

First Reading:_____

Second Reading:_____

MR 2016-022
Ashford Square Retirement Community
District 4

ORDINANCE NO. _____

AN ORDINANCE CLOSING AND ABANDONING A SEWER
EASEMENT LOCATED AT 7683 SHALLOWFORD ROAD,
SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
CHATTANOOGA, TENNESSEE, That the sewer easement located at 7683 Shallowford Road,
as shown on the maps attached hereto and made a part hereof by reference, be and is hereby
closed and abandoned, subject to certain conditions:

Abandonment of an existing sewer and easement beginning 205
feet south of existing MH #228, Line "R", MF #51930 thence
south some 390 feet to a point 185 feet north of existing MH #228,
Line "R", MF #51930. Tax Map Nos. 149G-B-0111, 011.03,
011.04, and 011.05.

SECTION 2. BE IT FURTHER ORDAINED, That this abandonment shall be subject to
the 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: April 19, 2016

Preparer: William C Payne, P.E.

Department: Public Works

Brief Description of Purpose for Resolution/Ordinance:

Res./Ord. # _____ Council District # 4

A City Council resolution is requested to close and abandon a sewer easement located at 7683 Shallowford Road, Tax Map 149G-B-011, 011.03, 011.04 & 011.05, as referenced in Case No. MR 2016-022, 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: Justin Holland
From: Bill Payne 
Cc: Dennis Malone
Date: April 19, 2016
Re: Ashford Square Retirement Community
Case No. MR 2016-022
7683 Shallowford Road-District 4

Recommendations Regarding Abandonment Request

I have completed the review of Case No. MR 2016-022 to abandon an existing sanitary sewer and easement on the property at 7683 Shallowford Road beginning 205 feet south of existing MH #228, Line "R", MF n#51930 thence south some 390 feet to a point 185 feet north of existing MH #228, Line "R", MF #51930. Tax Map 149G-B-0111, 011.03, 011.04, and 011.05 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 # 161194

CLOSURE/ABANDONMENT APPLICATION FORM

CASE NUMBER:	MR 2016-022	Date Submitted: 12-28-2016
(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:		
<input checked="" type="checkbox"/> Open	<input type="checkbox"/> Unopened	Length/Width: 390L x 20W
Beginning: 205' South of existing MH #228, Line R, MF #51930		
Ending: 185' North of existing MH #228, Line R, MF #51930		
2 Property Information		
Property Address:	7683 Shallowford Road	
Property Tax Map Number(s):	149G-B-011, 011.03, 011.04 & 011.05	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Relocation of existing Sewer for proposed Retirement Community Development	
4 Site Characteristics		
Current Zoning:	R-4	
Current Use:	Vacant	
Adjacent Uses:	Office & 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: Ashford Square Retirement Community	Address: 8040 Eiger Drive	
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner
City: Lincoln	State: NE	Zip Code: 68516
Phone 1: 402-420-2311	Phone 2:	Phone 3:
		Fax:
6 Property Owner Information (if not applicant)		
Name: Same	Phone:	
Address:		
Office Use Only:		
Planning District: 10	Neighborhood: CNAC, BEBC, FOEB	
Hamilton Co. Comm. District: 8	Chatt. Council District: 4	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:	<input checked="" type="checkbox"/> Deeds
		<input type="checkbox"/> Plats, if applicable
Deed Book(s): 10578-324		
Plat Book/Page: N/A	<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: 22274
Planning Commission meeting date: 2-8-2016	Application processed by: Marcia Parker	

RESOLUTION

WHEREAS, Ashford Square Retirement Community 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 an existing sewer and sewer easement located at 7683 Shallowford Road.

Abandonment of an existing sewer and easement beginning 205 feet south of existing MH #228, Line "R", MF #51930 thence south some 390 feet to a point 185 feet north of existing MH #228, Line "R", MF #51930. Tax Map 149G-B-0111, 011.03, 011.04, and 011.05 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on February 8, 2016,

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 February 8, 2016, recommended to the Members of the City Council of the City of Chattanooga that this petition for a Mandatory Referral to abandon existing sewer easement for relocation be approved.

Respectfully submitted,



John Bridger
Secretary

PLANNING COMMISSION CASE REPORT

Case Number: MR 2016-022

PC Meeting Date: 02-08-16

Applicant Request

Mandatory Referral for abandonment and relocation of sewer easement

Property Location: 7683 Shallowford Road

Property Owner: Ashford Square Retirement Community

Applicant: Ashford Square Retirement Community

Project Description

- The applicant is asking to abandon and relocate an existing sewer easement to accommodate the placement a proposed retirement community development.

