SM-2003-021

APPLICATION NO: SM-2003-021 JURISDICTION: Town of Signal Mountain
Hamilton County Dist. #2

APPLICANT: Timothy M. Thelen

DATE OF PLANNING COMMISSION MEETING: March 6, 2003

LOCATION: 8 Saint Ives Way

REQUEST FOR: Abandonment

STAFF RECOMMENDATION: Deny

REASONS FOR RECOMMENDATION:

There is only one entrance to this subdivision currently. The Town of Signal Mountain has shown interest in this lot previously and expressly asked for the ability to build a road through here to connect to Bollinger Road and then to Timesville Road.

Legal Description:
Abandonment of a portion of Bollinger Road.

Abandonment of a unopened portion of Bollinger Road, a fifty foot wide right-of-way also known as Lot 34, Final Plat of St. Ives Community, Plat Book 52, Page 150, ROHC, being the property described in Tract 2, Deed Book 6142, Page 967, ROHC and Tract 2, Deed Book 5938, Page 943, ROHC, and beginning on the east line of the unit block of St. Ives Way thence continuing some 198 feet east to the Hamilton County Line. Said right-of-way separates Lots 33 from Lot 35, Final Plat of St. Ives Community, Plat Book 52, Page 150, ROHC, Tract 1, Deed Book 6142, Page 967, ROHC, and Tract 1, Deed Book 5938, Page 943, ROHC. Tax Map 098G-C-023.02, 024 and 098H-G-001 as shown on the attached map.

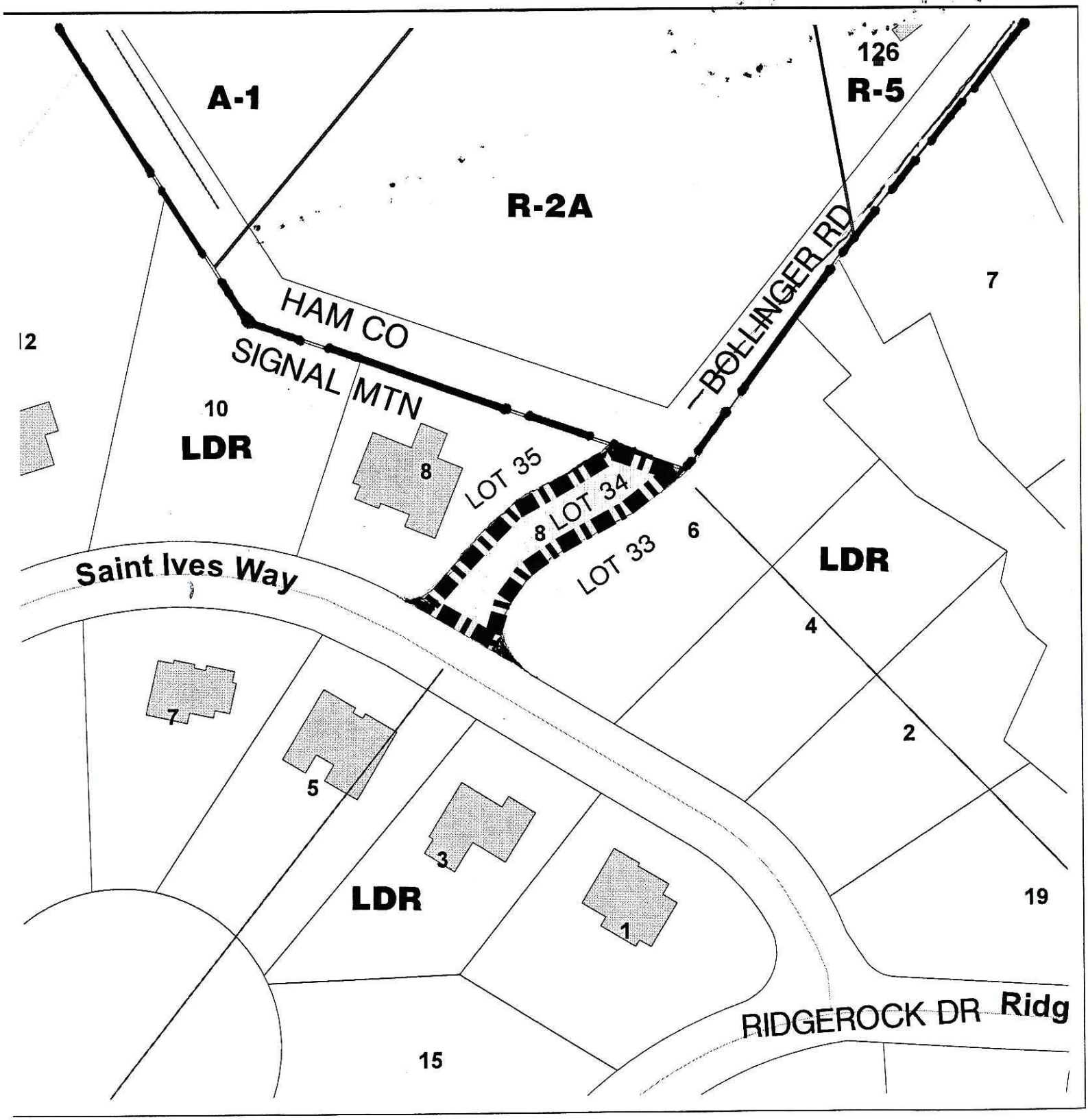
Chattanooga - Hamilton County Regional P[illegible]ning Commission

