does not grant the applicant all development rights prescribed in the zoning district. Approval of the rezoning does not approve the development layout indicated on the site plan for a required land disturbing permit, grading permit, building permit, or compliance with the requirements of the zoning regulations.

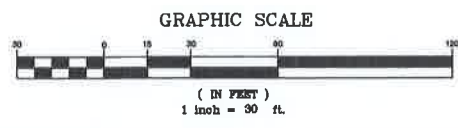
Subsequent permitting, preliminary site plan and plat review, and final plat review may limit the ability to construct allowable land uses as well as construct allowable land uses to the maximum intensity and/or density of the approved zoning district.



R/W to be Abandoned and combine both parcels by same owner. Retain easements for Sanitary & Storm Sewers.

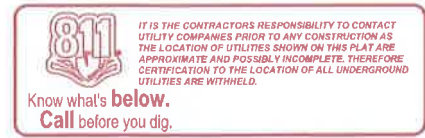
NOTES

- CLIENT: YERBEY HOLDINGS, INC.
- FIELD SURVEY COMPLETED JUNE 26, 2018.
- FIELD SURVEY WAS PERFORMED WITH A BOKU4 (GNSS) TOTAL STATION.
- BEARINGS AND NORTH ARROW ARE REFERENCED TO PG 34 PG 158, R.O.H.C.
- UTILITY INFORMATION SHOWN ON THIS DRAWING IS ENTIRELY FROM VISIBLE ABOVE GROUND EVIDENCE ENCOUNTERED IN THE FIELD SURVEY. UTILITIES MAY EXIST AND MAY NOT BE SHOWN OR MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE ACTUAL LOCATION OF ANY UTILITIES, WHICH ARE NOT VISIBLE FROM THE SURFACE. THE SURVEYOR IS NOT LIABLE FOR DAMAGES RESULTING FROM THE EXCAVATION OF UNDERGROUND UTILITIES, RIGHT-OF-WAY AND EASEMENTS SHOWN ARE BASED ON INFORMATION PROVIDED TO THE SURVEYOR (NORTHPOINTE SURVEYING) AND/OR EVIDENCE RECORDED IN FIELD SURVEY.
- NO IMPROVEMENTS WERE LOCATED OR REQUESTED TO BE LOCATED EXCEPT THOSE SHOWN HEREON.
- "IRON ROD (NEW) W/ CAP" IS 5/8" REBAR, 18" LENGTH WITH PLASTIC IDENTIFICATION CAP.
- THE SURVEYOR WAS NOT PROVIDED ANY TITLE SEARCH OR WRITTEN LEGAL OPINION OF TITLE. THE SURVEY IS BASED UPON CURRENT DOCUMENTS OF PUBLIC RECORD AS REFERENCED IN THE ASSESSOR'S PROPERTY RECORDS AND AS REFERENCED WITHIN CURRENT DEEDS AND PLATS OF RECORD.
- THIS DRAWING IS INTENDED SOLELY FOR THE USE OF THE CLIENT(S) NAMED HEREON. THIS SURVEY IS CERTIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL AND SIGNATURE APPEAR ON THE FACE OF THE SURVEY TO BE COMPLETE AND ACCURATE AS OF THE DATE OF COMPLETION OF FIELD WORK NOTED. ANY PARTY WHICH RELIES UPON THIS SURVEY FOR ANY PURPOSE AFTER THE DATE SHOWN WITHOUT OBTAINING AN UPDATED AND CERTIFIED SURVEY BY THE SURVEYOR DOES SO AT THEIR OWN RISK AND ASSUMES ALL LIABILITY. ANY USE OF THIS SURVEY BY ANY PARTY OTHER THAN THE CLIENT FOR ANY PURPOSE (INCLUDING BUT NOT LIMITED TO THE CONSTRUCTION OF IMPROVEMENTS, REAL ESTATE TRANSACTIONS AND/OR CLOSINGS, OBTAINING MORTGAGES, ETC.) IS CONSIDERED AN UNAUTHORIZED USE OF THE SURVEY. COPYRIGHT © 2018 NORTHPOINTE SURVEYING COMPANY. ALL RIGHTS RESERVED. ANY UNAUTHORIZED USE MAY BE PROSECUTED.



YERBEY HOLDINGS, INC.