Site Analysis

Site Description

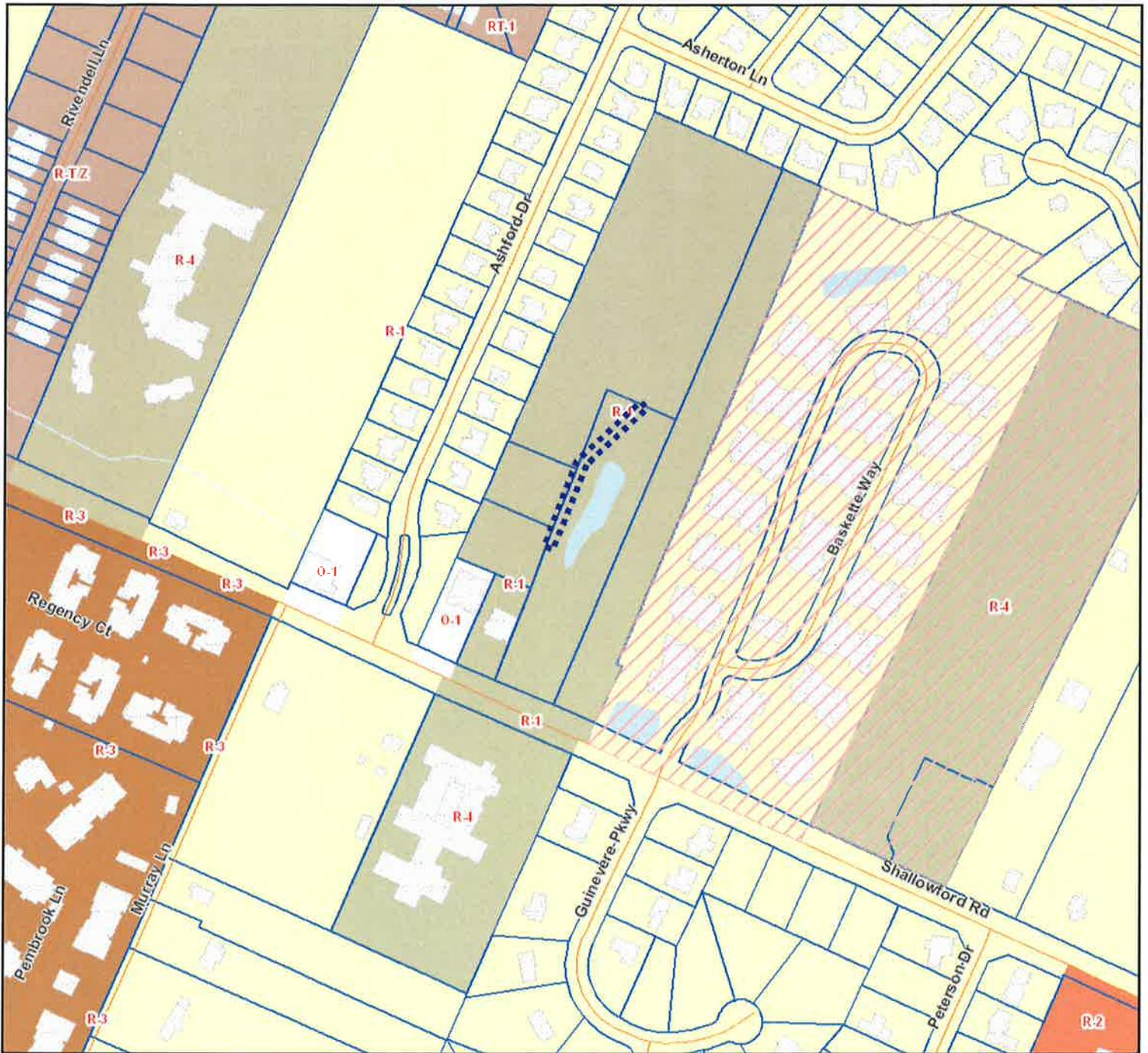
- The existing sewer easement portion being abandoned and relocated exists entirely within the property.
- Site Description: The project site is located on the north side of Shallowford Road approximately 300' east of the intersection of Shallowford Road and Ashford Drive.
- Access: Access from Shallowford Road.
- Zoning History: The site is currently zoned R-4 Special Zone Office Zone. The site was rezoned from O-1 Office Zone to R-4 Special Zone in 2015. (Ordinance #12975).

Key Findings

- The proposal could be consistent with the development form of the area.
- The proposal may require additional stormwater analysis and/or modifications of the proposed site plan to address storm water and flooding issues.

