

**Chattanooga-Hamilton County Regional Planning Agency
PLANNING COMMISSION STAFF REPORT**

CASE NUMBER: MR 2018-0006	PC MEETING DATE: 01/08/2018	APPLICANT: DreamTech Homes, LLC
PROPERTY OWNER: Dianne Glaser	PROPERTY ADDRESS: 1135 McNichol Lane	TAX MAP PARCEL ID: 159O-A-026.01
JURISDICTION: City of Chattanooga	SUMMARY OF REQUEST: Mandatory Referral to abandon and close an existing public sanitary sewer line easement that will be relocated for the development of a proposed residential subdivision.	

SITE PHOTOGRAPHS



The Site Looking North



The Site Looking West



Adjacent Single-Family Dwelling

PROPERTY DESCRIPTION

LOCATION Beginning 108+/- feet west of Manhole S1590044 and ending at Manhole S1590040.	ACCESS McNichol Lane	NATURAL RESOURCES A portion of the site is located within the 100 Year Floodplain. There are no steep slopes on the site.
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ZONING, REGULATIONS & POLICIES

ZONING HISTORY	This is a request in conjunction with Case 2018-0005 for a Special Exceptions Permit for a Residential PUD. There has been no other recent zoning activity on this site.
REGULATIONS	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 within municipalities.

OTHER DEPARTMENT COMMENTS

EPB	EPB has located within the petitioned right-of-way, electrical and communications facilities which must be maintained for the use and benefit of our customers. We will not object to the closure, however, provided the entire petitioned right-of-way is reserved as an easement for the operation, maintenance, rebuilding and replacement of these facilities and for ingress and egress to them.
AT&T	AT&T Southeast cannot agree to closure since facilities are in this area. Please reserve any existing or future utility easements inside the proposed abandonment areas.

DISCUSSION OF STAFF RECOMMENDATION

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	IMPACT TO ADJACENT PROPERTIES The sewer line does connect to an adjacent developed or developable property and would have an impact; however, the developer is proposing to reroute the sewer line. The developer will maintain working public sewer lines and work with the City Engineering Office to not impede existing development.
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Yes No N/A

TOPOGRAPHY, GRADE OR OTHER NATURAL RESOURCES ON SITE
There are no steep slopes present on the site. The northern portion of the property is located within the 100 Year Floodplain and a very small portion of the proposed sewer abandonment area falls within this area.

STAFF RECOMMENDATION

APPROVE