

First Reading: _____
Second Reading: _____

MR 2015-110
District of Cameron Harbor LLC
Aaron White
District 7

ORDINANCE NO. _____

AN ORDINANCE CLOSING AND ABANDONING A SEWER
EASEMENT LOCATED AT 751 RIVERFRONT PARKWAY,
SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
CHATTANOOGA, TENNESSEE, That an unopened sewer easement located at 751 Riverfront
Parkway, as shown on the maps attached hereto and made a part hereof by reference, be and is
hereby closed and abandoned:

Abandonment of an unopened sewer easement as shown on the
Sewer Abandonment Exhibit submitted by applicant Aaron White
on July 27, 2015. Tax Map No. 135N-A-001.

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. *[Signature]*

Department: Public Works

Brief Description of Purpose for Resolution/Ordinance:

Res./Ord. # _____ Council District # 7

A City Council resolution is requested to close and abandon a sewer easement located at 751 Riverfront Parkway, Tax Map 135N-A-001, as referenced in Case No. MR 2015-110, subject to certain conditions.

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

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: *[Signature]*
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: District of Cameron Harbor
LLC/ Aaron White
Case No. MR 2015-110
751 Riverfront Parkway-District 7

Recommendations Regarding Abandonment Request

I have completed the review of Case No. MR 2015-110 for abandonment of an unopened sewer easement as shown on the Sewer Abandonment Exhibit submitted by applicant Aaron White on July 27, 2015. Tax Map 135N-A-001 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.

WO # 152191

CLOSURE/ABANDONMENT APPLICATION FORM

CASE NUMBER:	MR 2015-110	Date Submitted: 07-27-2015	
(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 type="checkbox"/> Sewer
	Name of Street or Right-Of-Way:		
	<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Unopened	Length/Width:
	Beginning: Manhole 5135N050 (See Exhibit)		
	Ending: Manhole 5135N049		
2 Property Information			
Property Address:	751 Market Street		
Property Tax Map Number(s):	135N-A-001		
3 Proposed Development			
Reason for Request and/or Proposed Use:	To redevelop area over unused sewer		
4 Site Characteristics			
Current Zoning:	C-3		
Current Use:	Manufacturing, proposed residential		
Adjacent Uses:	Residential/Commercial		
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: District at Cameron Harbor, LLC/Aaron White	Address: 400 Overbeck Lane, Suite 201		
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner	
City: Nashville	State: TN	Zip Code: 37204	Email: aaron@evergreenrealestate.com
Phone 1: 615-498-7168	Phone 2:	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name: Same	Phone:		
Address:			
Office Use Only:			
Planning District: 8A	Neighborhood: CNAC		
Hamilton Co. Comm. District: 6	Chatt. Council District: 7	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): 10496-468			
Plat Book/Page: 76-88	<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1	
<input checked="" type="checkbox"/> Filing Fee: 350.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check	Check Number: 17213
Planning Commission meeting date: 09-14-2015		Application processed by: Marcia Parker	

RESOLUTION

WHEREAS, District at Cameron Harbor, LLC/Aaron White petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga granting approval of a Mandatory Referral pursuant to T.C.A. 13-4-104 for the abandonment of sewer easement on property located at 751 Riverfront Parkway.

Abandonment of an unopened sewer and sewer easement as shown on the Sewer Abandonment Exhibit submitted by applicant Aaron White on July 27, 2015. Tax Map 135N-A-001 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on September 14, 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,

