

First Reading: _____
Second Reading: _____

MR-2013-078
City of Chattanooga
c/o Bill Payne

ORDINANCE NO. _____

AN ORDINANCE CLOSING AND ABANDONING A PORTION OF THE NORTHERN RIGHT-OF-WAY OF THE 5300 BLOCK OF MOUNTAIN CREEK ROAD, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That a portion of the northern right-of-way of the 5300 block of Mountain Creek Road, more particularly described herein, and as shown on the maps attached hereto and made a part hereof by reference, be and is hereby closed and abandoned:

Abandonment of a portion of the northern right-of-way of the 5300 block of Mountain Creek Road located between the south line of Tax Map 099-001 and the north line of the public side walk running parallel to said right-of-way some 365.36 feet. Tax Map No. 099-001.

SECTION 2. BE IT FURTHER ORDAINED, That this closure and abandonment shall be subject to an easement for EPB, Comcast, and AT&T Southeast.

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: _____

CHAIRPERSON

APPROVED: _____ DISAPPROVED: _____

MAYOR

/mms

City of Chattanooga



Resolution Request Form

(This form is only required for resolutions requiring expenditure of City funds)

Date: June 24, 2013

Preparer: William C. Payne

Department: Public Works - Engineering

Brief Description of Purpose for Resolution:

Resolution Number (if approved by Council): _____ District 8

A City Council Action is requested to approve the request of Mandatory Referral for the abandonment of a portion of the northern right of way of the 5300 block of Mountain Creek Road, as referenced in Case No. MR-2013-078, subject to an easement for EPB, Comcast and AT&T Southeast.

Name of Vendor/Contractor/Grant, etc.	N/A	New Contract/Project? (Yes or No)	N/A
Total project cost \$	N/A	Funds Budgeted? (YES or NO)	N/A
Total City of Chattanooga Portion \$	N/A	Provide Fund	N/A
City Amount Funded \$	N/A	Provide Cost Center	N/A
New City Funding Required \$	N/A	Proposed Funding Source if not budgeted	N/A
City's Match Percentage %	N/A	Grant Period (if applicable)	N/A

List all other funding sources and amount for each contributor.

Amount(s)	Grantor(s)
_____	_____
_____	_____
_____	_____
_____	_____

Agency Grant Number _____

CFDA Number if known _____

Other comments: (Include contingency amount, contractor, and other information useful in preparing resolution)

Approved by: DESIGNATED OFFICIAL/ADMINISTRATOR

Reviewed by: FINANCE OFFICE

Please submit completed form to @budget, City Attorney and City Finance Officer

CHATTANOOGA · HAMILTON COUNTY



REGIONAL PLANNING AGENCY
DEVELOPMENT RESOURCE CENTER
DEVELOPMENT SERVICES 1250 MARKET ST.
Chattanooga, Tennessee 37402
423-668-2287

Dear Property Owner:

This notice is sent to you as a courtesy to inform you that an application has been made for a change in your neighborhood. A description of the proposed change is included below.

This notice does not require action on your part, nor is it a summons. However, if you wish to support or oppose the proposed change, you may want to attend a public hearing to be held by the Chattanooga-Hamilton County Regional Planning Commission.

The hearing will take place at **1:00 p.m. In County Commission Room, Hamilton County Court House, 4th Floor, 625 Georgia Avenue, Chattanooga, Tennessee.**

The Planning Commission recommendation will be sent to the local government having jurisdiction, for their action.

Schedules of when cases will be heard by local governments (if not deferred at Planning Commission)

City of Chattanooga: Second Tuesday of the following month, 6:00 p.m. (closures will be placed on agenda by the City Engineers Office)

Hamilton County: Third Wednesday of the following month, 9:30 a.m.

DATE OF PUBLIC HEARING: June 10th, 2013

TIME: 1:00 PM

LOCATION: County Commission Room, 4th Floor
Hamilton County Court House
625 Georgia Avenue
Chattanooga, Tennessee 37402

CASE NO. MR 2013-078

JURISDICTION: Chattanooga

APPLICANT: City of Chattanooga/Bill Payne

TYPE OF CHANGE: Beginning at the intersection of Brown Chapel Road then west on Mountain Creek Road for some 365.36 feet plus or minus

LOCATION: 5300 block of Mountain Creek Road

(SEE MAP ON REVERSE SIDE)