DWG. NO. 18-124	DATE: JULY 25, 2018	SCALE: 1"=30'	PROJECT NO. 18-124
DRAWN: R.D.B.	FIELD DATE: JUNE 26, 2018	APPROVED: CES	
CC:	BOUNDARY SURVEY		
	REVISED PLAT THE BHT CONCRETE PROPERTY S/D PLAT BOOK 34 PAGE 24, DEED BOOK 10842 PAGE 156 CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE		
			SHEET NO. 1



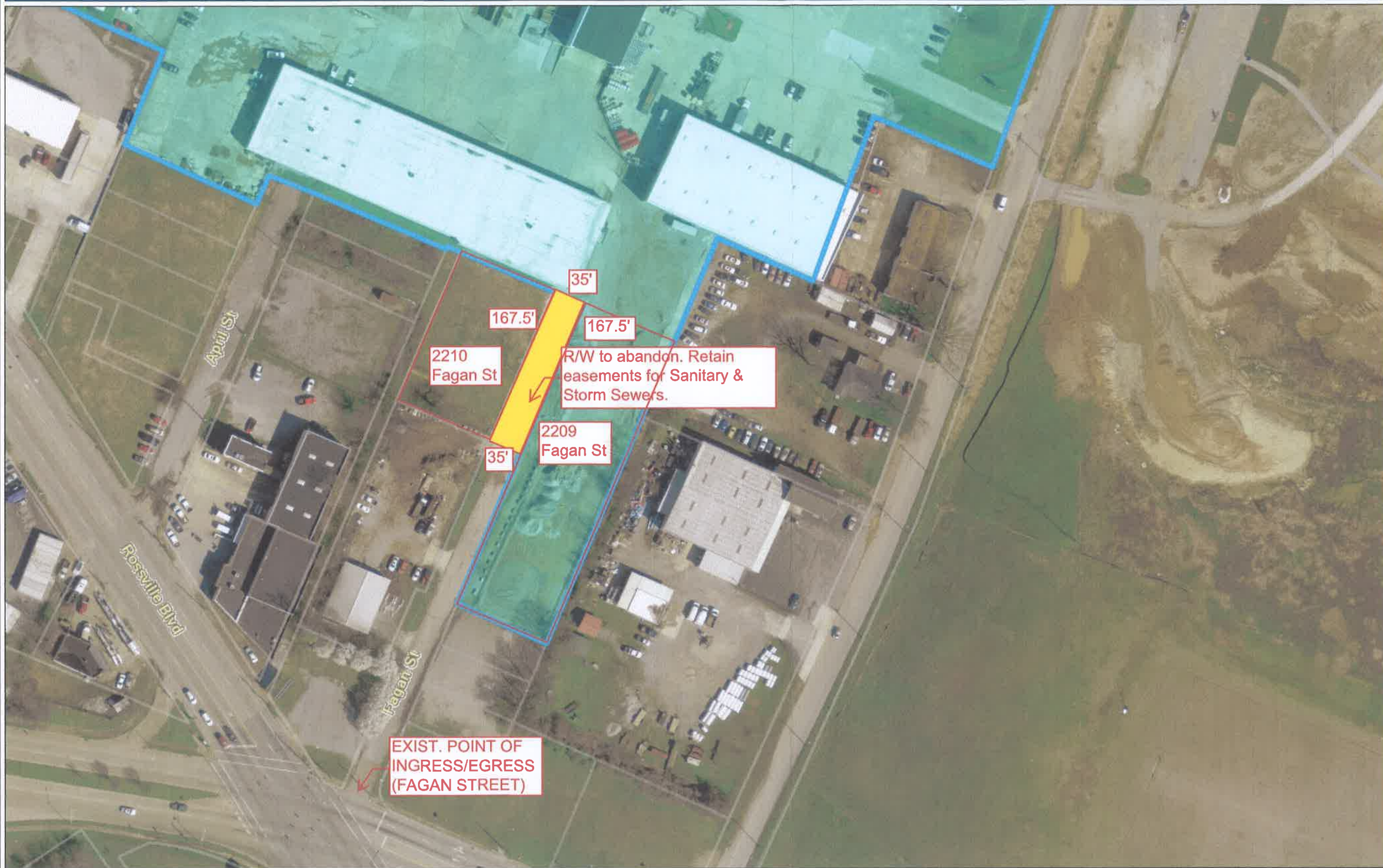
Chattanooga



Legend

□ Parcels

DEC 23 2019



0 100.00 200.0 Feet

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.



Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a