Staff Recommendation

Approve



MR 2016-022 Sewer Easement Abandonment



311 ft

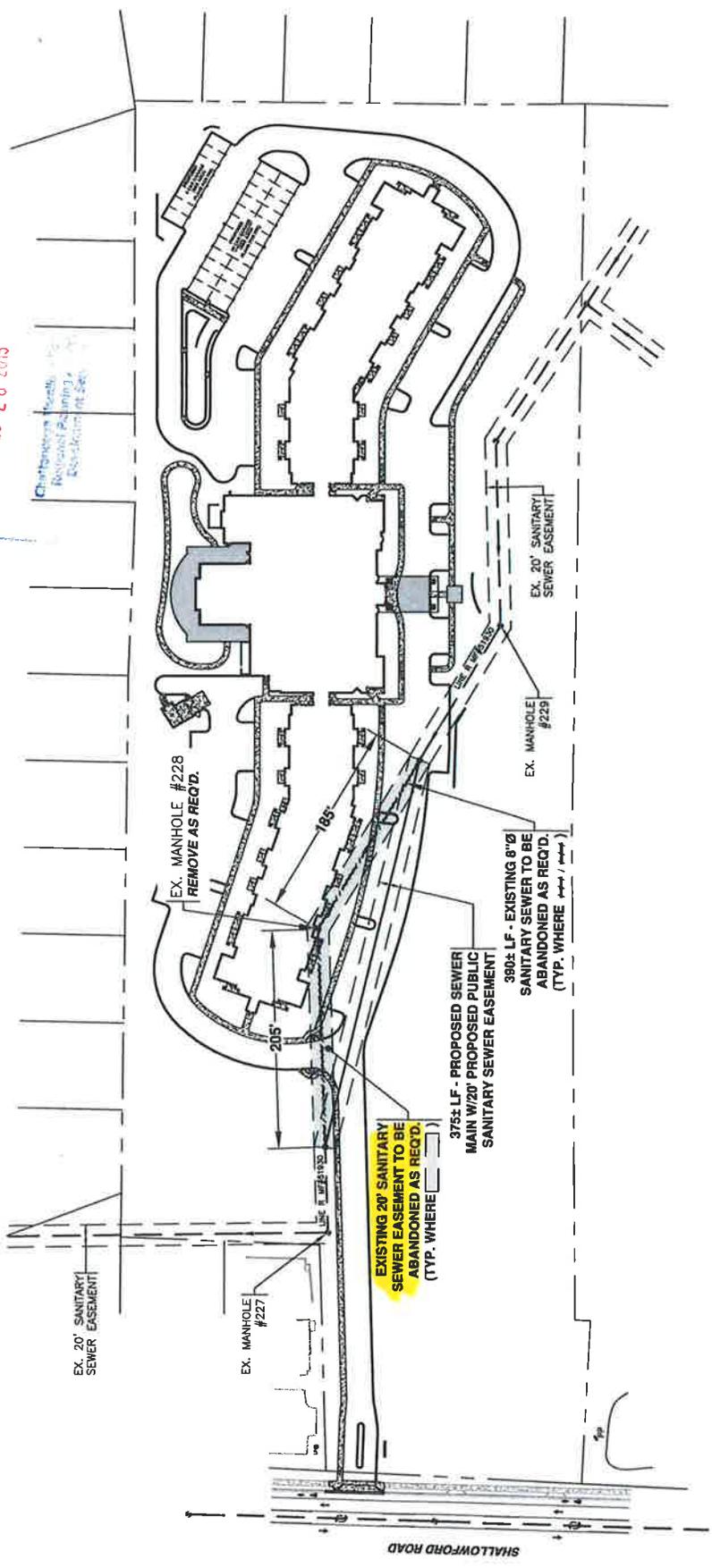
Chattanooga Hamilton County Regional Planning Agency



2016-032

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DEC 28 2015



GRAPHIC SCALE



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CHECKED BY	MP
DATE	12/23/15
SCALE	1" = 100'
MP PROJECT	15-11701

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7080 Applegate, Ln.
Chattanooga, TN 37421



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

Work Order Number: 161194

Address: 7683 Shallowford Road

Required Work Type: ENG - Temporary Use

Category: Administration **Date**

Needed: 4/12/2016 3:20:50 PM

WO	Initiated	Requested	Priority:	District:	Transferred	Status:
Initiated: 2/12/2016 3:20:50 PM	By: KING, CAROL A	By: PAYNE, WILLIAM C	Medium	4	To/Submitted to: HOLLAND, JUSTIN C	Under Investigation

Instructions: Relocation of existing sewer for proposed [Retirement Community](#) Development

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	