

First Reading: _____
Second Reading: _____

MR-2015-056
Mike Price/MAP Engineers
District 4

ORDINANCE NO. _____

AN ORDINANCE CLOSING AND ABANDONING A
SANITARY SEWER EASEMENT LOCATED AT 7518
STANDIFER GAP ROAD, SUBJECT TO CERTAIN
CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
CHATTANOOGA, TENNESSEE, That a sanitary sewer easement located at 7518 Standifer Gap
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 sanitary sewer easement on property at 7518
Standifer Gap Road, beginning at Station 83+79 on line "V" per
MF# 51990, extending approximately 80 feet and ending at Station
85+59 on line "V" per MF# 51990. Tax Map No. 139O-B-006.01.

SECTION 2. BE IT FURTHER ORDAINED, That this abandonment shall be subject to
relocation of the sanitary sewer as approved by the City Engineer.

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

/mem

City of Chattanooga



Resolution/Ordinance Request Form

Date Prepared: 5-20-2015

Preparer: William C. Payne *WCP*

Department: Public Works

Brief Description of Purpose for Resolution/Ordinance: Res./Ord. # District # 4

A City Council Action is requested to approve the request of Mike Price/Map Engineers for the abandonment of a sanitary sewer easement on property of 7518 Standifer Gap Road, as reference in Case No. MR-2015-056, subject to certain conditions.

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)

Reviewed by: _____

FINANCE OFFICE

Approved by: *[Signature]*
DESIGNATED OFFICIAL/ADMINISTRATOR

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

Revised: October, 2011

Memorandum

To: Lee Norris
From: Bill Payne 
Cc: Dennis Malone
Date: May 20, 2015
Re: Valor, G.P.
c/oMap Engineers/Mike Price
Case No. MR 2015-056
7518 Standifer Gap Road-District 4

Recommendations Regarding Abandonment Request

I have completed the review of Case No. MR 2015-056 to abandon a sanitary sewer on property at 7518 Standifer Gap Road, beginning at Station 83+79 on line "V" per MF# 51990, extending approximately 80 feet and ending at Station 84+59 on line "V" per MF# 51990. Tax Map 139O-B-006.01 as shown on the attached map.

My comments are as follows:

- The applicant desires to abandon the sanitary sewer for development of site.
- The city of Chattanooga has sanitary sewer infrastructure in the subject portion of the easement.
- The Planning Commission recommends approval.

Therefore, I recommend the following: The request for abandonment of this easement be approved, subject to relocation of the sanitary sewer as approved by the City Engineer.

CLOSURE/ABANDONMENT APPLICATION FORM

WO# 148109

CASE NUMBER:	MR 2015-056	Date Submitted: 2-23-2015	
(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 type="checkbox"/> Street	<input checked="" type="checkbox"/> Sewer
	<input type="checkbox"/> Other		
	Name of Street or Right-Of-Way:		
	<input checked="" type="checkbox"/> Open	<input type="checkbox"/> Unopened	Length/Width: 80+ or - LF
	Beginning: Sta. 83+79 on line "V" per MF# 51990		
	Ending: Sta. 84+59 on line "V" per MF#51990		
2 Property Information			
Property Address:	7518 Standifer Gap Road		
Property Tax Map Number(s):	1390-B-006.01		
3 Proposed Development			
Reason for Request and/or Proposed Use:	For development of site		
4 Site Characteristics			
Current Zoning:	M-3		
Current Use:	Vacant lot		
Adjacent Uses:	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: Map Engineers/Mike Price	Address: 7380 Applegate Lane		
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner	
City: Chattanooga	State: TN	Zip Code: 37421	Email: mapengr@epbfi.com
Phone 1: 423-855-5554	Phone 2:	Phone 3:	Fax: 423-485-8110
6 Property Owner Information (if not applicant)			
Name: Valor, G.P.	Phone: 423-855-0784		
Address: 6110 Shallowford Road Chattanooga, TN 37421			
Office Use Only:			
Planning District: 10	Neighborhood: CNAC, F.O.E.B.		
Hamilton Co. Comm. District: 8	Chatt. Council District: 4	Other Municipality:	
Staff Rec: A	PC Action/Date: 4-13-15	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 checked="" type="checkbox"/> Site Plan, if required	Total Acres to be considered:	<input checked="" type="checkbox"/> Deeds	Plats, if applicable:
Deed Book(s): 8781-755			
Plat Book/Page: N/A	<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1	
<input checked="" type="checkbox"/> Filing Fee: 350.00	Cash	<input checked="" type="checkbox"/> Check	Check Number: 5874
Planning Commission meeting date: 4-13-2015		Application processed by: Marcia Parker	