CLOSURE/ABANDONMENT APPLICATION FORM

CASE NUMBER: MR 2013-078		Date Submitted: 05-10-2013	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request (Mandatory Referral per TCA 13-4-104)			
Closure/Abandonment	<input type="checkbox"/> Alley	<input checked="" type="checkbox"/> Street	<input type="checkbox"/> Sewer
	Name of Street or Right-Of-Way: Mountain Creek Road		
	<input checked="" type="checkbox"/> Open	<input type="checkbox"/> Unopened	Length/Width: L 83.52/W 54.55 IRR
	Beginning: At Intersection of Brown Chapel Road		
	Ending: Then West on Mountain Creek Road for 365.36 Feet Plus or Minus		
2 Property Information			
Property Address:	5300 block of Mountain Creek Road		
Property Tax Map Number(s):	099-001		
3 Proposed Development			
Reason for Request and/or Proposed Use:	New Landscape buffer & to widen Front Drive		
4 Site Characteristics			
Current Zoning:	R-1 Residential Zone		
Current Use:	Right-of-Way		
Adjacent Uses:	Assisted Living and Residential		
5 Applicant Information			
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.			
Name: City of Chattanooga/Bill Payne	Address: 1250 Market Street Suite 2100		
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner	
City: Chattanooga	State: TN	Zip Code: 37402	Email: payne_bill@chattanooga.gov
Phone 1: 423-643-6160	Phone 2:	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name: City of Chattanooga	Phone: 423-643-6160		
Address: 1250 Market Street Suite 2100 Chattanooga, TN 37402			
Office Use Only:			
Planning District: 5	Neighborhood: None		
Hamilton Co. Comm. District: 2	Chatt. Council District: 1	Other Municipality:	
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:	
Checklist			
<input checked="" type="checkbox"/> Application Complete	<input checked="" type="checkbox"/> Ownership Verification	<input checked="" type="checkbox"/> Map of Proposed Zoning Area with dimensions	
<input type="checkbox"/> Site Plan, if required	Total Acres to be considered:	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 9501-950			
Plat Book/Page: 55-17	<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1	
Filing Fee: N/C	Cash	Check	Check Number:
Planning Commission meeting date: June 10 th , 2013		Application processed by: Marcia Parker	

MR-2013-078 City of Chattanooga
June 10, 2013

RESOLUTION

WHEREAS, City of Chattanooga/Bill Payne, Engineering petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga to grant approval of a Mandatory Referral pursuant to T.C.A. 13-4-104 for the abandonment of a portion of the northern right-of-way of the 5300 block of Mountain Creek Road.

Abandonment of a portion of the northern right-of-way of the 5300 block of Mountain Creek Road located between the south line of Tax Map 099-001 and the north line of the public side walk running parallel to said right-of-way some 365.36 feet. Tax Map 099-001 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on June 10, 2013,

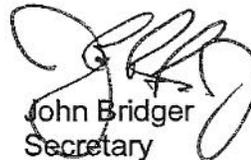
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

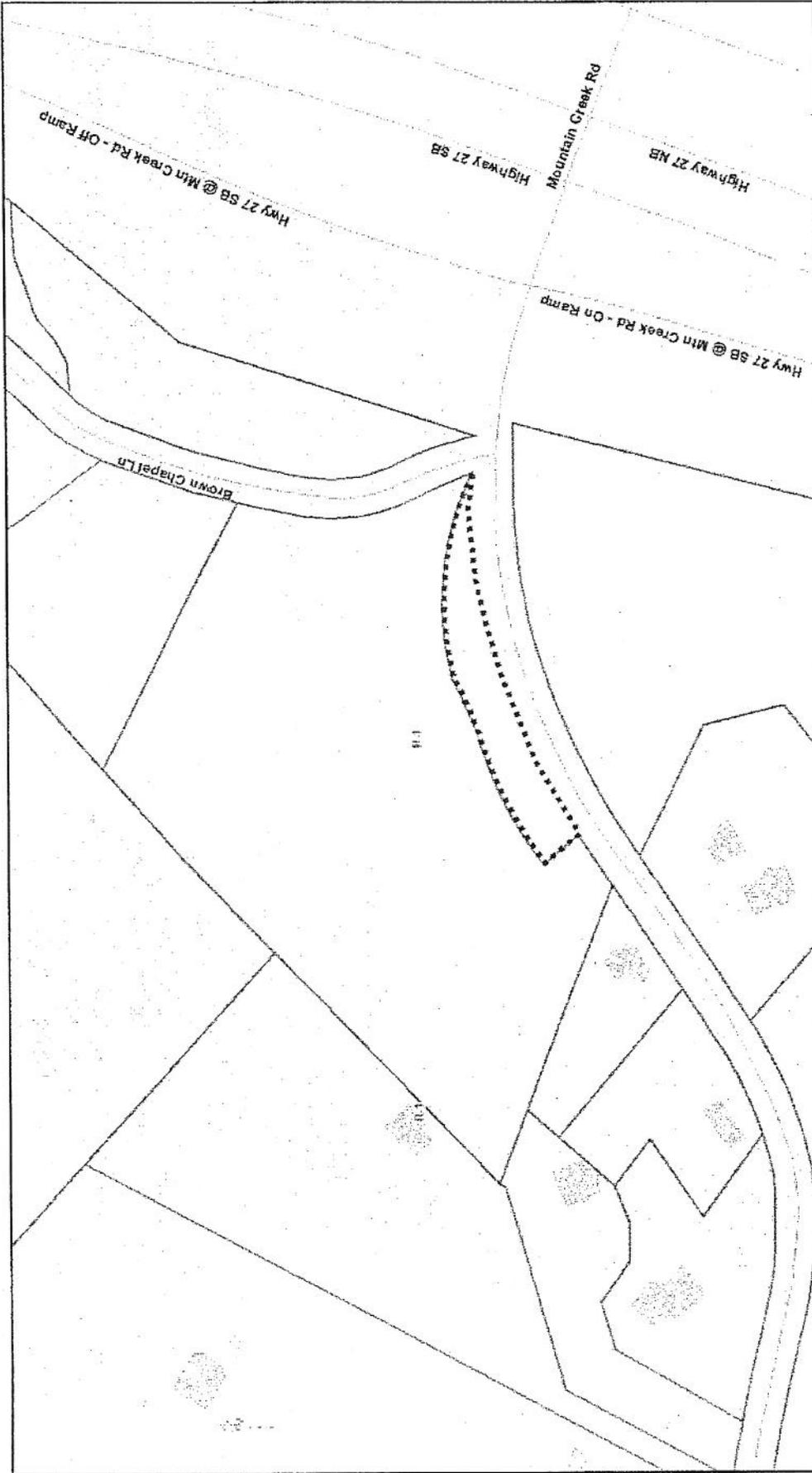
AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on June 10, 2013, recommended to the Members of the City Council of the City of Chattanooga that this petition for a Mandatory Referral to abandon of a portion of the northern right-of-way of the 5300 block of Mountain Creek Road for new landscape buffer & widen Front Drive be approved.

