

First Reading: January 13, 2026
Second Reading: January 20, 2026

MR-2025-0191
View at Mission Ridge Partners LLC
District 9
Planning Version

ORDINANCE NO. 14313

AN ORDINANCE CLOSING AND ABANDONING A SANITARY SEWER EASEMENT, RECORD NO. 1214_15, BEING A TEN (10') FOOT WIDE SEWER EASEMENT PER PLAT BOOK 70, PAGE 129, ROHC, BEGINNING AT THE NORTHWEST CORNER OF TAX MAP NO. 156K-E-008.01, THENCE SOUTHWEST ALONG THE WEST LINE OF SAID PROPERTY APPROXIMATELY FIFTY (50') FEET TO A POINT, THENCE NORTHWEST APPROXIMATELY ONE HUNDRED FORTY-SEVEN (147') FEET TO A POINT IN THE EASTERN RIGHT-OF-WAY OF THE 2400 BLOCK OF 15TH AVENUE, AS DETAILED ON THE ATTACHED MAPS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That a sanitary sewer easement, Record No. 1214_15, being a ten (10') foot wide sewer easement per Plat Book 70, Page 129, ROHC, beginning at the northwest corner of Tax Map No. 156K-E-008.01, thence southwest along the west line of said property approximately fifty (50') feet to a point, thence northwest approximately one hundred forty-seven (147') feet to a point in the eastern right-of-way of the 2400 block of 15th Avenue, as detailed on the attached maps, be and is hereby closed and abandoned:

Abandonment of a 10 foot wide public sanitary sewer easement per Plat Book 70, Page 129, ROHC beginning at the northwest corner of Tax Map Number 156K-E-008.01 thence southwest along the west line of said property some 50 feet to a point, thence northwest some 147 feet to a point in the eastern right-of-way of the 2400 block of 15th Avenue. Tax Map Number 156K-E-008 and 008.01.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: January 20, 2026



CHAIRPERSON

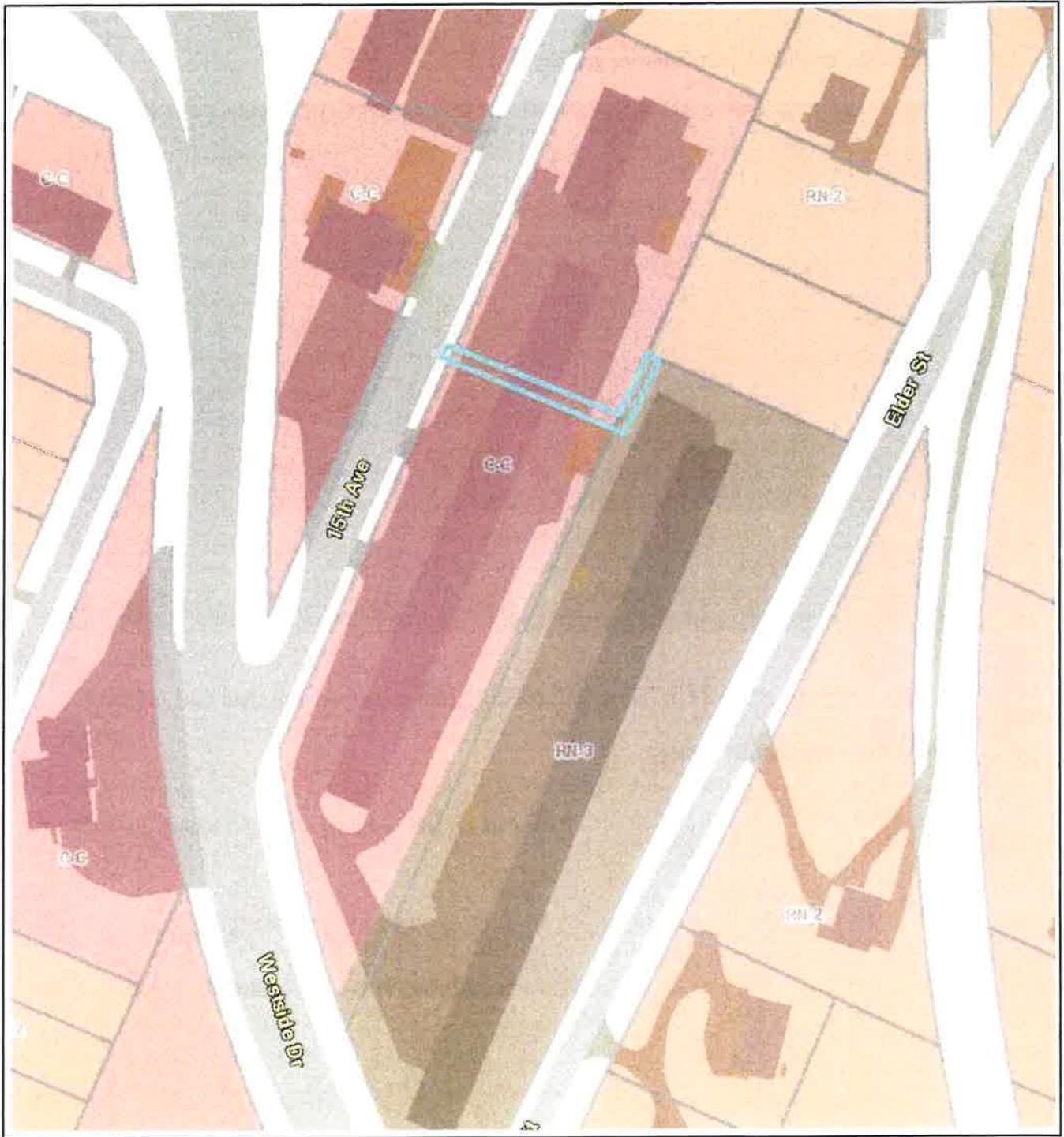
APPROVED: DISAPPROVED:



