

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-056

PC Meeting Date: 04-13-15

Applicant Request

Sanitary Sewer Abandonment MF# 51990

Property Location:	7518 Standifer Gap Road
Property Owner:	Valor, G.P.
Applicant:	MAP Engineers/Mike Price

Project Description

- Abandon approximately 80 linear feet of an existing sewer line/easement and realign for development on site.

Site Analysis

Site Description

- The project site is located on the south side of Standifer Gap Road approximately 700 feet east of the intersection with Walker Road.
- Access: Currently, access to the site is from Standifer Gap Road.
- The existing sewer line/easement is located at the Standifer Gap Road frontage.

Zoning History

- The site is currently zoned M-3 Warehouse and Wholesale Zone.
- The site was rezoned from R-4 Special Zone to M-3 Warehouse and Wholesale Zone in 2014 (Ordinance # 12868).

Plans/Policies/Regulations

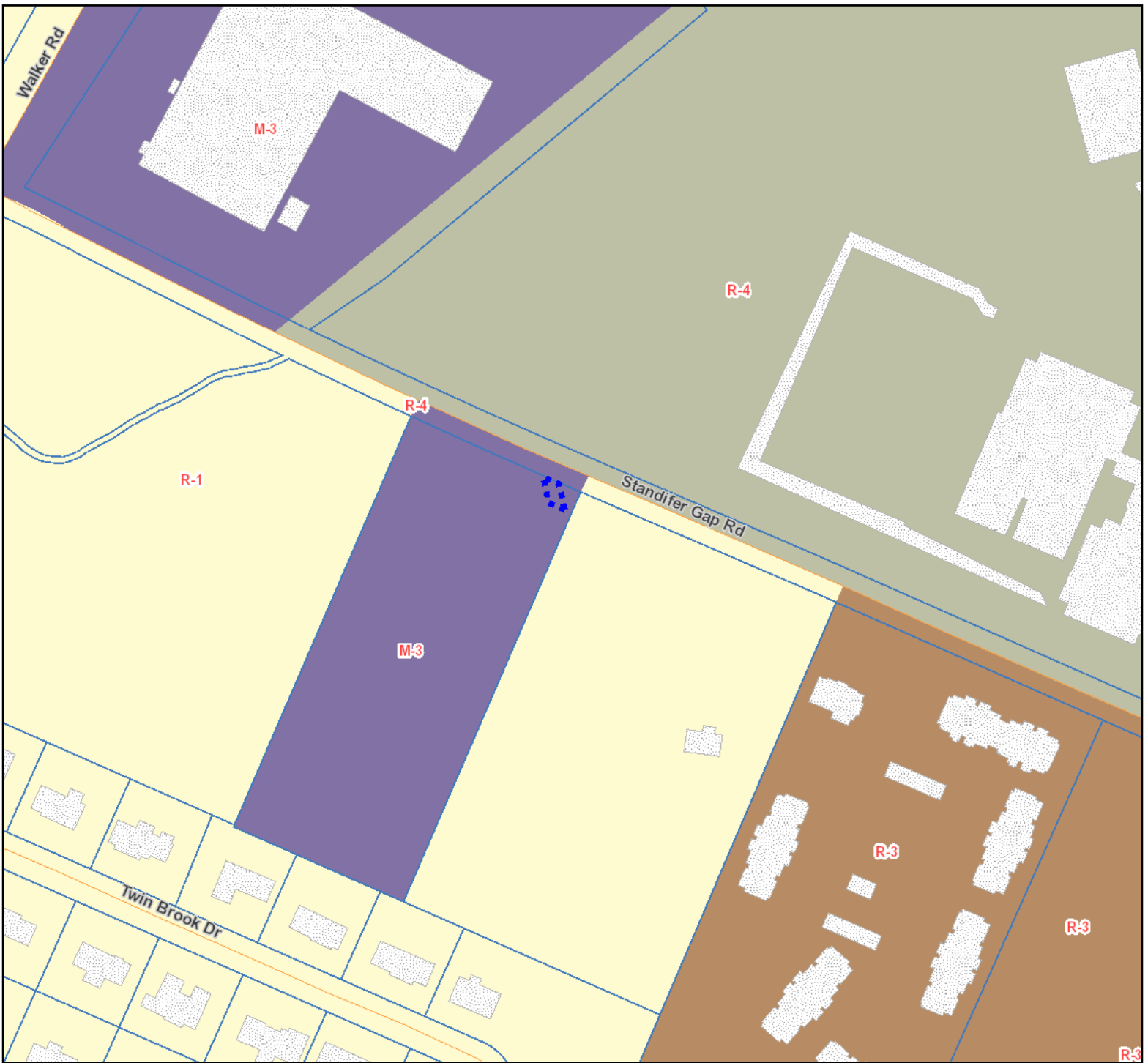
- The Hamilton Place Community Plan (adopted by City Council 2000) does not address sewer easements at this or any other location.

Key Findings

- The proposed use is consistent and compatible with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposal is a reasonable request for the proposed development of this property.

Staff Recommendation

Approve.



MR 2015-056 Sewer Easement Abandonment



200 ft

Chattanooga Hamilton County Regional Planning Agency