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

Work Order Number: 148109

Address: 7518 STANDIFER GAP RD, 37421

Required Work Type: ENG - RPA Cases				Category: Administration			Date Needed:
5/14/2015 3:55:15 PM							
WO Initiated: 5/4/2015 3:55:15 PM	Initiated By: KING, CAROLA	Requested By: PAYNE, WILLIAM C	Priority: Medium	District: 8	Transferred To/Submitted to: *ENGINEERING, ENGINEERING	Status: Under Investigation	

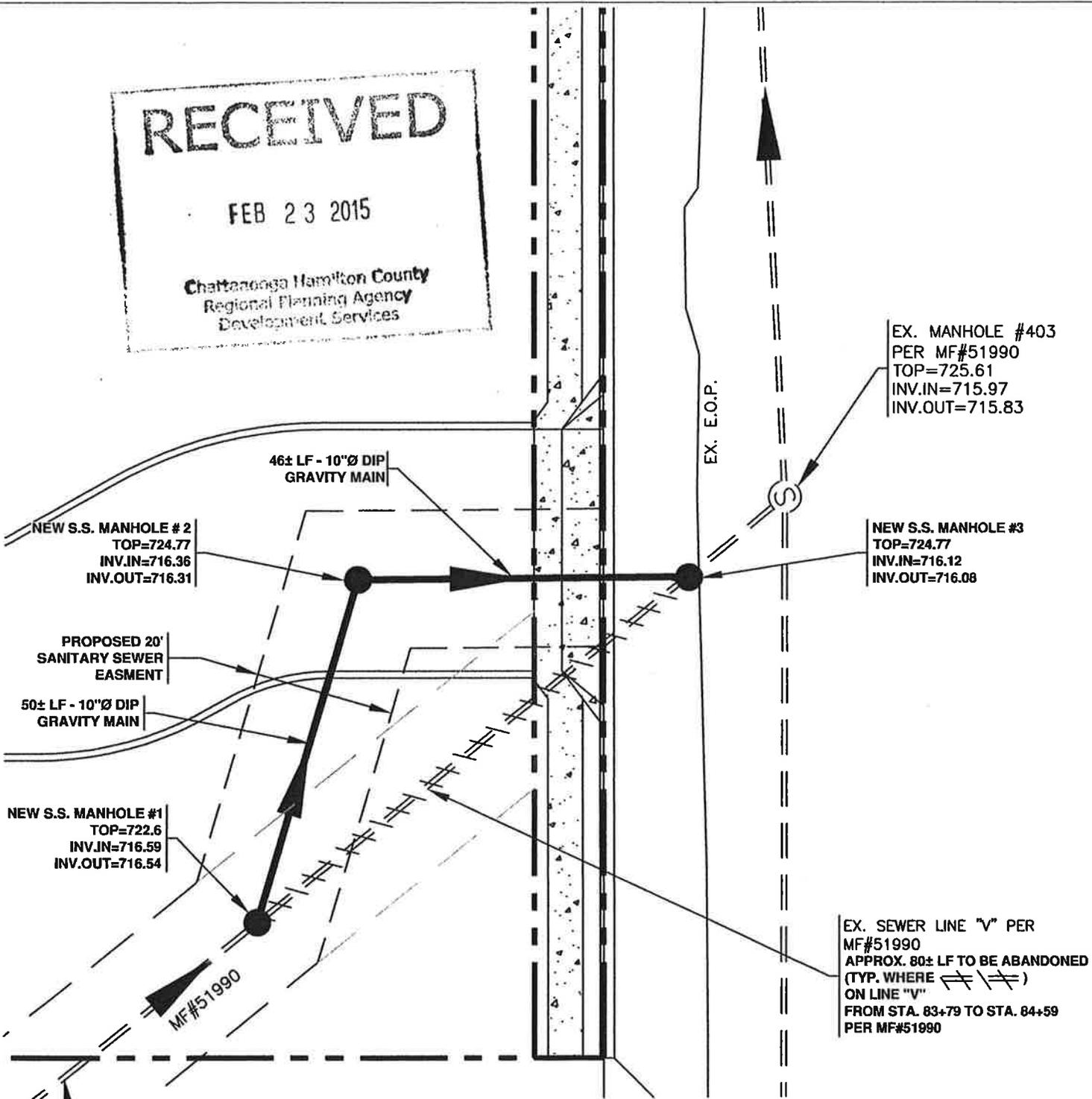
Instructions: For development of site.

