

PLANNING COMMISSION CASE REPORT

Case Number: MR 2016-021

PC Meeting Date: 02-08-16

Applicant Request

Mandatory Referral for abandonment and relocation of sewer easement

Property Location:	7373 & 7385 Applegate Lane
Property Owner:	Bobby Fairbanks
Applicant:	Bobby Fairbanks

Project Description

- The applicant is asking to abandon and relocate an existing sewer easement to accommodate the placement at a proposed office development.

Site Analysis

Site Description

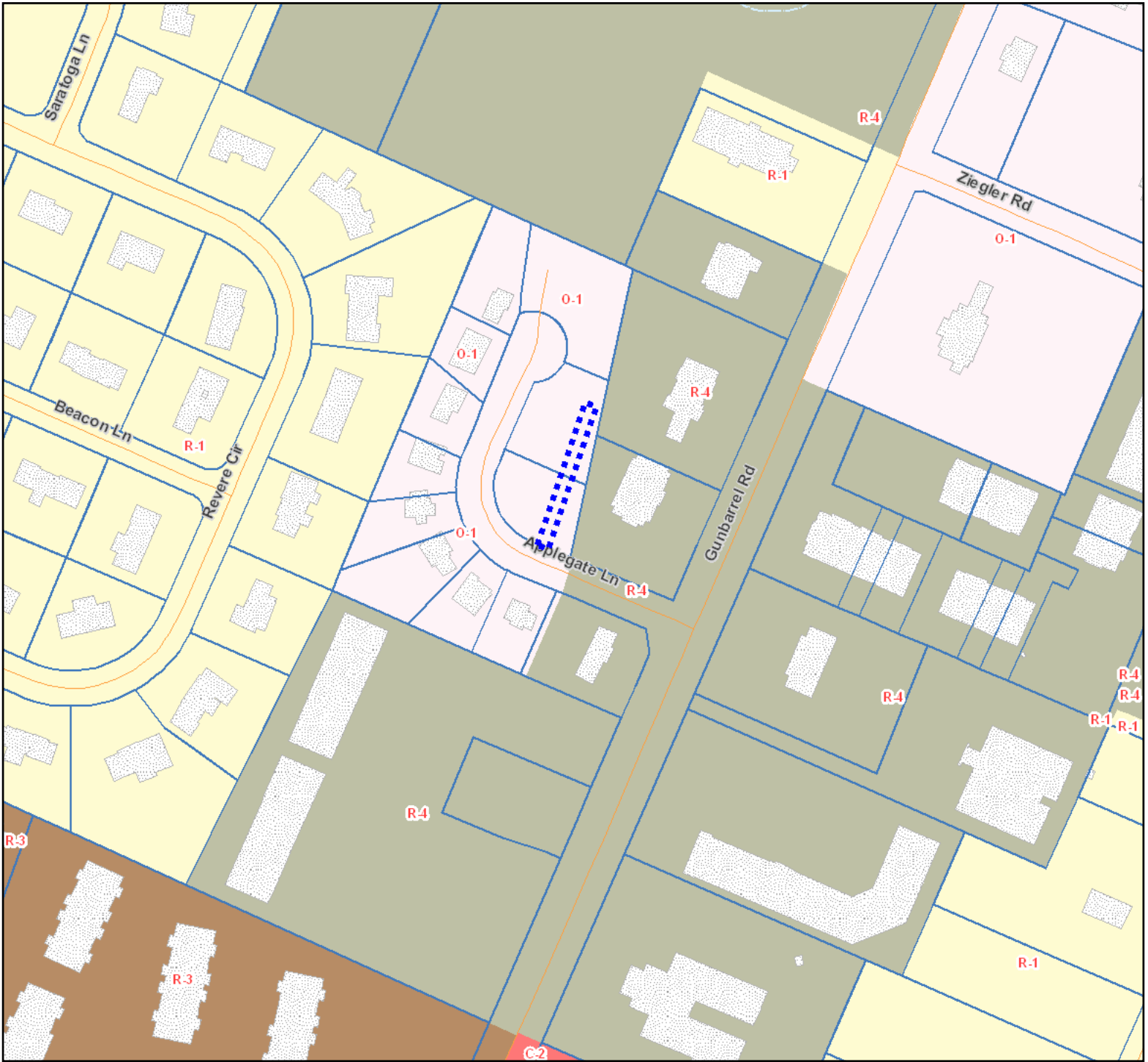
- The existing sewer easement portion being abandoned and relocated exists entirely within the two properties. (Parcel 158E-C-003.02 and 158E-C-003.03)
- Site Description: The project site is located on the northeast side of Applegate at the bend.
- Access: Access from Applegate Lane.
- Zoning History: The site is currently zoned O-1 Office Zone. The site was rezoned from R-1 Residential to O-1 Office Zone 2002. (Ordinance #11246).

Key Findings


- The relocation of the sewer line is to occur within the two properties.
- The proposal is consistent with the development form of the area.