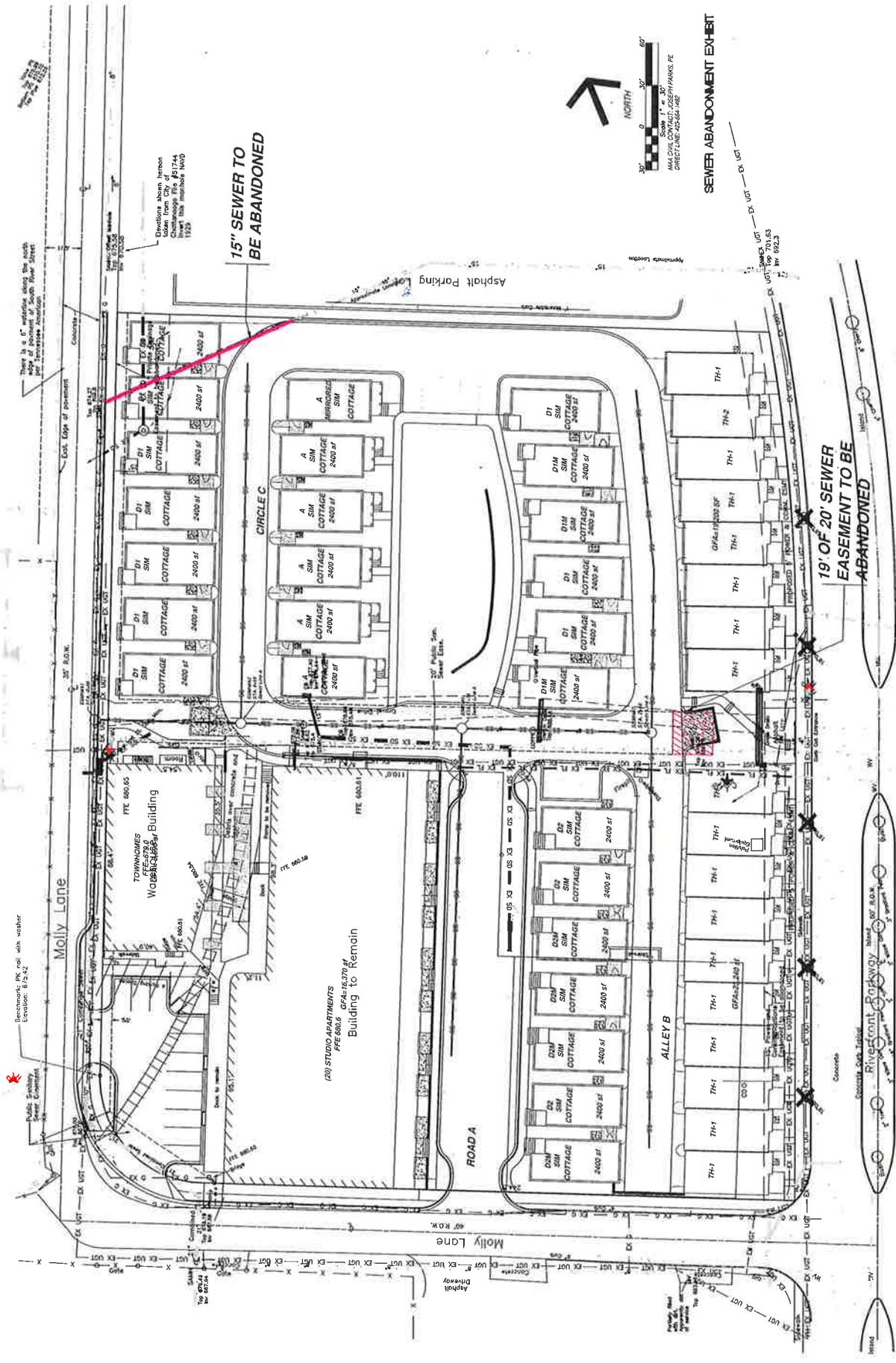
AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on September 14, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition for a Mandatory Referral for Sewer Easement Abandonment to redevelop area over unused sewer be approved.

Respectfully submitted,



John Bridger
Secretary



30' 0" 30' 0" 60' 0" 90' 0" 120' 0" 150' 0" 180' 0" 210' 0" 240' 0" 270' 0" 300' 0" 330' 0" 360' 0"

MAX CIVIL CONTACT: JOSEPH PARKS, PE
DIRECT LINE: 425-864-4482

SEWER ABANDONMENT EXHIBIT

RE: MR 2015-110

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-110

PC Meeting Date: 09-14-15

Applicant Request**Sewer Abandonment**

Property Location:	751 Riverfront Parkway
Property Owner:	District at Cameron Harbor, LLC/Aaron White
Applicant:	District at Cameron Harbor, LLC Aaron White

