

First Reading: _____
Second Reading: _____

MR 2015-114
Vision Chattanooga Northshore, LLC
Passpointe Engineering, PLLC/Jan Pas
District 1

ORDINANCE NO. _____

AN ORDINANCE CLOSING AND ABANDONING A SEWER
EASEMENT LOCATED AT 10 CHEROKEE BOULEVARD,
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 10 Cherokee
Boulevard, 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 beginning 49 linear
feet south of MH#135E092 MF#100322, thence southeast some
102 linear feet to MH#135E303 MF#100322. Tax Map No. 135F-
H-04.01.

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

City of Chattanooga



Resolution/Ordinance Request Form

Date Prepared: November 30, 2015

Preparer: William C. Payne, P.E.

Department: Public Works

Brief Description of Purpose for Resolution/Ordinance:

Res./Ord. # _____ Council District # 1

A City Council resolution is requested to close and abandon a sewer easement located at 10 Cherokee Boulevard, Tax Map 135F-H-004.01, as referenced in Case No. MR 2015-114, subject to certain conditions.

Name of Vendor/Contractor/Grant, etc. NA
Total project cost \$ NA
Total City of Chattanooga Portion \$ NA
City Amount Funded \$ NA
New City Funding Required \$ NA
City's Match Percentage % NA

New Contract/Project? (Yes or No) NA
Funds Budgeted? (YES or NO) NA
Provide Fund NA
Provide Cost Center NA
Proposed Funding Source if not budgeted NA
Grant Period (if applicable) NA

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

Revised: 1/26/09

Memorandum

To: Lee Norris
From: Bill Payne
Cc: Dennis Malone
Date: November 30, 2015
Re: Vision Chattanooga Northshore, LLC
Passpointe Engineering, PLLC/Jan Pas
Case No. MR 2015-114
10 Cherokee Blvd.-District 1

Recommendations Regarding Abandonment Request

I have completed the review of Case No. MR 2015-114 for abandonment of a sanitary sewer and easement beginning 49 linear feet south of MH#135E092 MF#100322 thence southeast some 102 linear feet to MH#135E303 MF#100322. Tax Map 135F-H-04.01 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.

NO# 155764

CLOSURE/ABANDONMENT APPLICATION FORM

CASE NUMBER:	MR 2015-114	Date Submitted: 7-28-2015
(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 checked="" type="checkbox"/> Street
	<input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> Other
Name of Street or Right-Of-Way: (Sanitary Sewer & Easement)		
	NA <input type="checkbox"/> Open <input type="checkbox"/>	Unopened <input type="checkbox"/> Length/Width: ~102LF with 20' SSE
Beginning: ~49LF South of MH#S135E092 MF#100322		
Ending: MH#S135E303 MF#100322		
2 Property Information		
Property Address:	10 Cherokee Blvd.	
Property Tax Map Number(s):	135F-H-004.01	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Request to abandon Existing sewer & easement upon relocation of that section outside of the proposed construction of new apartments, & mostly in the ROW of Cherokee Blvd.	
4 Site Characteristics		
Current Zoning:	C-3	
Current Use:	Vacant lot, Parking	
Adjacent Uses:	Park, Retail, High density 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: Passpointe Engineering, PLLC/Jan Pass	Address: 2719 Hickory Valley Road, Suite B	
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: 37421
Email: janpass@passpointe.com	Phone 1: 423-451-6601	Phone 2: _____
Phone 3: _____	Fax: _____	
6 Property Owner Information (if not applicant)		
Name: Vision Chattanooga Northshore, LLC	Phone: 423-664-4452	
Address: 411 Broad Street, Suite 401, Chattanooga, TN 37402		
Office Use Only:		
Planning District: 8B	Neighborhood: CNAC, North Shore Neighborhood, Downtown Owners Collective, North Shore Merchants Collective	
Hamilton Co. Comm. District: 6	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 checked="" type="checkbox"/> Site Plan, if required	Total Acres to be considered: N/A	<input checked="" type="checkbox"/> Deeds <input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 8500-688		
Plat Book/Page: 82-167	<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1
<input checked="" type="checkbox"/> Filing Fee: 350.00	<input checked="" type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check
Check Number: 2114	Planning Commission meeting date: 10-12-2015	
Application processed by: Marcia Parker		

MR-2015-114 City of Chattanooga
October 12, 2015

RESOLUTION

WHEREAS, Passpointe Engineering, PLLC/Jan Pass & Vision Chattanooga Northshore, LLC 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 Sewer and Easement on property located at 10 Cherokee Boulevard.