Staff Recommendation


Approve




MR 2016-021 Sewer Easement Abandonment





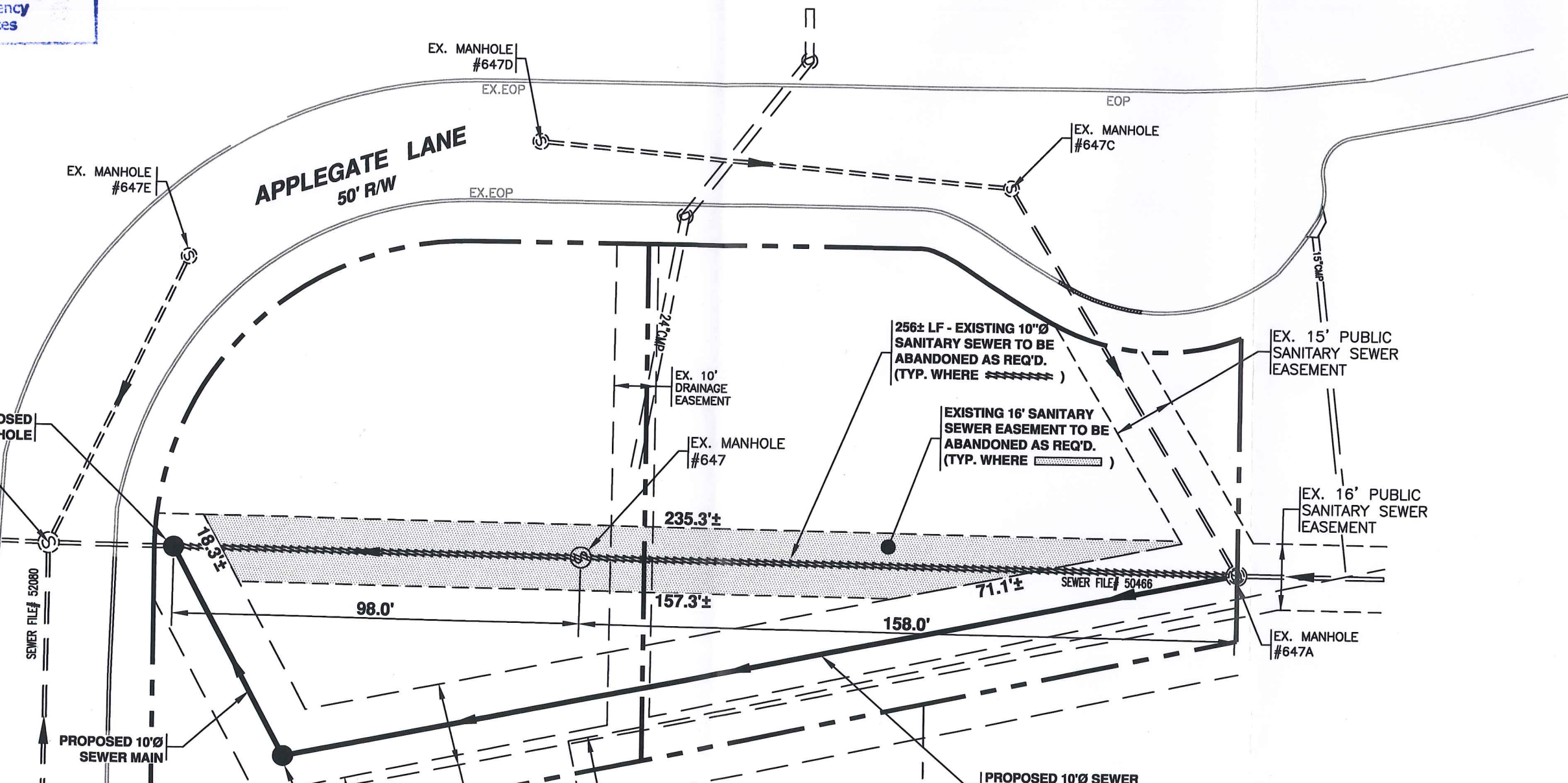
198 ft 

Chattanooga Hamilton County Regional Planning Agency



ED
County
Agency
es

County
Agency
es



APPLEGATE LANE
50' R/W

EX. MANHOLE #647D

EX.EOP

EOP

EX. MANHOLE #647C

EX. MANHOLE #647E

EX.EOP

256± LF - EXISTING 10"Ø SANITARY SEWER TO BE ABANDONED AS REQ'D. (TYP. WHERE ██████████)

EX. 15' PUBLIC SANITARY SEWER EASEMENT

EX. 10' DRAINAGE EASEMENT

EXISTING 16' SANITARY SEWER EASEMENT TO BE ABANDONED AS REQ'D. (TYP. WHERE ██████████)

EX. 16' PUBLIC SANITARY SEWER EASEMENT

EX. MANHOLE #647

235.3±

SEWER FILE # 50466

EX. MANHOLE #647A

SEWER FILE # 52080

98.0'

157.3±

158.0'

71.1±

18.3±

PROPOSED 10"Ø SEWER MAIN

PROPOSED 10"Ø SEWER