Respectfully submitted,


John Bridger
Secretary



MR 2013-078 Abandonment of a northern portion of the 5300 block of Mountain Creek Rd Right-of-Way



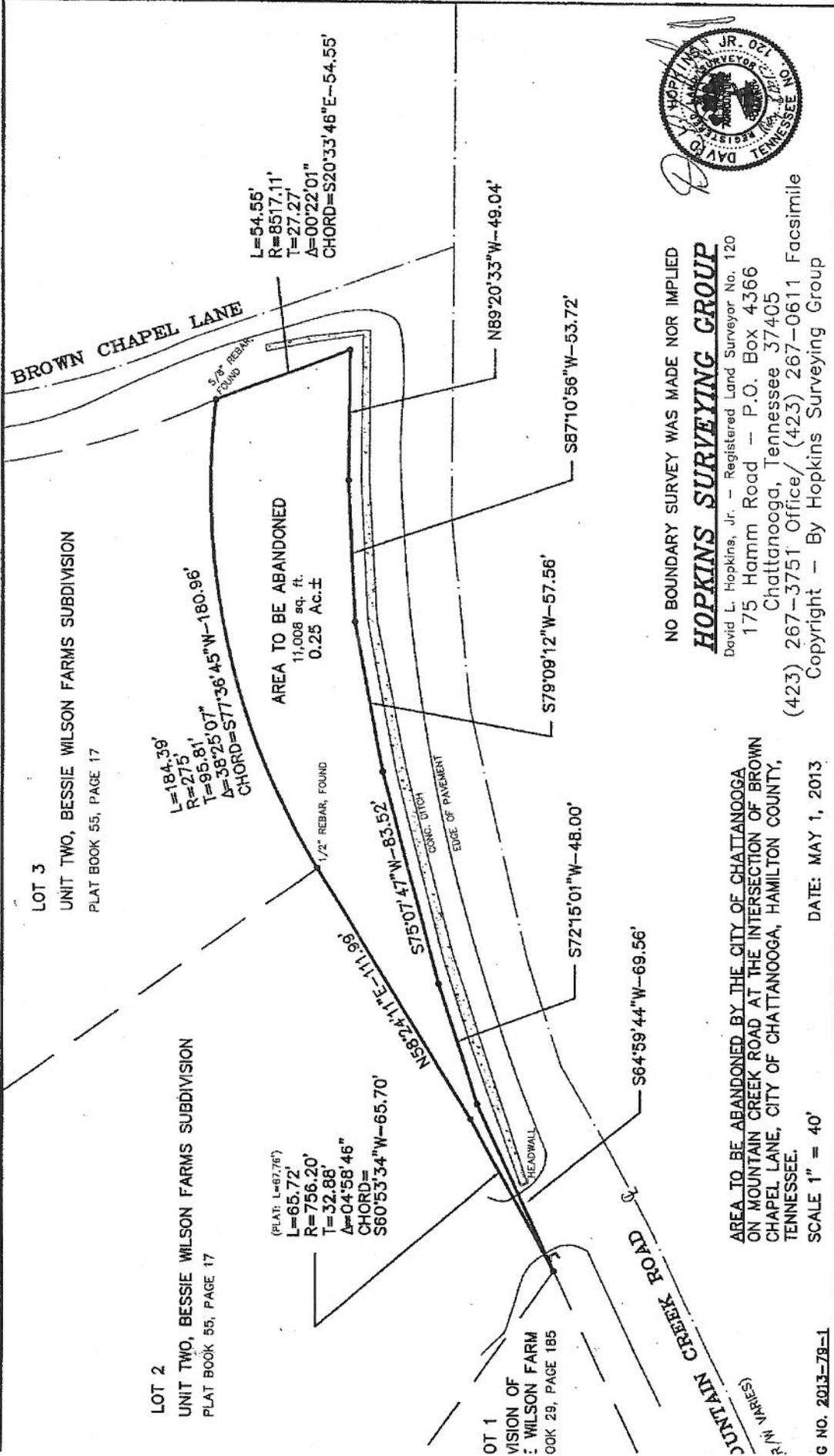
180 ft



Chattanooga-Hamilton County Regional Planning Agency







LOT 3
 UNIT TWO, BESSIE WILSON FARMS SUBDIVISION
 PLAT BOOK 55, PAGE 17

LOT 2
 UNIT TWO, BESSIE WILSON FARMS SUBDIVISION
 PLAT BOOK 55, PAGE 17

LOT 1
 VISION OF
 WILSON FARM
 BOOK 29, PAGE 185

L=54.55'
 R=8517.11'
 T=27.27'
 Δ=00°22'01"
 CHORD=S20°33'46"E-54.55'

