

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-091

PC Meeting Date: 08-10-15

Applicant Request**Franchise Agreement**

Property Location:	4326 Jersey Pike
Property Owner:	Rail Renewables, LLC
Applicant:	Wesley Pullin for Rail Renewables, LLC

Project Description

- Proposal: Install a 6-inch ethanol pipeline under Jersey Pike to connect Magellan's Terminal on the east side of Jersey Pike to Rail Renewables facility on the west side of Jersey Pike.

Site Analysis**Site Description**

- Location: Jersey Pike at the Norfolk Southern Railroad crossing approximately 1,845 feet north of the Highway 153 overpass and approximately 1,570 feet south of Bonny Oaks Drive.
- Right-of-Way Width: Approximately 67 feet.
- Tennessee Department of Transportation Functional Classification: Urban Minor Arterial.
- Current Land Uses: Petroleum storage and distribution facilities, office and other industrial uses are located north of the request area. Petroleum storage and distribution facilities and quarry site are located south of the request area.
- Based on Hamilton County GIS mapping, there does not appear to be any existing ethanol pipelines within the Jersey Pike right-of-way.

Zoning History

- The site is currently zoned M-1 Manufacturing.
- The properties within a 1,000 foot radius of the site are zoned M-1 Manufacturing.

Plans/Policies/Regulations

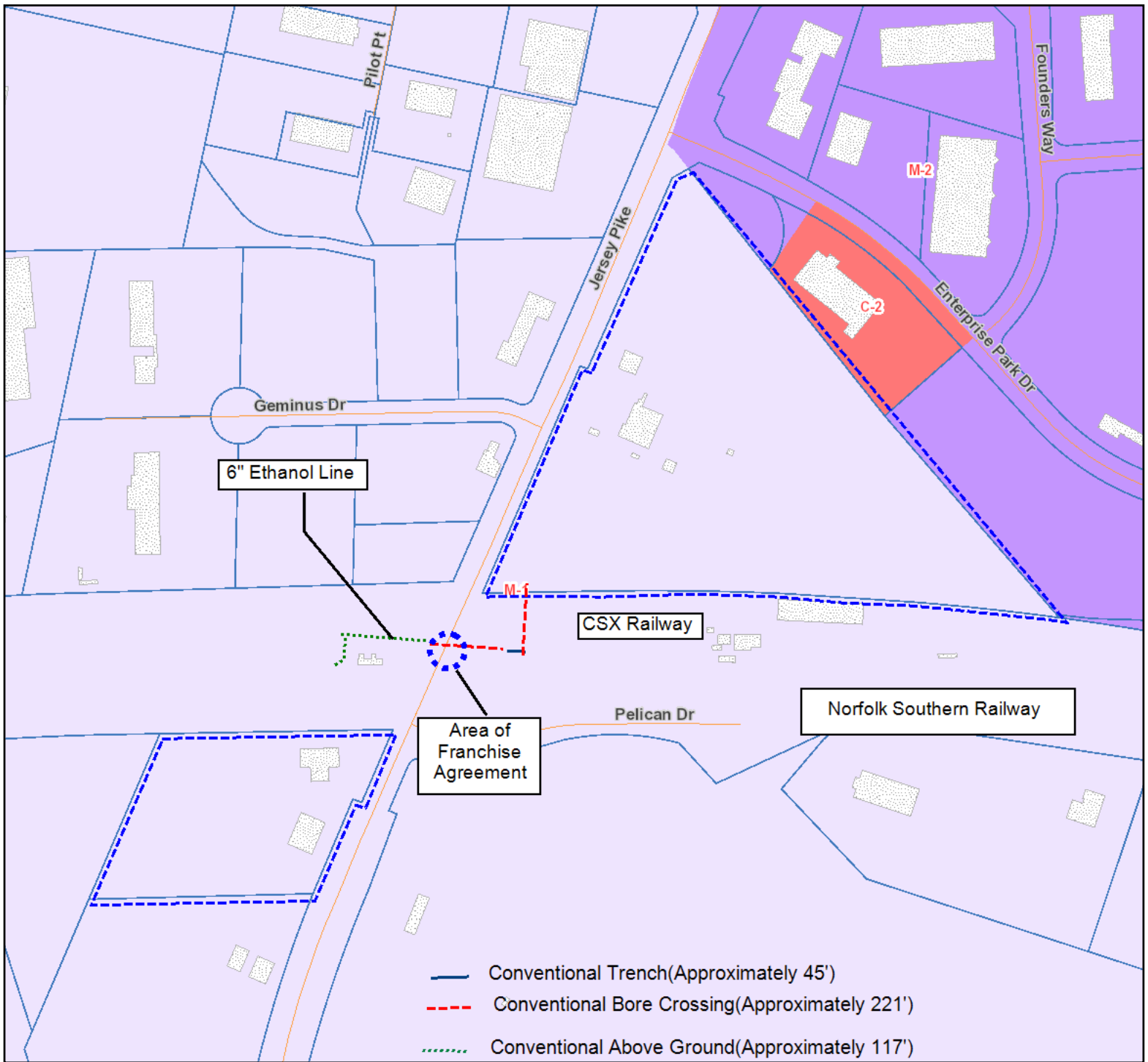
- The Highway 58 Community Plan (adopted by City Council in 2002) recommends maintaining the Mixed Industrial uses in this area.
- The M-1 Manufacturing Zone permits most types of industrial and non-residential uses, but does not permit residential uses.

Key Findings



- The proposal is supported by the recommendations of the adopted Land Use Plan for the area due to its support of industrial uses.
- The proposed use is consistent and compatible with surrounding uses.
- The proposal would set a precedent for future requests.
- This is a reasonable request to help facilitate the continued fuel distribution services in this area provided that all state and local requirements and provisions are fully satisfied relative to public health and safety.

Staff Recommendation


Approve.



MR 2015-091 Franchise Agreement for a 6" Ethanol Line

300 ft

Chattanooga Hamilton County Regional Planning Agency




MR 2015-091 Franchise Agreement for a 6" Ethanol Line



300 ft