

## REPORT TO THE PLANNING COMMISSION

**MEETING DATE:** April 6, 2026

**SUBJECT:** Case #253295 – Hidden Creek PD Phase 1- Request approval of the vacation of utility easements on Lots 23 and 24

### **INTRODUCTION:**

- The applicant, Steven Williams (Crew Development LLC), is requesting approval to vacate public utility easements on two (2) lots (23 and 24) within Phase 1 of the Hidden Creek PD Subdivision (see Exhibit 2).
- The owner of the property is Jason Crews (Crew Development LLC).
- The property is located east of Hidden Bend Lane and north of Crooked Creek Road (see Exhibit 1).
- The property is surrounded by R-1: Low Density Residential to the north and west, R-2: Medium Density Residential to the south, and R-L1: Large Lot Residential (1 Acre Minimum) zoning districts to the east.
- Hidden Creek Planned Development (PD) is a 180-lot single-family residential subdivision on 80.54 acres constructed in 5 separate phases.

### **BACKGROUND:**

- The Board of Mayor and Aldermen (BMA) approved the Hidden Creek Planned Development Outline Plan with conditions in 2018.
- The BMA approved a Preliminary Subdivision Plat and Construction Drawings, with conditions, in 2019.
- Currently, both lots are vacant, and the future property owner intends to combine the two (2) lots into one (1) to build one (1) single-family dwelling.
- In June 2025, Town Staff administratively approved a Final Plat for a similar easement vacation on May 27, 2025, for Lots 5 and 6 of Hidden Creek Phase 1, after the BMA vacated the public utility easements along the former shared lot line.
- The revised Final Plat for the subject property (see Exhibit 7) must be recorded before building permits can be issued.

### **KEY POINTS:**

#### **1. The subdivision regulations require a five (5) foot utility easement around all lots along all property lines.**

- The applicant intends to vacate the 5-foot side yard utility easements between Lots 23 and 24 (see Exhibits 6 & 7). The easements combined total 1,193 square feet.
- Once public utility easements have been established by recording of the Final Plat or through a deed, they can only be eliminated by the BMA after a recommendation from the PC.
- The minimum lot sizes for this phase are 14,200 square feet for Area 1 and 8,400 square feet for Area 2. Both lots are within Area 2.
- The applicant will be responsible for any recording fees.

**2. AT&T, Comcast, Memphis Light Gas and Water (MLGW) Division, and the Town's Department of Public Services have all provided written approval of eliminating the easements (see Exhibit 3 & 4).**

- All other easements on these two (2) lots, except the two (2) requested for vacation, will remain (see Exhibits 2 & 6).
- Both lots have a 9.5-foot pedestrian and utility easements along the front of each lot, which will not be vacated.
- The other utility easements on the front, side, and rear yards of Lots 23 and 24 will also remain.

**3. The PC's role is to determine whether the general public welfare would be best served by the vacation of the easements and make a recommendation to the BMA. The request meets the Criteria for Easement Vacation (see Exhibit 5).**

**STAFF RECOMMENDATION:** Staff recommends approval of the easement vacation, as there are no adverse impacts from vacating the easements and the request meets the Criteria for Easement Vacation (see Exhibit 5).

**ATTACHMENTS:**

[Exhibit 1 - Vicinity Map 03.27.25.pdf](#)

[Exhibit 2 - Cover Letter 12.01.25.pdf](#)

[Exhibit 3 - Public Services Approval 02.05.26.pdf](#)

[Exhibit 4 - Utility Provider Approval Letters 02.06.26.pdf](#)

[Exhibit 5 - Easement Staff Analysis 3.27.26.pdf](#)

[Exhibit 6 - Proposed Easement to be Vacated 12.01.25 .pdf](#)

[Exhibit 7 - Proposed Final Plat Lots 23 & 24 12.01.25.pdf](#)

**PROPOSED MOTION:** To recommend vacation of the two (2) five-foot utility easements between Lots 23 and 24 of the Hidden Creek PD, Phase 1, as depicted in Exhibit 7.