L=184.39'
 R=275'
 T=95.81'
 Δ=38°25'07"
 CHORD=S77°36'45"W-180.96'

(PLAT: L=67.76')
 L=65.72'
 R=756.20'
 T=32.88'
 Δ=04°58'46"
 CHORD=S60°53'34"W-65.70'

1/2" REBAR, FOUND

AREA TO BE ABANDONED
 11,008 sq. ft.
 0.25 Ac.±

5/8" REBAR, FOUND

NO BOUNDARY SURVEY WAS MADE NOR IMPLIED
HOPKINS SURVEYING GROUP
 David L. Hopkins, Jr. - Registered Land Surveyor No. 120
 175 Hamm Road - P.O. Box 4366
 Chattanooga, Tennessee 37405
 (423) 267-3751 Office / (423) 267-0611 Facsimile
 Copyright - By Hopkins Surveying Group



AREA TO BE ABANDONED BY THE CITY OF CHATTANOOGA
 ON MOUNTAIN CREEK ROAD AT THE INTERSECTION OF BROWN
 CHAPEL LANE, CITY OF CHATTANOOGA, HAMILTON COUNTY,
 TENNESSEE.
 DATE: MAY 1, 2013
 SCALE 1" = 40'

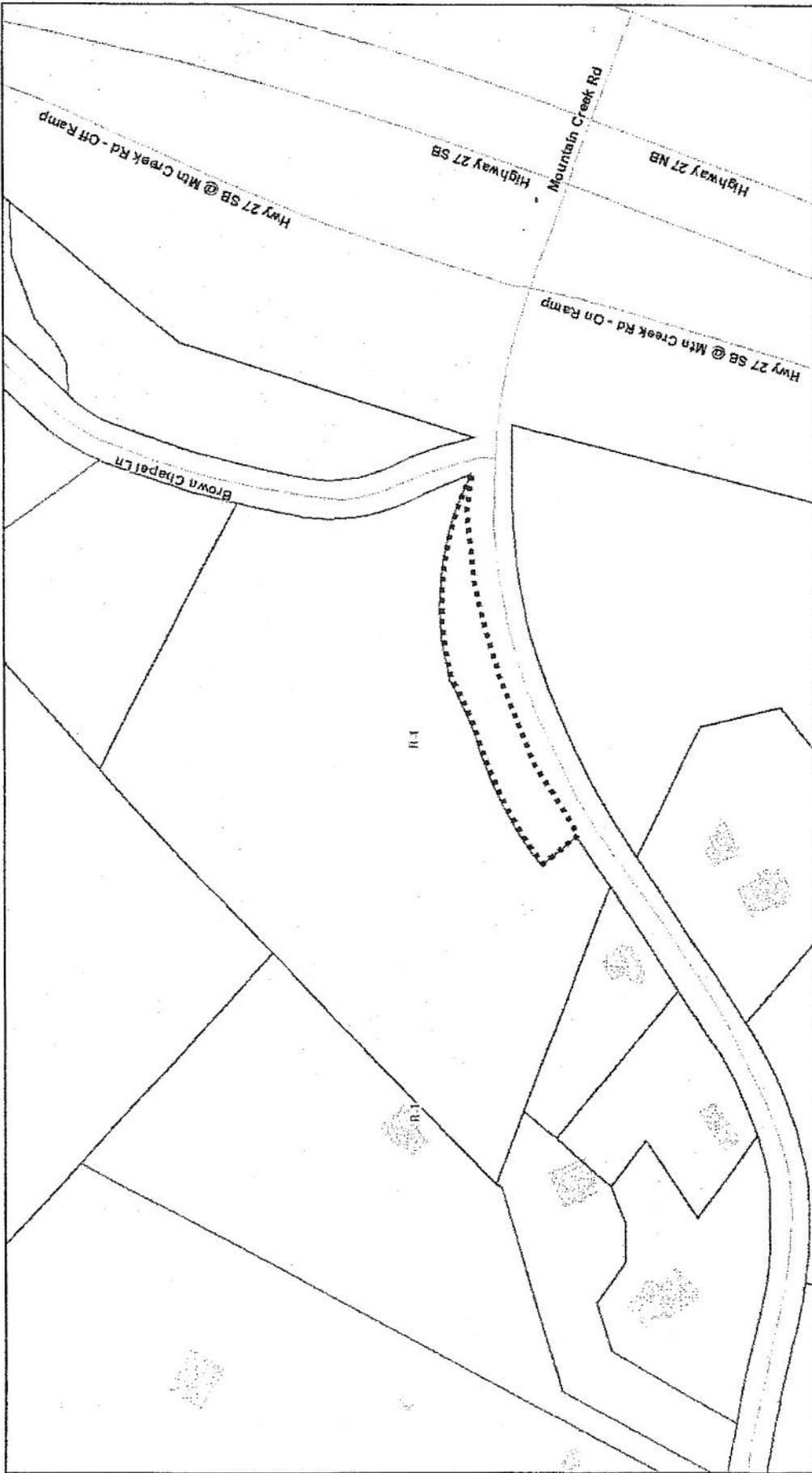
G NO. 2013-78-1

2013-078

Chattanooga-Hamilton County Regional Planning Agency

RPA STAFF RECOMMENDATION

Case Number:	MR 2013-078	PC Meeting Date: 05-10-2013
STAFF RECOMMENDATION:	APPROVE	
Land Use & Transportation Comments		
Planning Staff:	<p><u>Applicant Request Overview</u> The City of Chattanooga has requested the abandonment of additional right-of-way of the 5300 Block of Mountain Creek Road. The current property owner, Orange Grove, needs the additional land to be combined with the existing property for approval of a septic tank to develop the property. <i>for landscaping and to widen front drive</i></p> <p><u>Site Description</u> This parcel of property is 5.68 acres in size and is presently vacant. This area is primarily a single-family residential neighborhood. The property has frontage along Mountain Creek Road and Brown Chapel Road.