

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Case Number:</b>	<b>MR-2014-122</b>	<b>PC Meeting Date: 11-10-14</b>
<b>Applicant Request:</b>	<b>Abandonment of sewer easement</b>	
<b>Property Location:</b>	<b>2409 Jenkins Road</b>	
<b>Property Owner:</b>	<b>Waters-Holland LLC</b>	
<b>Applicant:</b>	<b>Chattanooga Engineering Group</b>	
<b>Staff Recommendation:</b>	<b>APPROVE</b>	

## PROJECT ANALYSIS

### RPA Land Use & Transportation Comments

#### Project Description

The applicant requests abandonment of a sewer easement of approximately 20' by 128' because the sewer makes one lot in the tract of land located at 2409 Jenkins Road unusable. The applicant intends to redirect the sewer and easement.

#### Site Description

The 3.5 acre site is zoned R-T/Z Residential Townhouse Zero Lot Line Zone. The current use on the site is a single-family residence. Adjacent land uses include townhomes and the Brainerd Lodge.

#### Plans/Policies

The site is within the Hamilton Place Community Plan. The plan offers no guidance on sewer easements.

### 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 is recommending approval of this request to abandon a sewer easement because the applicant intends to redirect the sewer and easement for the purpose of neighborhood development.