SIGNAL MOUNTAIN
PC MEETING DATE: MARCH 6, 2003
CASE NO: 2003-021 (2003-SM-001)
ABANDON STREET R-O-W (LOT 34)

CHATTANOOGA - HAMILTON COUNTY REGIONAL PLANNING AGENCY

N W E S

1 in. = 100.0 feet



Recorded

2003-021

ROHC 52-150 Signal Mountain

~ GENERAL NOTES ~

1. Present zoning is Low Density Residential.
2. 39± acres subdivided by this plat.
3. This plat subdivides the property in Deed Book 3697 page 470.
4. Water source : Waldens Ridge Utility District.
5. This subdivision has been developed according to the design standards of the Town of Signal Mountain Subdivision Regulations.
6. There is a 8" waterline in Bollinger Road from Timesville Road to lots 16 & 17 common line to Ridgerock Drive to St. Ives Way, there is a 6" waterline in the remaining portion of Ridgerock Drive and also in St. Ives Way, Ives Lake Road & St. Ives Place Way.
7. 16 = Street address.
8. ◇FH = Fire hydrant.
9. There is a minimum 25' fieldline setback from all drain easements shown.
10. The Town of Signal Mountain is not responsible for the construction or maintenance of drain easements, dams, ponds, lakes, ponded water, Common property, any facilities on a Common property, or pools and security fences.
11. ●LP = Existing light pole (to be maintained by the St. Ives Property Owners Association).
12. The developer is to install all drainage structures in dedicated drainage easements.
13. Common property lots 51, 52, and 53 and appurtant Common property easements to be deeded by St. Ives Partners, L.P. to the St. Ives Property Owners Association.
14. The Town of Signal Mountain has an easement for emergency access only on and over those maintenance access easements otherwise designated to be for the benefit of the St. Ives Property Owners Association and only in the event of significant temporary or permanent abandonment of responsibility for maintenance by St. Ives Owners Association or it's successor which may result in severe property damage or personal injury or loss of life.
15. [redacted] = LPP systems on lots 23 thru 33.
16. The Health dept. requires LPP or Conventional systems in lots 2-6, 12-16B, 40-43 areas indicated by [redacted] LPP systems to be designed by a registered professional engineer.
17. Lot 34 dedicated to the Town of Signal Mountain for future road right-of-way purposes provided construction thereon must be done by and at the expense of the Town of Signal Mountain if there is to be a connection to Bollinger Road (No residence permitted on lot 34.)
18. The Health Dept. requires mound septic systems on lot 44.
19. [hatched] Fieldline area [illegible]
20. No residential building permitted on lots 52 & 53.

APPROVED FOR RECORDING
CHATTA/HAMILTON CO. HEALTH DEPT.
DATE 1/22/94
BY [signature]

TOWN OF SIGNAL MOUNTAIN
DATE 1/22/94
BY [signature]

SECRETARY — SIGNAL MTN
PLANNING COMMISSION
DATE 9/22/94
BY Lou D. Oliphant

PLANNING COMMISSION
STAFF INITIAL
DATE 9-15-94
A.M.B.

State of Tennessee
County of Hamilton
Plat filed in Reg. Office on [illegible]
Recorded in [illegible]
No. 52
PAMELA HI[illegible]

(46 PG. 130)