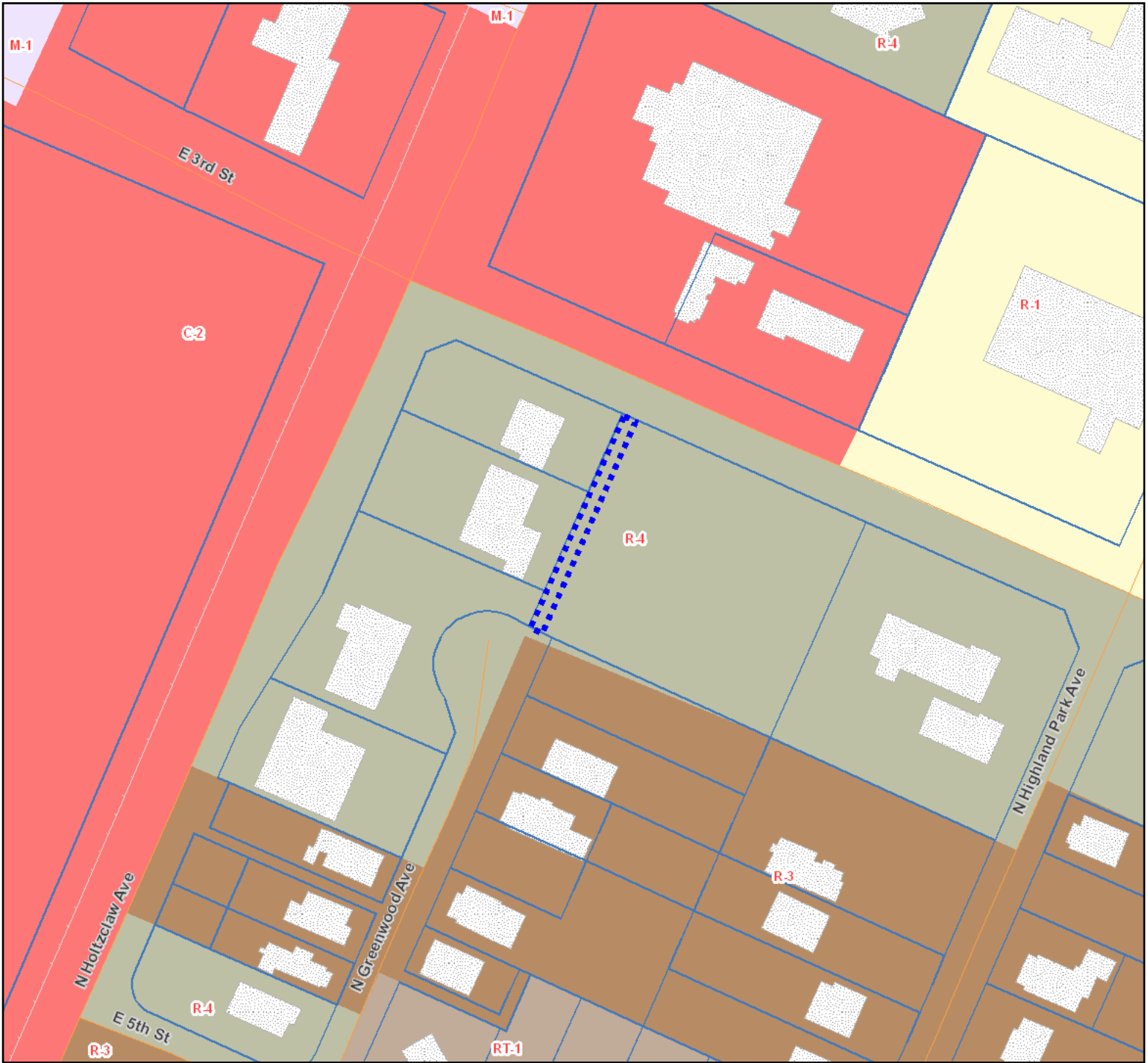


CLOSURE/ABANDONMENT APPLICATION FORM

CASE NUMBER:	MR2014-082	Date Submitted: 07-10-2014	
(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
	Name of Street or Right-Of-Way: Former N. Greenwood Ave. Vacated City Ordinance 7774/ M.F.#11238		
	<input checked="" type="checkbox"/> Open	<input type="checkbox"/> Unopened	Length/Width: 194' + or - by 10'
	Beginning: at the south line of East Third Street		
	Ending: 194' southwest of beginning point		
2 Property Information			
Property Address:	Easement lying between properties at 1300 & 1450 East Third Street and 340 North Holtzclaw Avenue		
Property Tax Map Number(s):	146G-D-001, 146G-D-001.01, & 146G-E-001		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Allow relocation of utilities and construction of a Convenience store with fuel sales		
4 Site Characteristics			
Current Zoning:	C-2		
Current Use:	Vacant land & vacant Office buildings		
Adjacent Uses:	Office, Residential, Commercial, Park, Zoo		
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: Jonathan Wochoer, AICP, LEED GA		Address: 5725 Dragon Way Suite 220	
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner	
City: Cincinnati	State: Ohio	Zip Code: 45227	Email: jwochoer@mcbrieddale.com
Phone 1: 513-561-6232 Ext 4	Phone 2: 513-673-3567	Phone 3:	Fax: 513-561-1615
6 Property Owner Information (if not applicant)			
Name: Joe Franklin, Dr. Edward Scott, & Cornerstone Community Bank		Phone:	
Address:			
Office Use Only:			
Planning District: 8B		Neighborhood: Bushtown & Orchard Knob	
Hamilton Co. Comm. District: 4		Chatt. Council District: 8	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
<input checked="" type="checkbox"/>	Total Acres to be considered:	<input checked="" type="checkbox"/>	Deeds
<input checked="" type="checkbox"/>	Plats, if applicable	<input checked="" type="checkbox"/>	Notice Signs
Deed Book(s): 2909-417, 10137-827, 9444-654			
Plat Book/Page: 38-189, 36-216		<input checked="" type="checkbox"/>	Number of Notice Signs: 1
<input checked="" type="checkbox"/>	Filing Fee: 350.00	<input checked="" type="checkbox"/>	Cash
<input checked="" type="checkbox"/>	Check	<input checked="" type="checkbox"/>	Check Number: 11622
Planning Commission meeting date: 08-11-2014		Application processed by: Marcia Parker	



MR 2014-082 Sewer Easement Abandonment



115 ft

Chattanooga Hamilton County Regional Planning Agency



STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	MR -2014-082	PC Meeting Date: 08-11-14
Applicant Request:	Abandonment of sewer easement	
Property Location:	Easement between properties at 1300 & 1450 East 3rd Street and 340 North Holtzclaw Avenue	
Property Owner:	Joe Franklin, Dr. Edward Scott, Cornerstone Community Bank	
Applicant:	Jonathan Wocher, AICP, LEED GA	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant requests abandonment of a sanitary and storm sewer easement as part of a relocation of utilities for the construction of a convenience store with fuel sales.

Site Description

The easement is 194 feet in length and runs between properties that are vacant and vacant office buildings.

Zoning History

This easement lies within the former right-of-way of a portion of Greenwood Avenue closed in 1980 by Ordinance 7772.

Plans/Policies

This site is within the 2000 Bushtown Land Use Plan.

City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department 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.

RPA Summary

The Regional Planning Agency recommends approval of the proposed abandonment of a sewer easement because the applicant intends to relocate the utilities.