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

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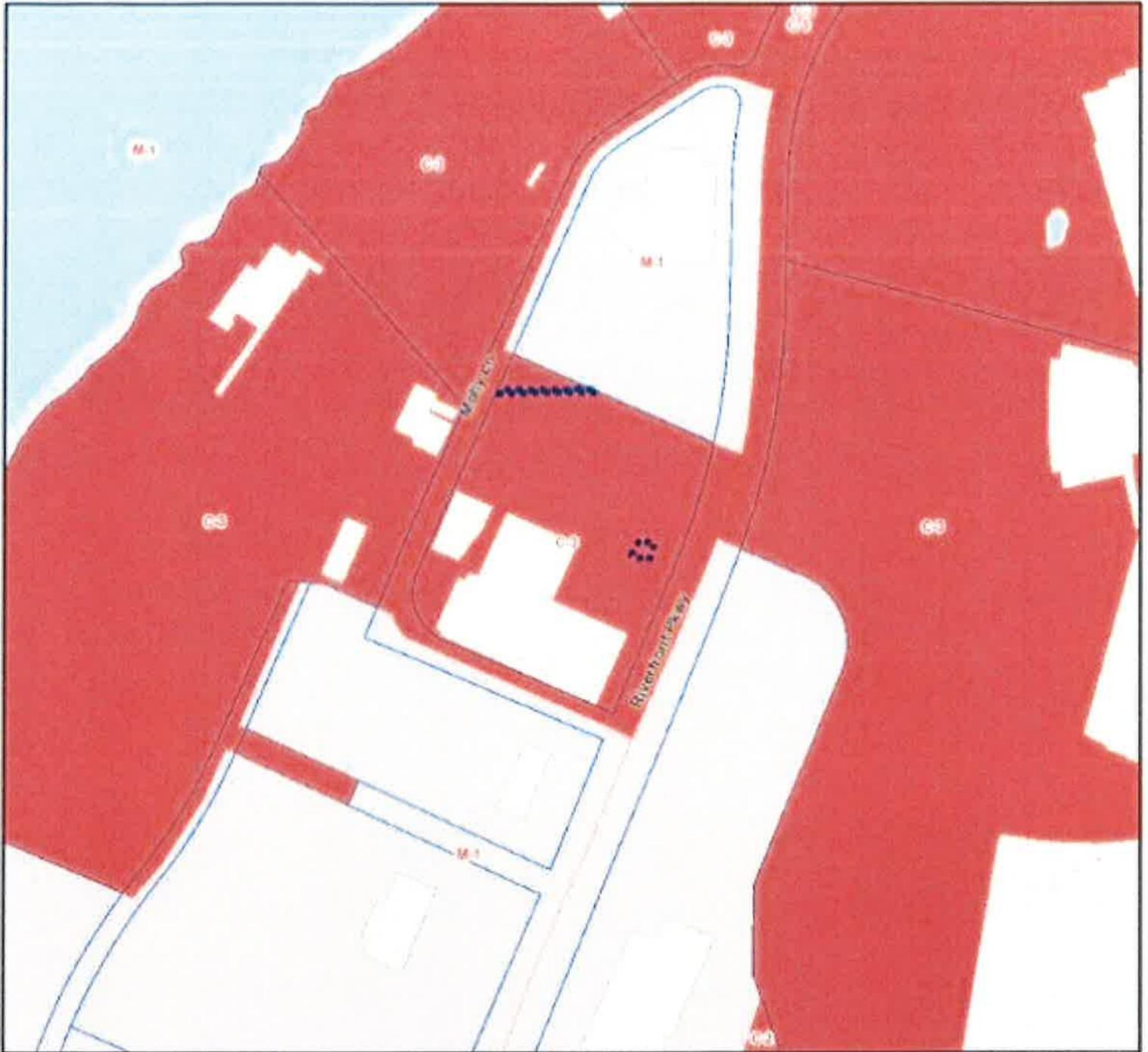
MR 2015-110 Sewer Easement Abandonment







Chattanooga Hamilton County Regional Planning Agency



MR 2015-110 Sewer Easement Abandonment



Chattanooga Hamilton County Regional Planning Agency





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

Work Order Number: 152191

Address: 751 MARKET ST, CHATTANOOGA, 37402

Required Work Type: ENG - RPA Cases				Category: Administration		
Needed: 8/10/2015 10:38:24 AM						
WO Initiated: 7/31/2015 10:38:24 AM	Initiated By: KING, CAROL A	Requested By: PAYNE, WILLIAM C	Priority: Medium	District: 145D	Transferred To/Submitted to: *ENGINEERING, ENGINEERING	Status: Under Investigation

Instructions: To redevelop area over unused sewer

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
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