</p> <p><u>Zoning History</u> The property is presently zoned R-1 Residential. There have been no rezoning requests at this location.</p> <p><u>Plans/Policies</u> This property is not located in the study boundary of any neighborhood land use plan. The countywide Comprehensive Plan 2030 does not address right-of-way abandonment requests of this nature.</p> <p><u>Staff Recommendation</u> Staff recommendation is to approve the request as the request appears to be reasonable and appropriate.</p>	
Infrastructure & Operational Comments		
Public Works Staff:	<p>All land development projects are reviewed by City Engineering & Water Quality staff, Traffic Engineering & Operations staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.</p>	



MR 2013-078 Abandonment of a northern portion of the 5300 block of Mountain Creek Rd Right-of-Way



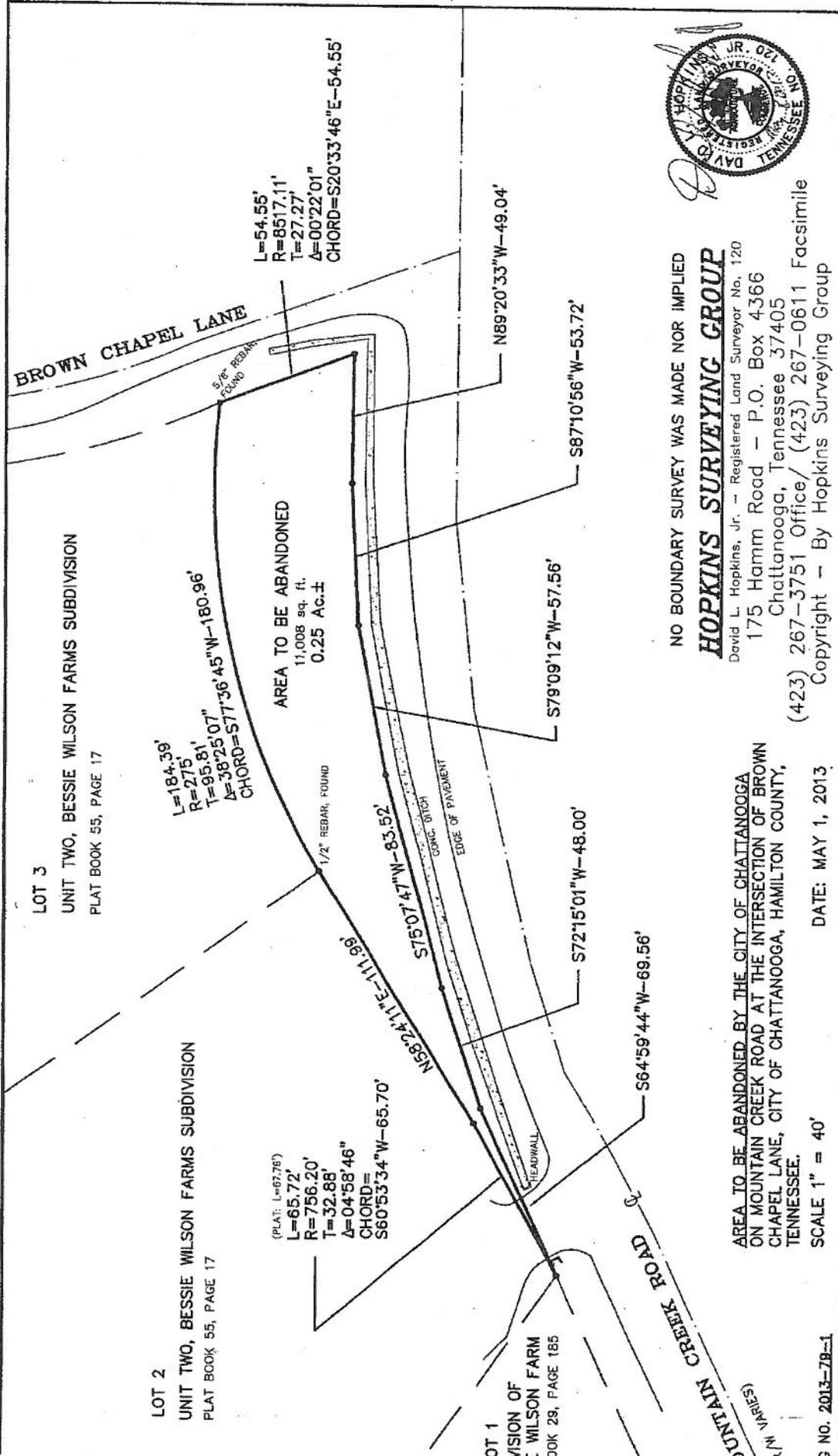
180 ft



Chattanooga-Hamilton County
RPA
Regional Planning Agency

Chattanooga Hamilton County Regional Planning Agency





NO BOUNDARY SURVEY WAS MADE NOR IMPLIED

HOPKINS SURVEYING GROUP

David L. Hopkins, Jr. - Registered Land Surveyor No. 120
 175 Hamm Road - P.O. Box 4366
 Chattanooga, Tennessee 37405
 (423) 267-3751 Office/ (423) 267-0611 Facsimile
 Copyright - By Hopkins Surveying Group