Abandonment of a Sanitary Sewer and Easement beginning 49 linear feet south of MH#135E092 MF#100322 thence southeast some 102 linear feet to MH#S135E303 MF#100322. Tax Map 135F-H-004.01 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on October 12, 2015,

AND WHEREAS, the Planning Commission heard and considered all statements regarding 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 October 12, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition for a Mandatory Referral for the Abandonment of Sewer and Easement to Relocate for New Apartments be approved.

Respectfully submitted,



John Bridget
Secretary



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

Work Order Number: 155764

Address: 10 CHEROKEE BLVD, 37405

Required Work Type: ENG - Temporary Use				Category: Administration			Date Needed: 12/15/2015 10:08:54 AM
WO Initiated: 10/16/2015 10:08:54 AM	Initiated By: KING, CAROL A	Requested By: PAYNE, WILLIAM C	Priority: Medium	District: 135F	Transferred To/Submitted to:	Status: Under Investigation	

Instructions: REQUEST TO ABANDON EXISTING SEWER AND EASEMENT UPON RELOCATION OF THAT SECTION OUTSIDE OF THE PROPOSED CONSTRUCTION OF NEW APARTMENTS AND MOSTLY IN THE ROW OF CHEROKEE BLVD.

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

CITY OF CHATTANOOGA STANDARD NOTES FOR PUBLIC SANITARY SEWER CONSTRUCTION

1. ALL PROPOSED SANITARY SEWER LINES AND MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF CHATTANOOGA/HAMILTON COUNTY STANDARD DETAILS AND SPECIFICATIONS.
2. SEWERS MUST BE CONSTRUCTED BY A LICENSED MUNICIPAL UTILITY CONTRACTOR (CLASSIFICATION MU).
3. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT 643-5811 AT LEAST 7 DAYS PRIOR TO THE START OF SEWER CONSTRUCTION.
4. ALL CUTS AND FILLS ARE TO BE IN PLACE AND FILLS COMPACTED PRIOR TO SEWER CONSTRUCTION.
5. SANITARY SEWER LINES SHALL BE OF DUCTILE IRON PIPE AT ALL LOCATIONS WHERE SANITARY LINES CROSS WITHIN 18 INCHES ABOVE OR BELOW A STORM SEWER LINE. AS AN ALTERNATE, IF SANITARY SEWER LINES ARE PVC, THEN CONCRETE PROTECTION SHALL BE PROVIDED.
6. WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10 FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER LINE, OR THE LINE SHALL BE OF DUCTILE IRON WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
7. ANCHOR COLLARS SHALL BE PROVIDED ON SANITARY SEWER LINES WITH SLOPES EXCEEDING 18% WITH SPACING AS SPECIFIED BY THE STATE OF TENNESSEE DESIGN CRITERIA FOR SEWAGE WORKS.
8. TRANSITION JOINTS ON SEWER PIPES OF DIFFERENT MATERIALS SHALL BE MADE WITH ADAPTERS IN LIEU OF CONCRETE COLLAR WALLS.
9. SERVICE LATERALS EXTENDING TO THE PROPERTY LINE SHALL EACH HAVE A TREATED TIMBER W/MAINTAINATAPE AT THE PROPERTY LINE.
10. ALL CONNECTIONS TO EXISTING MANHOLES MUST BE CURED AND BOITED AND THE INVERTS REFORMED.
11. TOPS OF ALL MANHOLES SHALL BE RAISED TO BE AT LEAST FLUSH WITH OR ABOVE NEW FINISHED GRADES, AND SHALL BE VISIBLE.
12. MANHOLES RAISED 8 INCHES OR LESS SHALL BE DONE BY THE USE OF CONCRETE RINGS OR "DOUGHNUTS". MANHOLES RAISED GREATER THAN 8 INCHES SHALL REQUIRE THE REMOVAL OF THE CONE SECTION AND PLACEMENT OF THE APPROPRIATE SIZE MANHOLE RISER. THE CONE SECTION SHALL THEN BE REINSTALLED OR REPLACED DEPENDING ON CONDITION.
13. ALL SEWER LINES SHALL BE TESTED AND APPROVED AFTER ALL OTHER UTILITIES HAVE BEEN INSTALLED.
14. UPON COMPLETION OF THE PROJECT, "RECORD" DRAWINGS MUST BE SUBMITTED TO THE JURISDICTIONAL ENGINEER WITHIN 30 DAYS.
15. UPON COMPLETION OF THE PROJECT, ALL PUBLIC SEWER EASEMENTS OBTAINED SHALL BE SUBMITTED TO THE JURISDICTIONAL WASTEWATER AUTHORITY WITHIN 30 DAYS.
16. ALL NEWLY CONSTRUCTED SANITARY SEWERS SHALL BE TELEVIEWED AT THE REQUEST OF THE JURISDICTIONAL ENGINEER.
17. ALL WATER LINES TO MEET TENNESSEE AMERICAN WATER COMPANY STANDARDS.