Date Completed: **Supervisor: NORRIS, DONALD L** **WO Closed:**

Associated Service Requests(s), If Any:

Request ID	Problem Code	Request Description			Request Priority	Incident Address	
Customer Call #	Customer Title	First Name	Middle Initial	Last Name	Address	Apt. #	
City	Zip	Address Type	Home Phone	Work Phone	Other Phone	Date & Time Of Call	

RECEIVED
 FEB 23 2015
 Chattanooga Hamilton County
 Regional Planning Agency
 Development Services

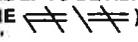


EX. MANHOLE #403
 PER MF#51990
 TOP=725.61
 INV.IN=715.97
 INV.OUT=715.83

NEW S.S. MANHOLE #3
 TOP=724.77
 INV.IN=716.12
 INV.OUT=716.08

NEW S.S. MANHOLE #2
 TOP=724.77
 INV.IN=716.36
 INV.OUT=716.31

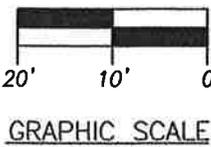
NEW S.S. MANHOLE #1
 TOP=722.6
 INV.IN=716.59
 INV.OUT=716.54

EX. SEWER LINE "V" PER
 MF#51990
 APPROX. 80± LF TO BE ABANDONED
 (TYP. WHERE )
 ON LINE "V"
 FROM STA. 83+79 TO STA. 84+59
 PER MF#51990