AREA TO BE ABANDONED BY THE CITY OF CHATTANOOGA
 ON MOUNTAIN CREEK ROAD AT THE INTERSECTION OF BROWN
 CHAPEL LANE, CITY OF CHATTANOOGA, HAMILTON COUNTY,
 TENNESSEE.

DATE: MAY 1, 2013

SCALE 1" = 40'

2013-078

G NO. 2013-78-1



**CITY OF CHATTANOOGA
PUBLIC WORKS DEPARTMENT
UNIFIED WORK ORDER**

Project/Funding:

Work Order Number: *113700*



Address: 5300 BLOCK OF MOUNTAIN CREEK ROAD

Tax Map/Grid: 099A

Required Work Type: ENG - RPA Cases		Category: ADMIN		Date Needed: 5/27/2013	Status: UNDINV
WO Initiated: 5/17/2013 8:29:52 AM	Initiated By: KING, CAROL A	Requested By: 3	Priority: 1	Transferred To/Submitted to: CANNON, WILLIAM E - 5/17/2013 8:32:03 AM	

Instructions:

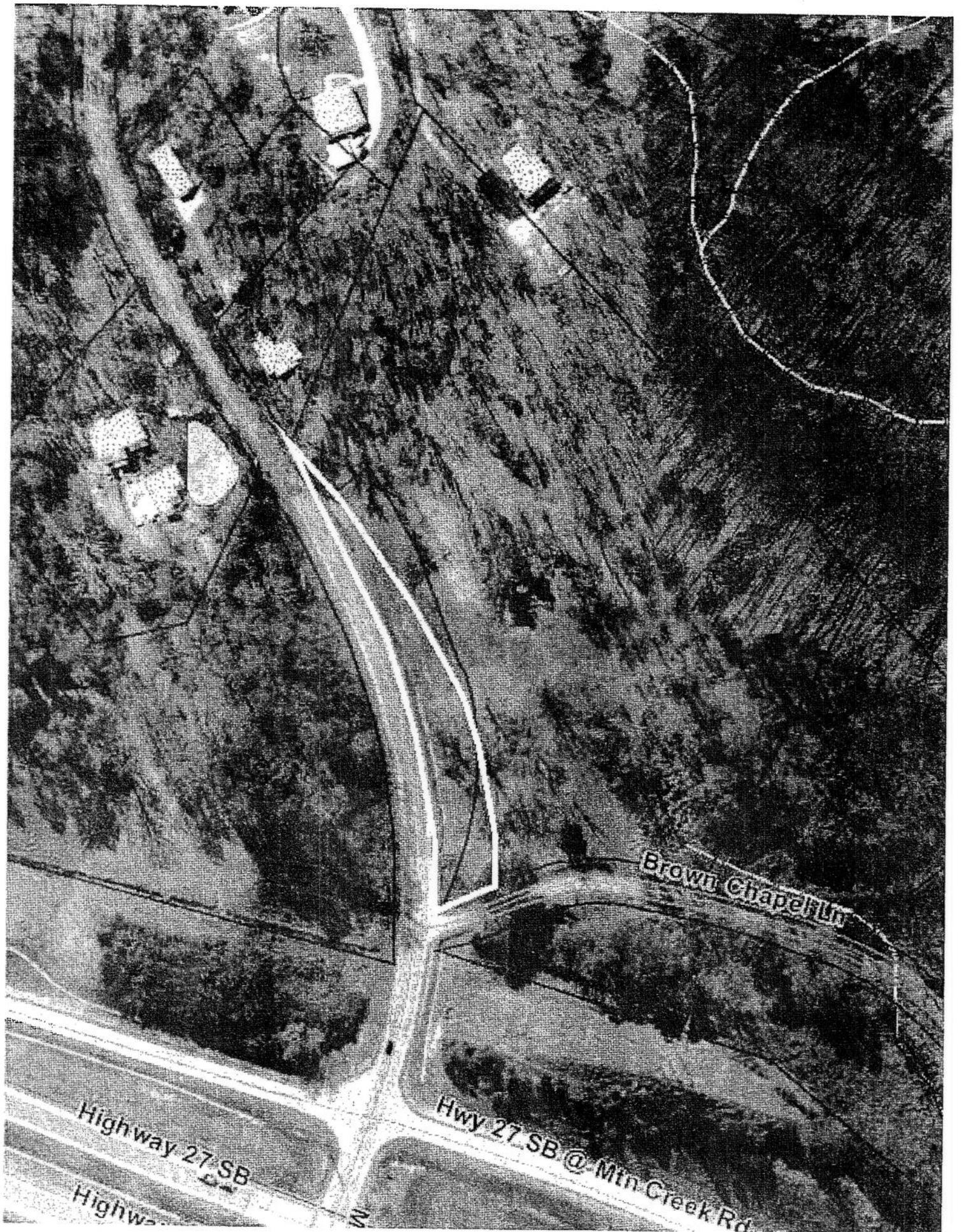
Comments:
By KING, CAROL A: 5/17/2013 8:33:51 AM
ABANDONMENT OF PART OF THE 5300 BLOCK OF MOUNTAIN CREEK ROAD