UTILITIES:

WATER: Tennessee American Water Company
1101 Broad Street
Chattanooga, TN 37402
Contact: Kate Harney (755-7603)

ELECTRIC: EPB
PO Box 182255
Chattanooga, TN 37422
Contact: Mike Jones (648-3439)

GAS: Chattanooga Gas Company
2207 Olan Mills Drive
Chattanooga, TN 37421
Contact: Jana Hall Papa (421-3263 mob.)

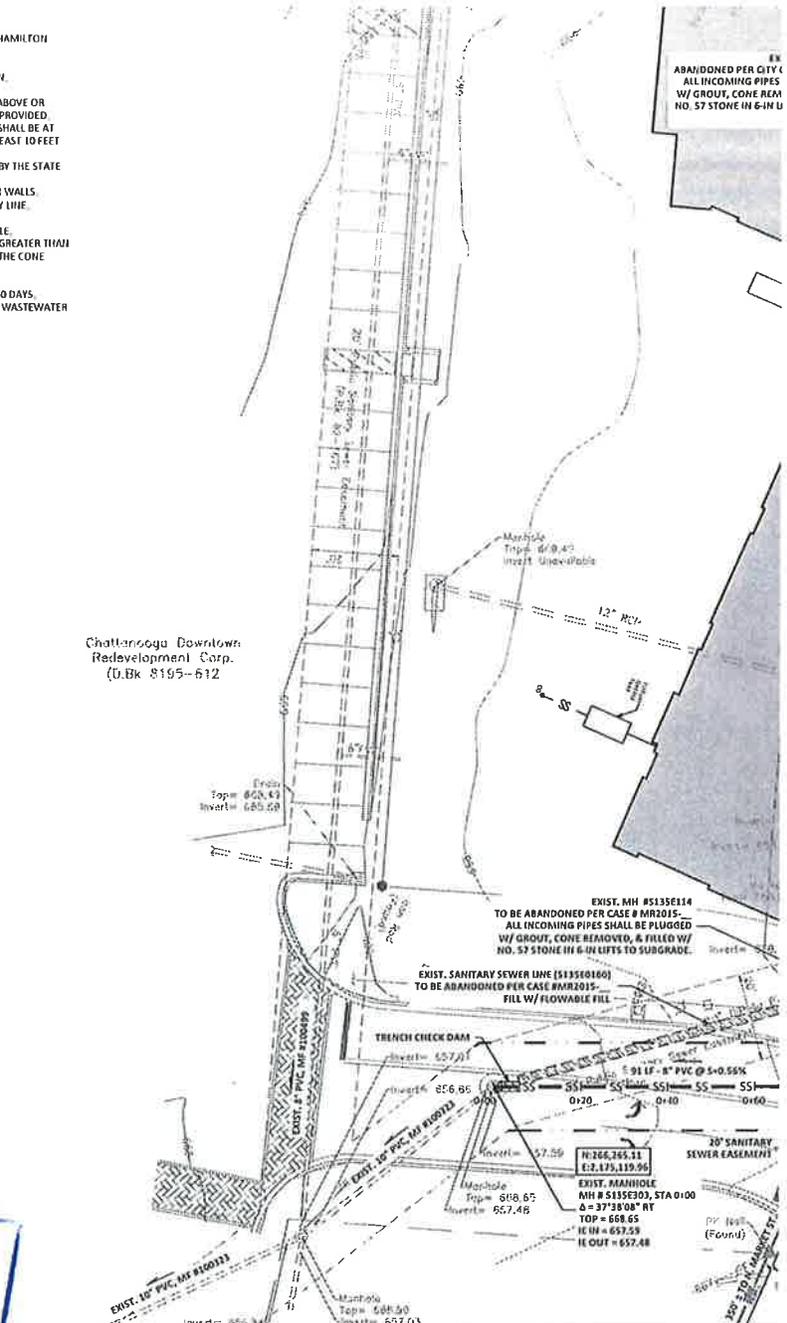
PHONE: BcSouth Telecommunications, Inc.
300 East M.L. King Blvd
Chattanooga, TN 37403
Contact: Steve McCombs (421-3263)