EX. PUBLIC SANITARY
 SEWER LINE SEE
 DB 2482 PG 170
 NO EASEMENT WIDTH
 SPECIFIED

MR. 2015-056

© COPYRIGHT 2015 MAP ENGINEERS, LLC



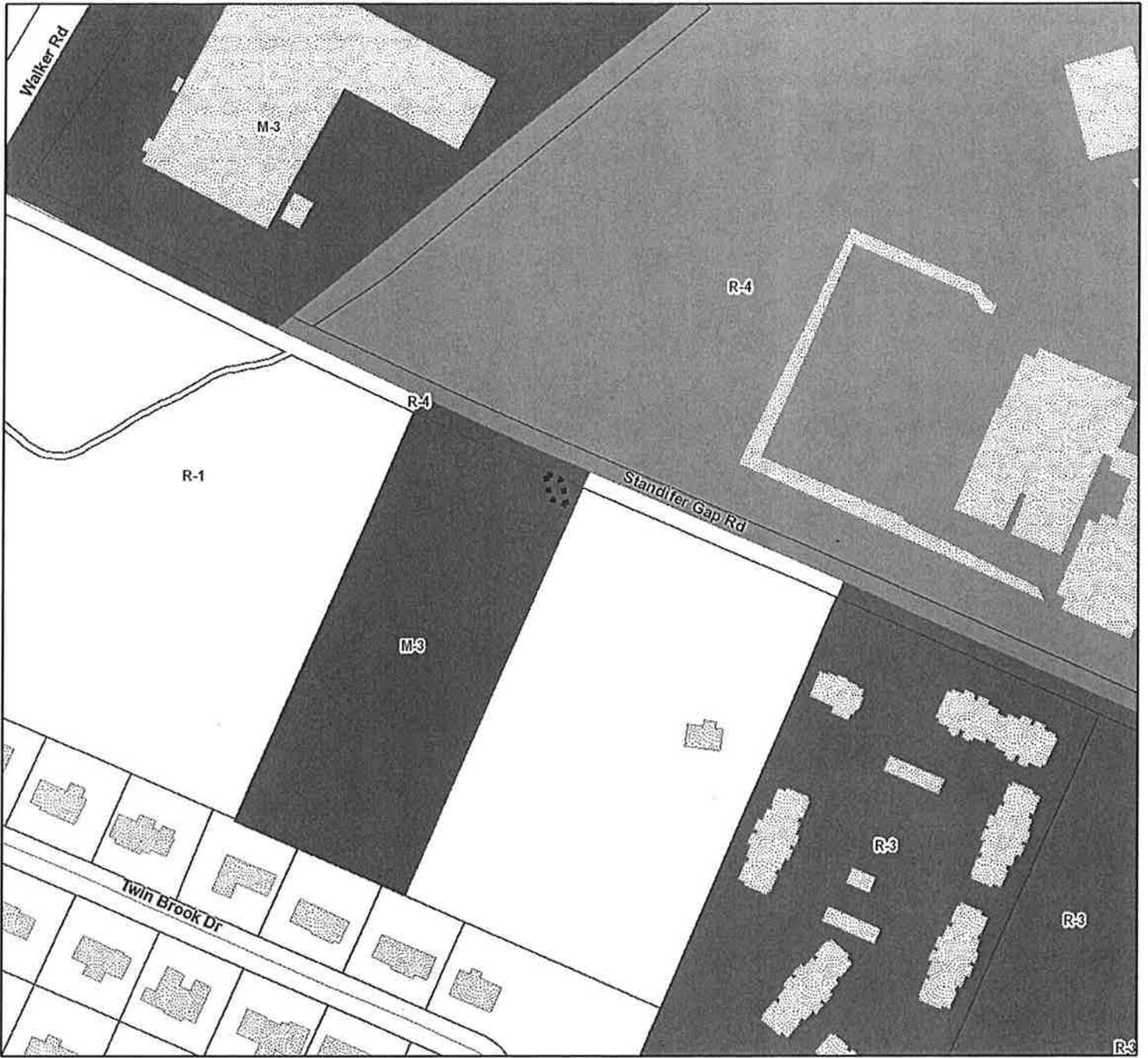
ALL RIGHTS RESERVED
 This drawing is the property of
 M.A.P. Engineers, LLC and shall
 not be reproduced in whole or in
 part. This drawing shall not be used
 for the construction of any other
 project without the written
 permission of the Engineer.

DRAWN	GMB
CHECKED	MAP
DATE	2/11/2015
SCALE	1" = 20'
MAP PROJECT:	08-156

MAP ENGINEERS

Tel.(423) 855-5554
 Fax.(423) 485-8110
 7380 Applegate Ln.
 Chattanooga, TN 37421

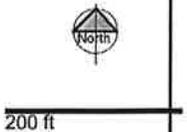




MR 2015-056 Sewer Easement Abandonment



Chattanooga Hamilton County Regional Planning Agency





MR 2015-056 Sewer Easement Abandonment



200 ft

Chattanooga Hamilton County Regional Planning Agency



Instrument: 2008101500092
 Book and Page: G1 8781 755
 DEED RECORDING FEE \$15.00
 DATA PROCESSING FEE \$2.00
 CONVEYANCE TAX \$549.45
 PROBATE FEE \$1.00
 Total Fees: \$567.45
 User: HCBC/KSpruiell
 Date: 10/15/2008
 Time: 12:24:09 PM
 Contact: Pam Hurst, Register
 Hamilton County, Tennessee

Prepared By and Return To:
 Hon & Kopet, Attorneys
 Title Guaranty & Trust Company
 617 Walnut Street
 Chattanooga, TN 37402

H&K/bk/08/20080939

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
VALOR 6110 Shallowford Road Chattanooga, TN 37421	SAME
TAX MAP AND PARCEL NO.: 139'O-B-006.01	

WARRANTY DEED

NOW THEREFORE FOR AND IN CONSIDERATION of the sum of One and No/100 (\$1.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **COLLEGEDALE CREDIT UNION**, the Grantor, does hereby sell, transfer and convey unto **VALOR, a Tennessee general partnership**, the Grantee, its successors and assigns, the following described real estate in HAMILTON County, Tennessee:

182 129637

IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
 BEING a part of the Northeast Quarter of the Southeast Quarter of Section 35, Township 5, Range 3, West of the Basis Line, Ocoee District, and being more particularly described as follows:
 BEGINNING at a point, said point being the intersection of the northwest corner of the property conveyed to St James AME Church by deed of record in Book 7585, Page 447, in the Register's Office of Hamilton County, Tennessee, and the southern boundary line of Standifer Gap Road; thence, with and along the western boundary line of the said St James AME Church property, South 23 degrees 05 minutes 21 seconds West a distance of 632.67 feet to a point, said point being located in the northern boundary line of Lot 23, Twin Brook North, as shown by plat of record in Plat Book 26, Page 158, in the Register's Office of Hamilton County, Tennessee; thence, with and along the northern boundary line of said Lot 23, the northern boundary line of Lot 24, Twin Brook North, as shown, by plat of record in Plat Book 26, Page 158, in the Register's Office of Hamilton County, Tennessee, and then the northern boundary line of Lot 25, Twin Brook North, as shown by plat of record in Plat Book 31, Page 174, in the Register's Office of Hamilton County, Tennessee, North 67 degrees 02 minutes 55 seconds West a distance of 264.16 feet to a point, said point being the southeast corner of the property conveyed to Love by deed of record in Book 8533, Page 412, in the Register's Office of Hamilton County, Tennessee; thence, with and along the eastern boundary line of the said Love property, North 23 degrees 00 minutes 00 seconds East a distance of 633.00 feet to a point, said point being in the southern boundary line of the said Standifer Gap Road; thence, with and along the southern boundary line of the said Standifer Gap Road, South 66 degrees 58 minutes 38 seconds East a distance of 265.14 feet to the point of beginning, with said property being more fully described on a survey prepared for Ken Defoor by David Mathews, Tennessee Land Surveyor No. 747, David Mathews Surveying, 1820 Hamill Road, Chattanooga, Tennessee 37343, being dated August 22, 2008 and being Job #: 08-907.

FOR PRIOR TITLE, see Successor Trustee's Deed from L. Blair Bennington, successor trustee, to Collegedale Credit Union dated August 14, 2008 and recorded in Book 8738, Page 896, in the Register's Office of Hamilton County, Tennessee.

THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING:

Handwritten mark

Restrictions as set out in instrument recorded in Book 869, Page 702, in the Register's Office of Hamilton County, Tennessee, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607, of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

Easement conveyed to the City of Chattanooga recorded in Book 1721, Page 625, in the Register's Office of Hamilton County, Tennessee.

Sixteen (16) foot utility easement as shown, described or noted on plat recorded in Plat Book 26, Page 158, in the Register's Office of Hamilton County, Tennessee, and as shown on survey of David Mathews, Tennessee Land Surveyor No. 747, David Mathews Surveying, 1820 Hamill Road, Chattanooga, Tennessee 37343, being dated August 22, 2008 and being Job #: 08-907.

Sanitary sewer easement as shown on survey of Niles Surveying Company, Inc., TRLS#1742, dated August 10, 2006 and as recorded in Book 2482, Page 170, in the Register's Office of Hamilton County, Tennessee.

Overhead utility lines as shown on survey of Niles Surveying Company, Inc., TRLS #1742, dated August 10, 2006.

Any governmental zoning and subdivision ordinances in effect thereon.

TO HAVE AND TO HOLD the same unto the said Grantee forever in fee simple. The Grantor covenants that it is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that title thereto is clear, free and unencumbered, except as hereinabove mentioned, and it will forever warrant and defend the same against all lawful claims.

IN WITNESS WHEREOF, COLLEGEDALE CREDIT UNION, has caused these presents to be executed by R. White, its President, this 25th day of Sept, 2008.