Date Completed: _____ **Supervisor:** _____ **WO Closed :** _____

Associated Service Request(s), If Any:

SR#	Date/Time Init.	Priority	Description	Problem Address
Customer Name			Customer Work Phone	Customer Zip
<i>City of Chattanooga, Bill Wayne</i>				

Work Comments/Results: _____



Highway 27 SB

Brown Chapel Ln

Hwy 27 SB @ Mtn Creek Rd

Highwa

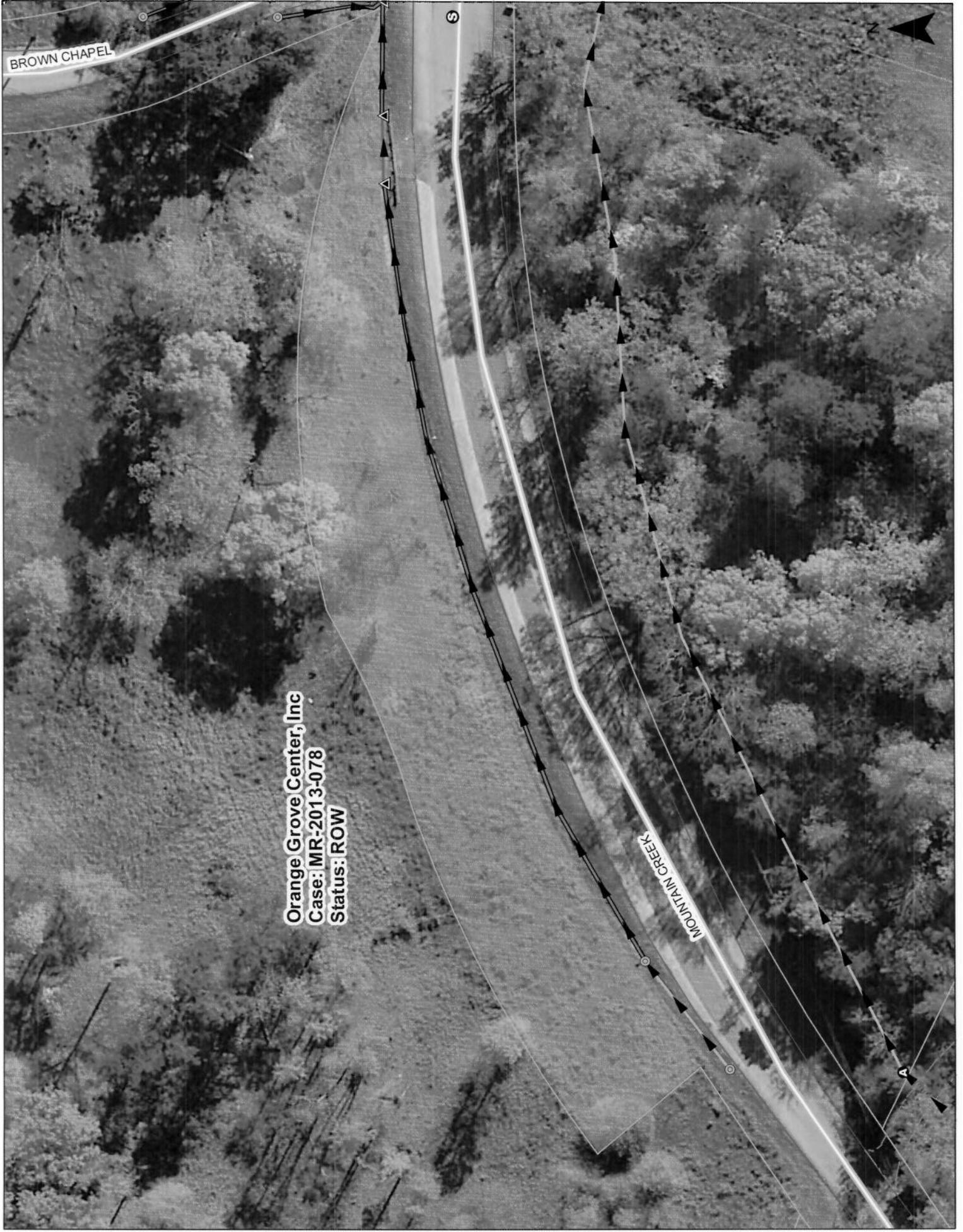
Orange Grove Center, Inc
Case: MR-2013-078
Status: ROW

BROWN CHAPEL

MOUNTAIN CREEK

5

4



P. O. Box 182255
Chattanooga, Tennessee
37422-7255
www.epb.net

May 17, 2013



Mr. Greg L. Haynes, Director
Chattanooga-Hamilton County Regional Planning Agency
Suite 2000, Development Resource Center
1250 Market Street
Chattanooga, TN 37402

RE: Case No. 2013-078

Dear Mr. Haynes:

EPB has located within the petitioned right-of-way, electrical and communications facilities which must be maintained for the use and benefit of our customers. We will not object to the closure, however, provided the entire petitioned right-of-way is reserved for the operation, maintenance, rebuilding, and replacement of these facilities and for ingress and egress to them.