CABLE: Comcast Cable Communications, Inc.
2030 East Polymer Dr. (PO Box 192249)
Chattanooga, TN 37422
Contact: Mike Schlote (855-3900 x2192)

SEWERS: City of Chattanooga - Wastewater
455 Moccasin Bend Rd
Chattanooga, TN 37405
Contact: Mike Patrick (757-5026)

Chattanooga Downtown
Redevelopment Corp.
(648-8195-612)

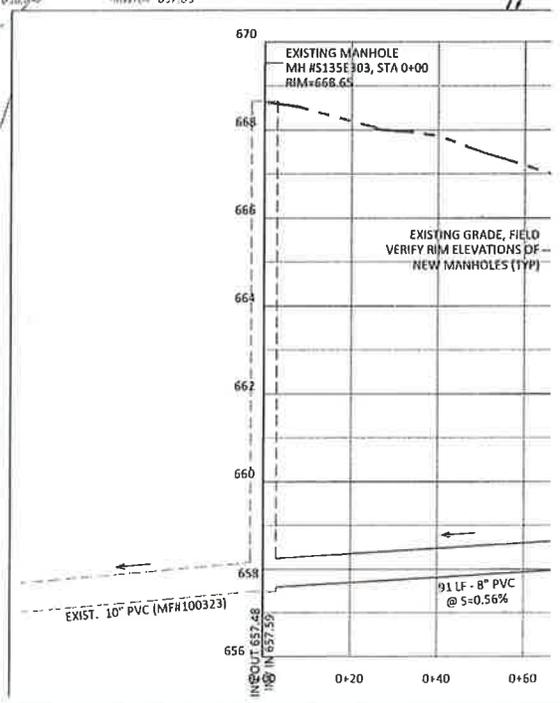
ABANDONED PER CITY
ALL INCOMING PIPES
W/ GROUT, CONE REM
NO. 57 STONE IN 6-IN U

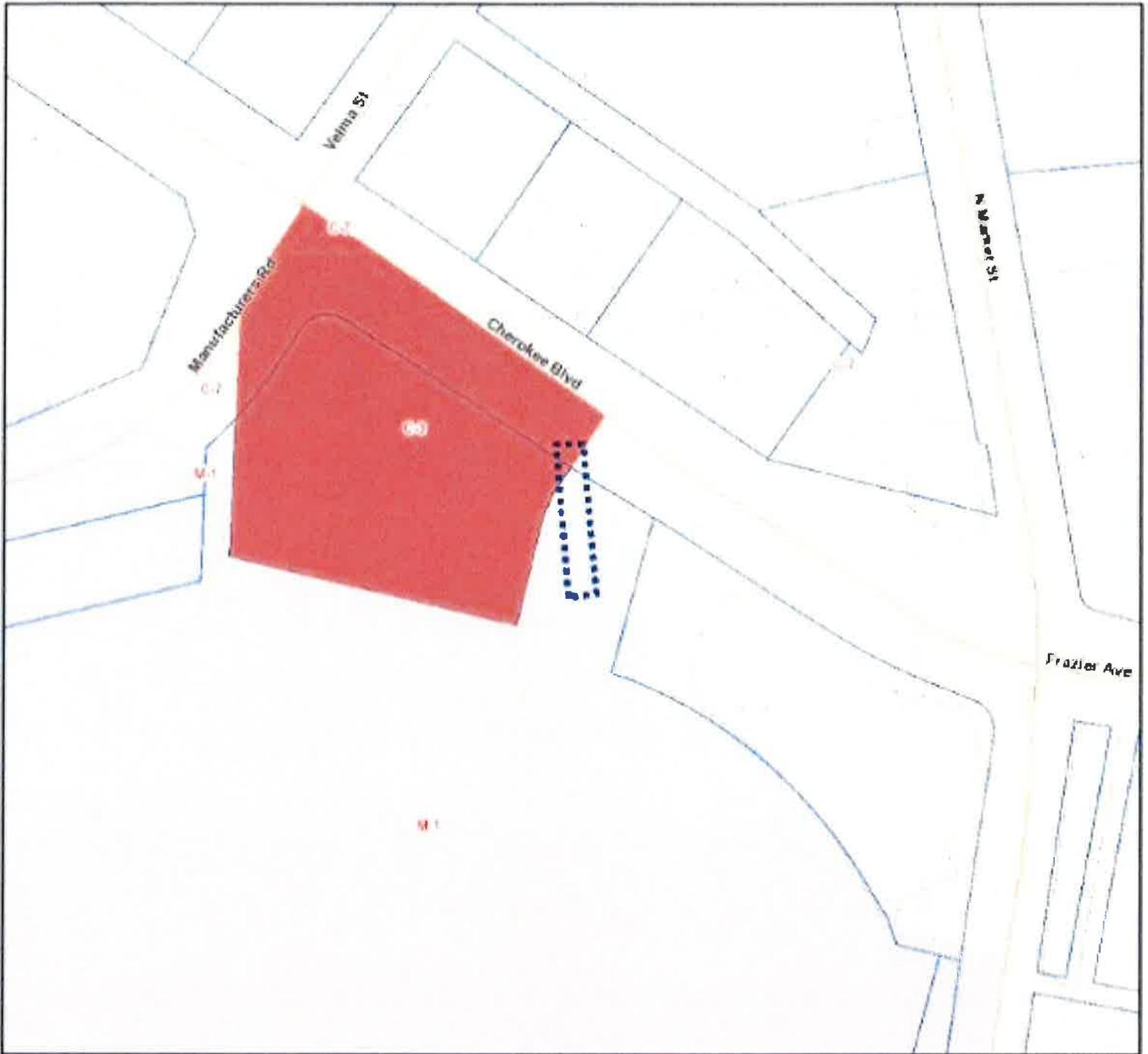


RECEIVED

JUL 28 2015

Chattanooga Hamilton County
Regional Planning Agency
Development Services





MR 2015-114 Sanitary Sewer and Sewer Easement Abandonment

100 ft

Chattanooga Hamilton County Regional Planning Agency

RPA

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-114

PC Meeting Date: 10-12-15

Applicant Request**Sewer Abandonment**

Property Location:	10 Cherokee Boulevard
Property Owner:	Vision Chattanooga Northshore, LLC
Applicant:	Passpointe Engineering, PLLC/Jan Pass

Project Description

- Proposal: Develop 00-acre site with 000 apartments units with...
- Proposed Access: Main entrance on ___ Road and secondary entrance at ___ Road.
- Proposed Development Form: 0-story buildings are proposed to be located at...
- Proposed Density: Approximately 00 dwelling units per acre.

Site Analysis**Site Description**

- Location: The ___ square foot vacant site is located on the east side of ___ Street approximately 00 feet from the ___ intersection.
- Current Access:
- Tennessee Department of Transportation Functional Classification: (if relevant)
- Current Development form: There is a mixture of one, two, three, and four story buildings within a 00 foot radius of this downtown urban site.
- Current Land Uses: to the (describe land uses north, south, east, west).
- Current Density: Average residential density (or total number of units): in the area is...

Zoning History

- The site is currently zoned ___.
- The site was rezoned from ___ to ___ in year. (Ordinance or Resolution #).
- The property to the north is zoned _____. The property to the east is zoned _____. The property to the south is zoned _____. The property to the west is zoned _____.
- The nearest ___ zone (same as the request) is approximately 00 feet to the (north, south, etc).
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

