

# PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-114

PC Meeting Date: 10-12-15

## Applicant Request

### Mandatory Referral: Sewer Easement Abandonment

Property Location:	10 Cherokee Boulevard
Property Owner:	Vision Chattanooga Northshore, LLC
Applicant:	Passpointe Engineering, PLLC/Jan Pass

### Project Description

- Proposal: Abandon sewer easement and relocate on site for construction of new apartments.
- Proposed Access: Cherokee Boulevard.

## Site Analysis

### Site Description

- Location: The 102-foot long by 20-foot wide sewer easement is located on the south side of Cherokee Boulevard approximately 350 feet west of North Market Street.
- Current Access: Cherokee Boulevard.
- Current Land Uses: Multi-unit residential and business uses are located to the north. A multi-unit residential mixed use building is located to the east. Renaissance Park is adjacent to the south. The Hamilton County Business Development Center is located to the west.

### Zoning History

- The site is currently zoned C-3 Central Business Zone.
- The properties to the west, north, and east are zoned C-7 North Shore Commercial/Mixed use Zone. The property to the south is zoned M-1 Manufacturing.

### Plans/Policies/Regulations

- The North Shore Plan (adopted by City Council in 2007) recommends High Intensity Mixed Use.
- Mandatory Referrals: Tennessee Code Annotated (13-4-104) requires the Planning Commission to review the widening, narrowing, relocation, *vacation*, change in use, acceptance, acquisition, sale or lease of any street or public way, ground, place, property or structure before the legislative body takes action. Failure of the Planning Commission to act within 30 days shall be deemed an approval.

## Key Findings

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

## Staff Recommendation

Approve.