Thank you for the courtesy notice.

Sincerely,

A handwritten signature in cursive script that reads 'Billy', which is a common nickname for William McGhee.

William McGhee
Right-of-Way Agent
EPB



Comcast Cable
2030 E Polymer Drive, P.O. Box 182249
Chattanooga, TN 37422

May 28, 2013

Regional Planning Agency
1250 Market Street
Suite 2000 Development Resource Center
Chattanooga, Tennessee 37402

RE:Case # 2013-078

Dear Marcia:

Comcast does not concur to the closure case(s). Comcast has active service, on a portion of the proposed closure. Comcast would agree to the closure if an alternate route was provided and the rerouting of existing plant was performed at no cost to Comcast.

Sincerely,

A handwritten signature in cursive script that reads "Mike Schlote".

Mike Schlote
Construction Coordinator



May 30, 2013

Mr. Greg L. Haynes, Director
Chattanooga-Hamilton County Regional Planning Agency
Development Resource Center
1250 Market Street, Suite 2000
Chattanooga, TN 37402

RE: Closures and Abandonment's Case Numbers MR2013-078

Dear Mr. Haynes:

In regards to Case Numbers MR2013-078 for the June 10, 2013, Planning Commission Meeting Agenda, AT&T Southeast cannot agree to closure since facilities are in this area. Please reserve any existing or future utility easements inside the proposed abandonment areas.

If additional information is needed, please contact me at 752-9018.

Thank You,

A handwritten signature in black ink, appearing to read "Shaun Prigmore".

Shaun Prigmore
Area Manager OSP Planning & Engineering Design

cc: RPC File

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Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-087		X
Broad St. is US Route as well as State Rt. need to go thru TDOT excess land to get license agreement. <i>public libse</i>		

* Comments forthcoming

Dpt. of Transportation
 Patrick White

Ill. P. O.
 Billy McShane

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	✓	
MR 2013-069	✓	
MR 2013-070	✓	
MR 2013-075	✓	
MR 2013-078		✓

* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	✓	
MR 2013-069	✓	
MR 2013-070	✓	
MR 2013-075	✓	
* MR 2013-078		✓
Please reserve any existing or future facilities inside the proposed abandonment area.		

* Comments forthcoming

Jon Mount
 Bell South

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	X	
MR 2013-069	X	
MR 2013-070	X	
MR 2013-075	X	
MR 2013-078		X

* Comments forthcoming

Comcast Cable
 Mike Schlotz

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR - 2013-087	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marshall Boyd 5-24-13		

Chatt Gas co
Marshall Boyd

* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-087	<input checked="" type="checkbox"/>	<input type="checkbox"/>
David Frye		

City Police Dept
David Frye

* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-069		
MR 2013-070		
MR 2013-075		
MR 2013-078		
D. Frye		

City Police Dept
David Frye

* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-087	<input checked="" type="checkbox"/>	<input type="checkbox"/>
John Vanciarik		

Traffic Engineer
John Vanciarik

* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-087	X	

CITY #1 Engineer
Bill Payne

BMD
5/23/13

W.W.T.A.
Cleveland Grimes

* Comments forthcoming

A

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	✓	
MR 2013-069	✓	
MR 2013-070	✓	
MR 2013-075	✓	
MR 2013-078	✓	

* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-087	✓	

W.W.T.A.
Cleveland Grimes

* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	✓	
MR 2013-069	✓	
MR 2013-070	✓	
MR 2013-075	✓	
MR 2013-078	✓	
OK Harold Hyde 520-13		

* Comments forthcoming

Chatt Gas Co.
Harold Hyde

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	RH	
MR 2013-069	RH	
MR 2013-070	RH	
MR 2013-075	RH	
MR 2013-078	RH	
MR 2013-087	RH	Per Herron by phone

* Comments forthcoming

Chatanooga Tire Dept
Kandall Herron

Dept of Transportation
Ray Tucker

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	✓	
MR 2013-069	✓	
MR 2013-070	✓	
MR 2013-075	✓	
MR 2013-078	✓	

* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	✓	
MR 2013-069	✓	
MR 2013-070	✓	
MR 2013-075	✓	
MR 2013-078	✓	

* Comments forthcoming

Mathic Engineer
Nora Vankirk

F.P.B.
Billy McEhee

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-087	✓	

* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
2013-078	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Hixson utility
Caroline Hickman
Wald Jackson

OK for
phone
6-7-13
revised
Jackson

CITY ENGINEER
Bill Payne

* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-069	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-070	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-075	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-078	<input type="checkbox"/>	<input type="checkbox"/>

Len American water co
Robbie Harvey

NOT
OKS

Dept of Transportation
Markie White

* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-069	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-070	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-075	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-078	<input checked="" type="checkbox"/>	<input type="checkbox"/>

BHD
5/15/13

A

* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-069	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-070	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-075	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-078	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-087	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

Dept. of Transportation
Ray Tucker

* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-087	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

Comcast Cable
Mike Achlotz

* Comments forthcoming