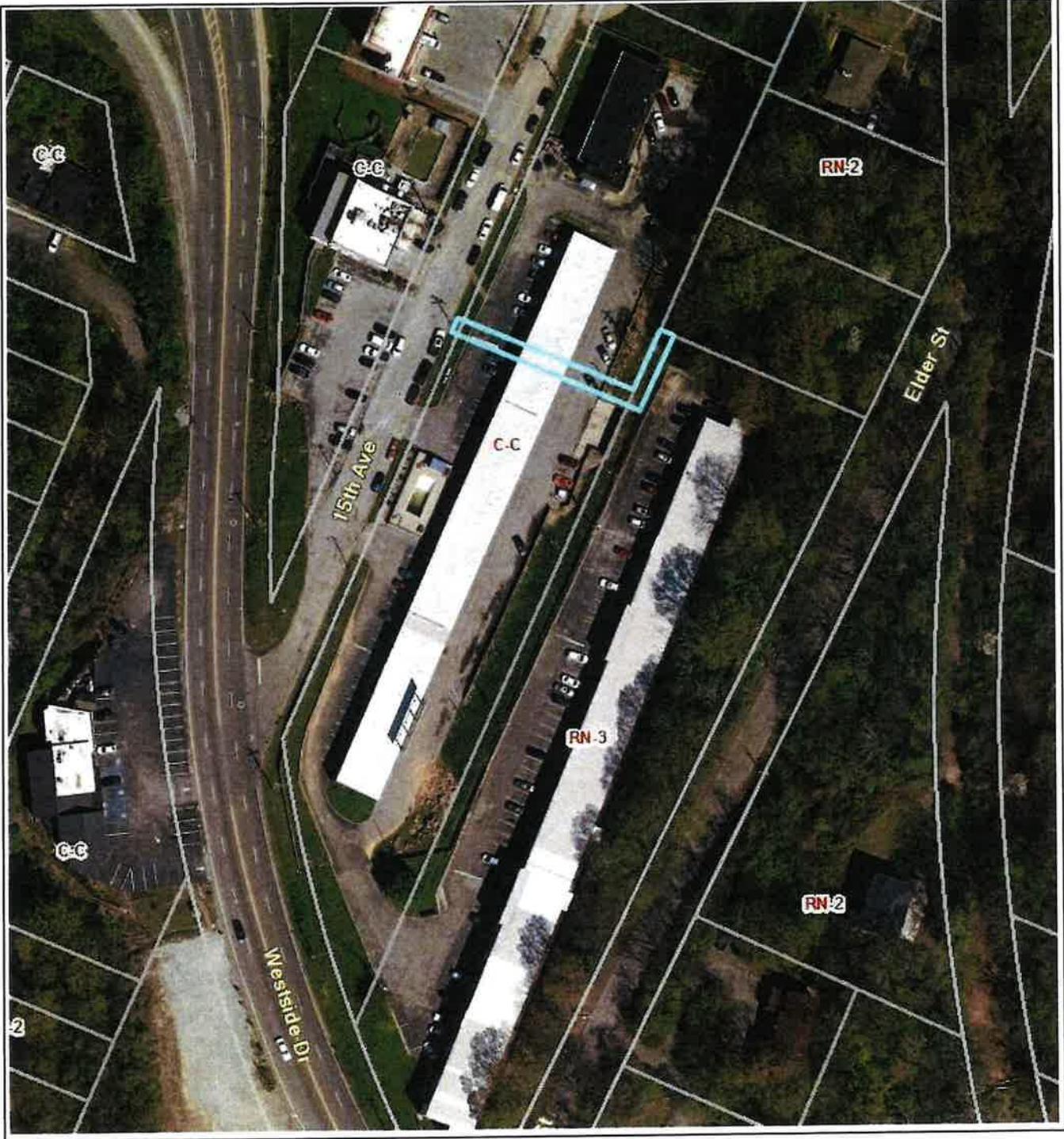
MAYOR

/mem

MR 2025-0191 Sewer Easement Abandonment



MR 2025-0191 Sewer Easement Abandonment



DISCLAIMER

Concept plans submitted as part of a rezoning, special permit, or other planning application are for informational purposes only, with the exception of Planned Unit Development Plans. Approval of the application does not grant the applicant all development rights prescribed in the zoning district. Approval of the application does not approve the development layout indicated on the concept plan for a required land disturbing permit, grading permit, building permit, or compliance with the requirements of the zoning regulations. The site plan is not considered a preliminary or final development plan per TCA 13-3-413.

Point of Beginning = Northwest corner of parcel 156K-E-008.01

147' +/-

50' +/-

157' +/-

10'

60' +/-

Approximate location of 10' wide public sanitary sewer easement per PB 70 PG 129 (See Exhibit 'B')