COLLEGEDALE CREDIT UNION

By: R. White
Name: R. White
Title: President

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 25th day of Sept 2008, before me personally appeared,
R. White, with whom I am personally acquainted (or proved
to me on the basis of satisfactory evidence) and who upon oath acknowledged himself/herself to
be the Pres of COLLEGEDALE CREDIT UNION,
the within named bargainer, and that he/she as such Pres,
being authorized so to do, executed the foregoing instrument for the purposes therein contained
by signing the name of COLLEGEDALE CREDIT UNION, by himself/herself as such
Pres



[Signature]
NOTARY PUBLIC
My Commission Expires: 9-22-10

STATE OF TENNESSEE
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer or value of the property
transferred, whichever is greater, is \$148,500.00 at the date of agreement, which amount is equal
to or greater than the amount which the property would have commanded at a fair and voluntary
sale.

[Signature]
AFFIANT

Sworn and subscribed before me this 25th day of Sept 2008.

[Signature]
NOTARY PUBLIC
My Commission Expires: 9-22-10



RESOLUTION

WHEREAS, MAP Engineers c/o Mike Price & Valor, G.P. petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the abandonment of a sewer easement located on property at 7518 Standifer Gap Road.

Abandonment of a sanitary sewer easement on property at 7518 Standifer Gap Road, beginning at Station 83+79 on line "V" per MF# 51990, extending approximately 80 feet and ending at Station 85+59 on line "V" per MF# 51990. Tax Map 1390-B-006.01 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on April 13, 2015,

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 existing pattern of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on April 13, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,



John Bridger
Secretary



April 14, 2015

RE: Petition No. MR-2015-056

MAP Engineers
Mike Price
7380 Applegate Lane
Chattanooga, TN 37421

Dear Mr. Price:

Your petition was reviewed by the Planning Commission on Monday, April 13, 2015, and it is now being sent to the City Public Works Department for their review. Therefore, any questions regarding the future disposition of your petition should be directed to the City Public Works Department, telephone number 643-6000.

The City Council will hear your request when the City Public Works Department forwards it on for their consideration.

The Planning Commission recommended to the City Council that your petition to abandon sewer located at 7518 Standifer Gap Road be approved. However, this recommendation might be accepted, rejected or amended by the City Council. Final action on your petition will also be subject to determination of need for utility easements which might cross the land.

If we can assist you further, please call. Thank you for your patience and cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Haynes', is written over a light blue horizontal line.

Greg Haynes, Director
Development Services

cc: Valor, G.P.

Signature Sheet / Case Number: MR 2015-056 Date: 2.23.2015

Applicant Signature: 

Signature verifies that applicant has read, understands all of the information on the application for the above case number, agrees with information provided and is responsible for installing and maintaining notice sign(s).

RPA ZONING APPLICATION POLICY

INSTALLATION OF REZONING SIGNS

No rezoning signs should be displayed on the property until after the 5-business day period following the 10th of the month.

REQUESTS TO DEFER

After filing an application with the RPA, an applicant may request (in writing) to defer the case within 5 business days following the zoning application deadline. The zoning application deadline is the 10th of the month; if the 10th of the month is on a Saturday or Sunday, the application deadline is the immediate preceding Friday.

If the applicant requests deferral after the 5 business day period following the zoning application deadline, the staff can not remove the zoning case from the Planning Commission agenda. If the applicant then desires to have the case deferred, they must make the request at the scheduled Planning Commission meeting. Action to allow deferral of the zoning application will be determined by the Planning Commission.

REQUESTS TO WITHDRAW

After filing an application with the RPA, an applicant may request (in writing) that their case be withdrawn at any time before the Planning Commission meeting. Such a request will be honored and the zoning case will be removed from the Planning Commission agenda. A request to withdraw a case may also be made at the Planning Commission meeting.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

The public will be provided the opportunity to speak to the Planning Commission at the scheduled meeting, at the end of the Agenda, using the following guidelines:

- 1) Each speaker may address the Planning Commission only upon matters within the authority/jurisdiction of the Planning Commission (zoning/subdivision policy and applicable ordinances).
- 2) Each speaker shall limit his or her remarks to three (3) minutes.
- 3) The speaker shall not be permitted to use any vulgar or obscene language, or personally attack or personally denigrate others.
- 4) The Chair is prohibited from recognizing any person, neighborhood association or organization to speak to the Planning Commission during the "non-agenda matters" portion of the agenda more than twice in any 6-month period.