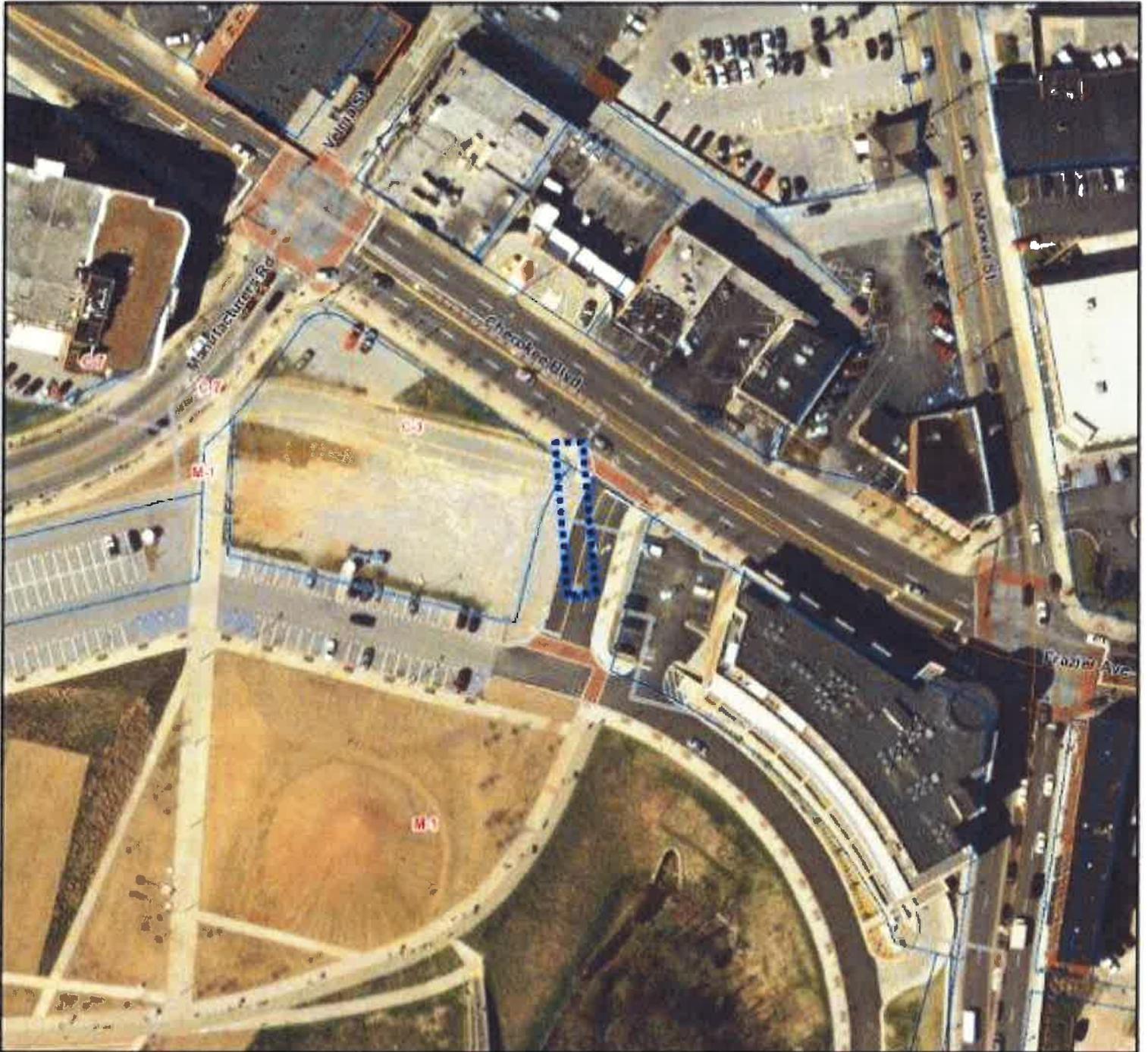
- The ___ Plan (adopted by City Council Date) recommends...
- There is no current adopted land use plan for this area.
- The ___ Zone/District permits...

Key Findings

- The proposal is/is not supported by the recommendations of the adopted Land Use Plan for the area due to...
- The proposed use is consistent/compatible with surrounding uses.
- The proposal is/is not consistent with the development form of the area.
- The proposed residential density is/is not compatible with the surrounding densities.
- The proposed structure does/does not raise concerns regarding location, lighting, or height.
- The proposal would/would not be an extension of an existing zone.
- The proposal would/ would not set a precedent for future requests.
- The transportation infrastructure is adequate to absorb additional capacity (only use if comments received from Transportation Department).

Staff Recommendation

??.



MR 2015-114 Sanitary Sewer and Sewer Easement Abandonment



100 ft

Chattanooga Hamilton County Regional Planning Agency