Westside Drive
el: 156K-E-008

2475 15th Avenue
Parcel: 156K-E-008.01

S156K073

S156K703

S156K026

S156K036

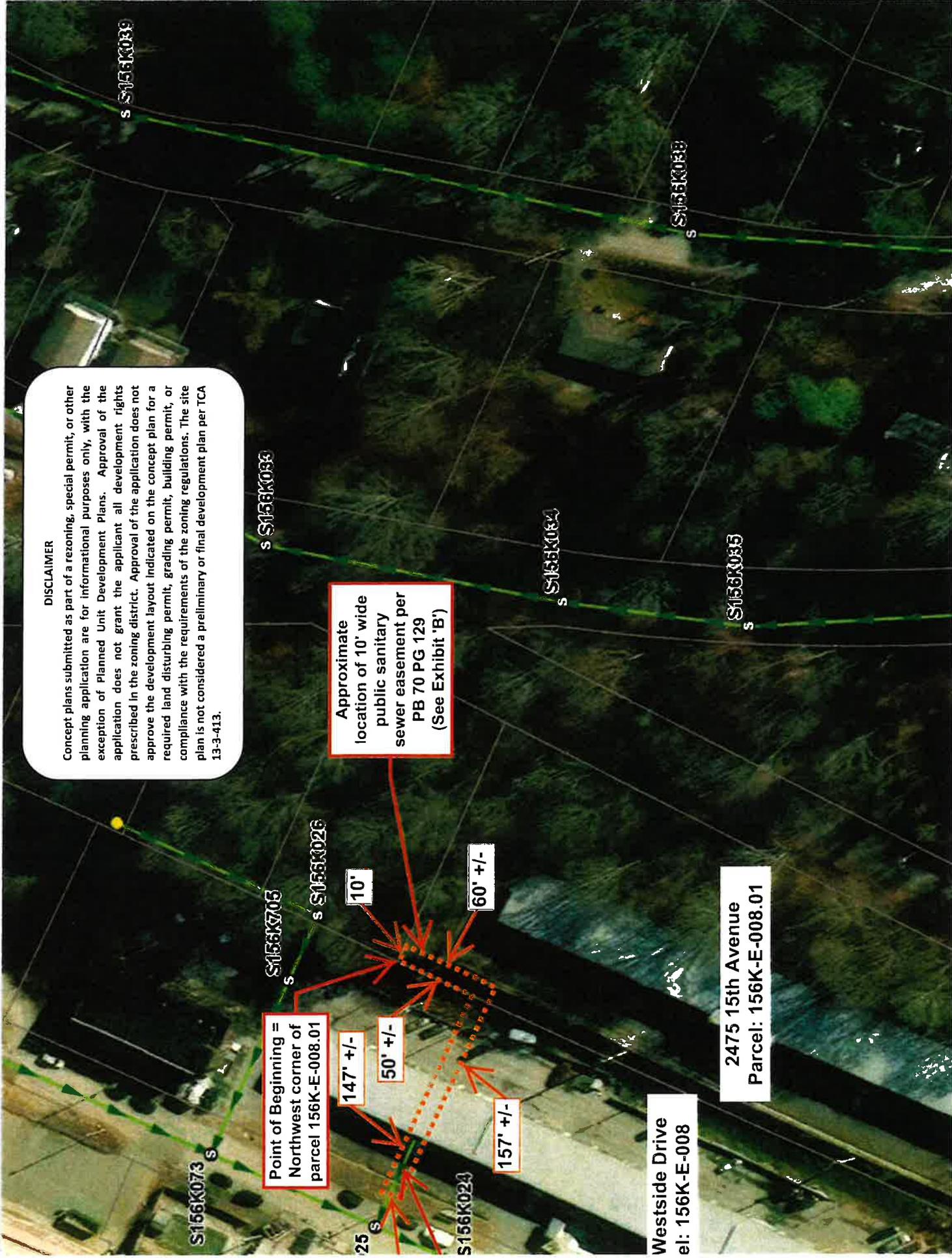
S156K024

S156K064

S156K035

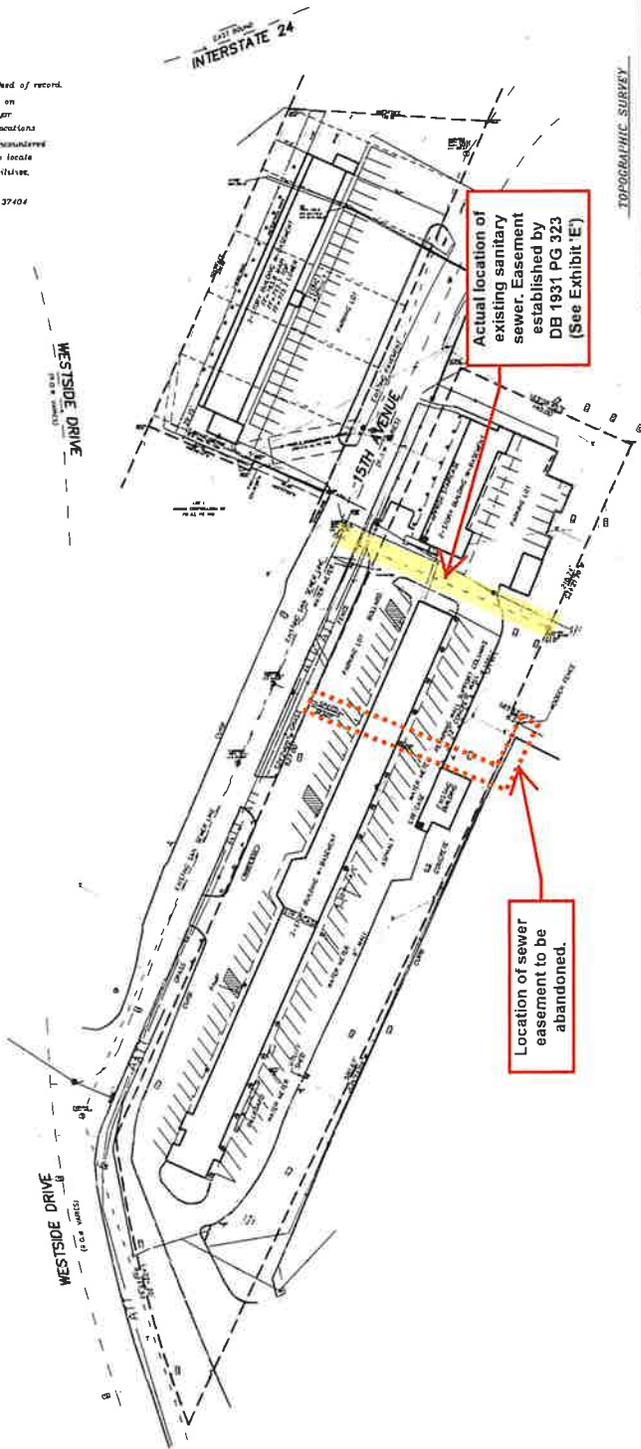
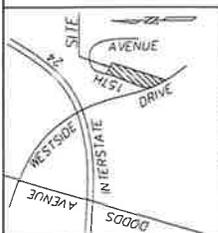
S156K038

S156K039



General Notes:

1. Tax Map 188K-E-001 & 188K-E-008
2. This survey is nontransferable without written permission from the surveyor.
3. Subject to restrictions and easements not referenced by current Deed of record.
4. Any locations of underground utilities if shown herein are based on aboveground structures and record drawings provided the surveyor. Locations of underground utilities/ structures may vary from locations shown herein. Additional buried utilities/ structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/ structures. For information regarding these utilities, please contact the appropriate agencies.
5. Street Address: 2400 & 2410 15th Avenue, Chattanooga, Tennessee 37404
6. 2.46 Acres surveyed by this survey.



Actual location of existing sanitary sewer. Easement established by DB 1931 PG 323 (See Exhibit 'E')