February 11, 2015

Chattanooga-Hamilton Co. RPA
Development Resource Center
1250 Market Street
Suite 2000
Chattanooga, TN 37402

**Re: Standifer Gap Road Office/Warehouse Development
MAP Engineers Project No: 08-156**

Dear RPA Staff,

I, Ken DeFoor, have the authority to grant, and do grant MAP Engineers the permission to close/abandon existing sewer easements and sewer lines on my property on my behalf.



Sincerely,

Ken DeFoor
Valor G.P.
6110 Shallowford Rd.
Chattanooga, TN 37421

Hamilton County, Tennessee

Unofficial Property Card

Location 7518 STANDIFER GAP RD	Property Account Number 67637	Parcel ID 1390 B 006.01
Property Type 22	Land Use 910	District CITY

Current Property Mailing Address

Owner VALOR	City CHATTANOOGA
Address 6110 SHALLOWFORD RD	State TN
	Zip 37421

Current Property Sales Information

Sale Date 9/25/2008	Legal Reference 8781-0755
Sale Price \$148,500	Grantor(Seller) COLLEGEDALE CREDIT UNION

Current Property Assessment

Building Value	\$0
Xtra Features Value	\$0
Land Value	\$124,800
Total Value	\$124,800
Assessed Value	\$31,200

Narrative Description

This property is classified as N/A with a(n) N/A style structure on this card, built about with 0 square feet.

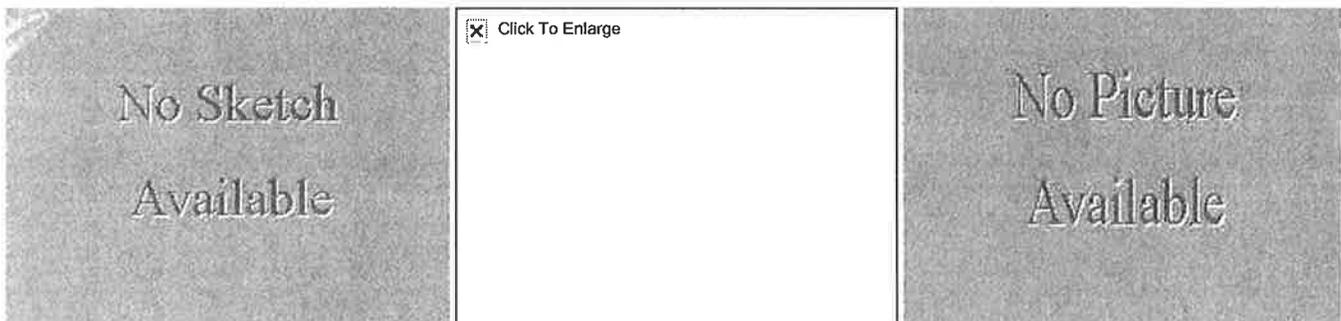
Land Description

The total land area of this property is (+1.50 MARKET).

Legal Description

PT SE 1/4 SEC 35 TWP 5 R3

Property Images



PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-056

PC Meeting Date: 04-13-15

Applicant Request

Sanitary Sewer Abandonment MF# 51990

Property Location: 7518 Standifer Gap Road

Property Owner: Valor, G.P.

Applicant: MAP Engineers/Mike Price

Project Description

- Abandon approximately 80 linear feet of an existing sewer line/easement and realign for development on site.

Site Analysis

Site Description

- The project site is located on the south side of Standifer Gap Road approximately 700 feet east of the intersection with Walker Road.
- Access: Currently, access to the site is from Standifer Gap Road.
- The existing sewer line/easement is located at the Standifer Gap Road frontage.

Zoning History

- The site is currently zoned M-3 Warehouse and Wholesale Zone.
- The site was rezoned from R-4 Special Zone to M-3 Warehouse and Wholesale Zone in 2014 (Ordinance # 12868).

Plans/Policies/Regulations

- The Hamilton Place Community Plan (adopted by City Council 2000) does not address sewer easements at this or any other location.

Key Findings

- The proposed use is consistent and compatible with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposal is a reasonable request for the proposed development of this property.

Staff Recommendation

Approve.