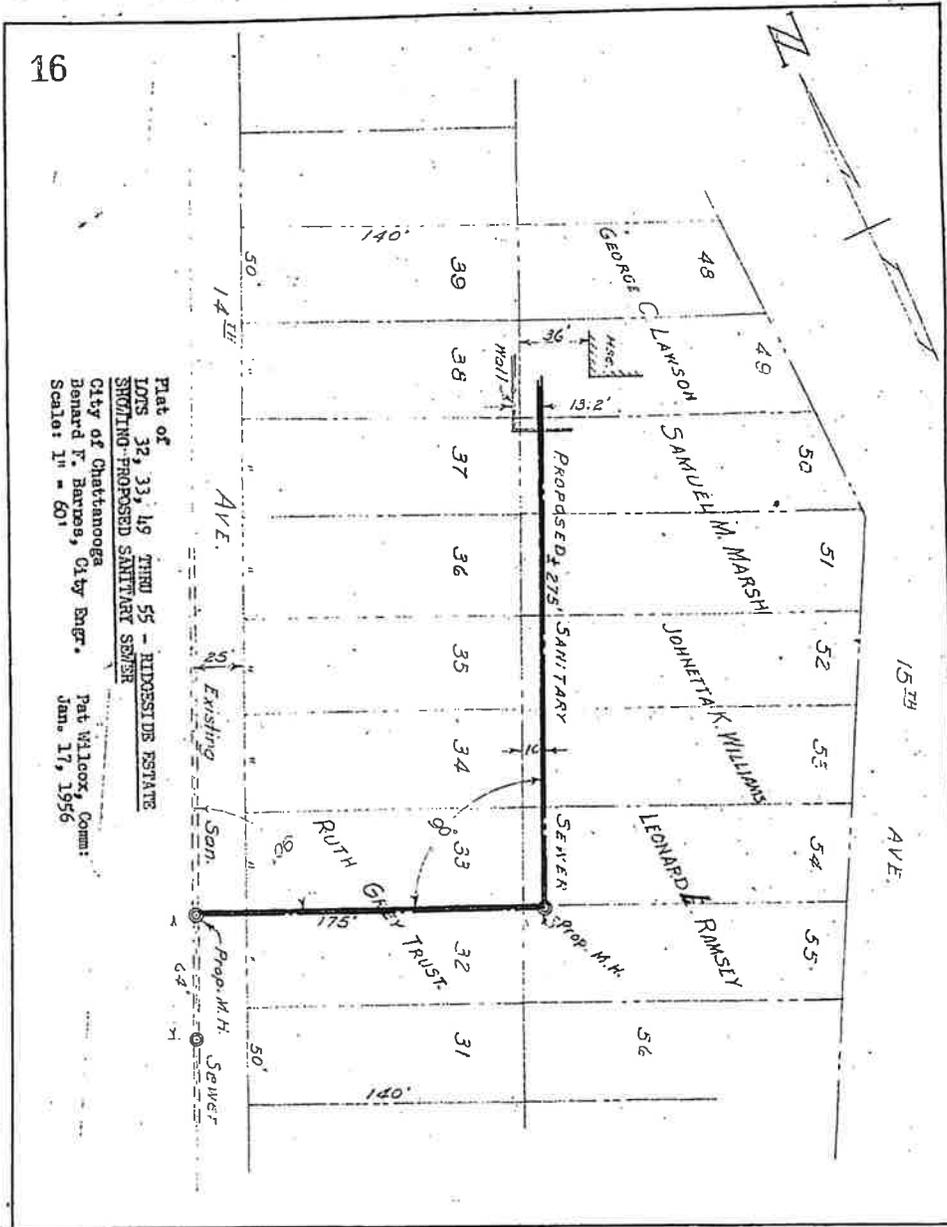
Location of sewer easement to be abandoned.

TOPOGRAPHIC SURVEY
RIDGESIDE ESTATE



Exhibit 'C' - David Mathews Survey

LOTS 24-37	
HAMILTON COUNTY, TENNESSEE	
Surveyor: DAVID MATHIEWS SURVEYING	Client: M. COLLIER
Date: 12-11-2017	Order #: 034
Scale: 1" = 40'	Sheet: 17 of 17
DMS	
17-03027	



Plat of
 LOTS 32, 33, 49 THRU 55 - HIDEKSTIDE RESERVE
 SHOOTING-PROPOSED SANITARY SEWER
 City of Chattanooga
 Bernard F. Barnes, City Engr.
 Scale: 1" = 60'

Pat Wilcox, Comm.
 Jan. 17, 1956

STATE OF TENNESSEE, HAMILTON COUNTY:

The above Instrument, Map and Certificate were filed Feb 2, 1956
 at 12:06 PM, entered in Note Book No. 48 Page 70 and recorded in
 Book 1214 Page 15.

WITNESS my hand at office in Chattanooga, Tenn.

Sarahy V. Brammer Register.