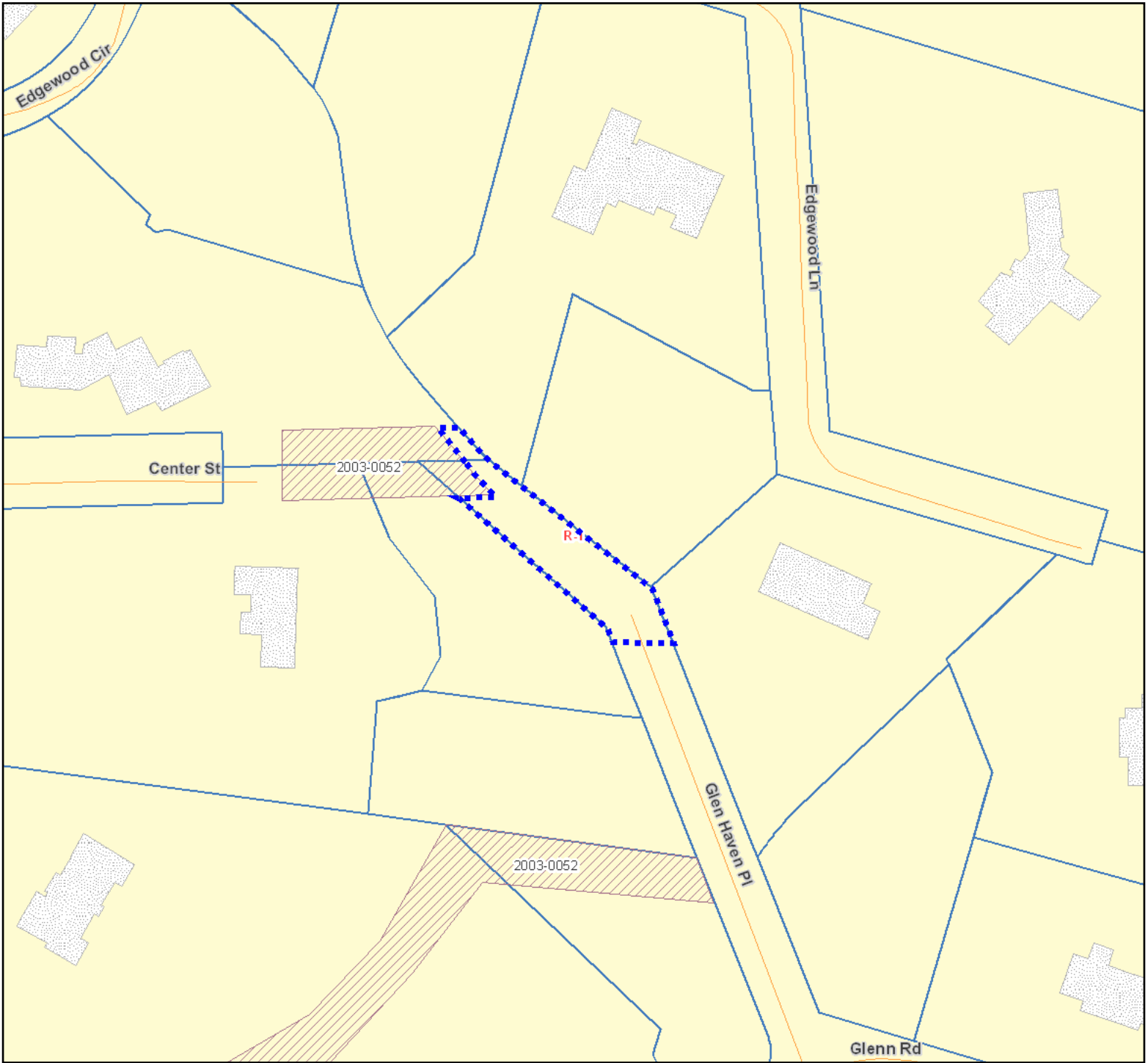


CLOSURE/ABANDONMENT APPLICATION FORM

CASE NUMBER:	MR 2014-059	Date Submitted: 5-28-2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)		
1 Applicant Request (Mandatory Referral per TCA 13-4-104)		
Closure/Abandonment	<input type="checkbox"/> Alley	<input checked="" type="checkbox"/> Street
	<input type="checkbox"/> Sewer	<input type="checkbox"/> Other
Name of Street or Right-Of-Way: Glen Haven Place		
<input checked="" type="checkbox"/> Open	<input checked="" type="checkbox"/> Unopened	Length/Width: Maintain 60' Road Frontage
Beginning: At a point along the east property line of Tax Map 1270-C-006.02 some 60 feet northwest of its southeastern corner thence continuing northwest some 212 feet along said property line and		
Ending: at a dead-end and north line of the previous closure of Center Street as shown in Case MR 2003-052		
2 Property Information		
Property Address:	Part of the opened and unopened 1400 block of Glen Haven Place	
Property Tax Map Number(s):	1270-C-006.02, 008, 010, 010.02 and 011	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Closed road that is not in use nor ever will be due to prior closure/abandonments,	
4 Site Characteristics		
Current Zoning:	R-1	
Current Use:	Residential	
Adjacent Uses:	Residential Houses	
5 Applicant Information		
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.		
Name: Christy P. McCain	Address: 1416 Winding Way, Chattanooga, 37405	
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner
City: Chattanooga	State: Tn.	Zip Code: 37405
Phone 1: 1-423-605-6361	Phone 2: 1-423-653-5585	Phone 3: 1-423-643-4001
		Fax: 1-423-643-4002
6 Property Owner Information (if not applicant)		
Name:	Phone:	
Address:		
Office Use Only:		
Planning District: 8B	Neighborhood: North Shore Neighborhood	
Hamilton Co. Comm. District: 6	Chatt. Council District: 2	Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:
Checklist		
<input checked="" type="checkbox"/> Application Complete	<input checked="" type="checkbox"/> Ownership Verification	<input checked="" type="checkbox"/> Map of Proposed Zoning Area with dimensions
<input type="checkbox"/> Site Plan, if required	Total Acres to be considered:	<input checked="" type="checkbox"/> Deeds
		<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 1462-0092, 5502-0593, 8753-0252 & 9626-0926		
Plat Book/Page: 6-63, 72-85, 95-31 & 96-24	<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1
<input checked="" type="checkbox"/> Filing Fee: \$350	Cash	<input checked="" type="checkbox"/> Check
		Check Number: 2840
Planning Commission meeting date: July 14, 2014	Application processed by: Trevor Slayton	



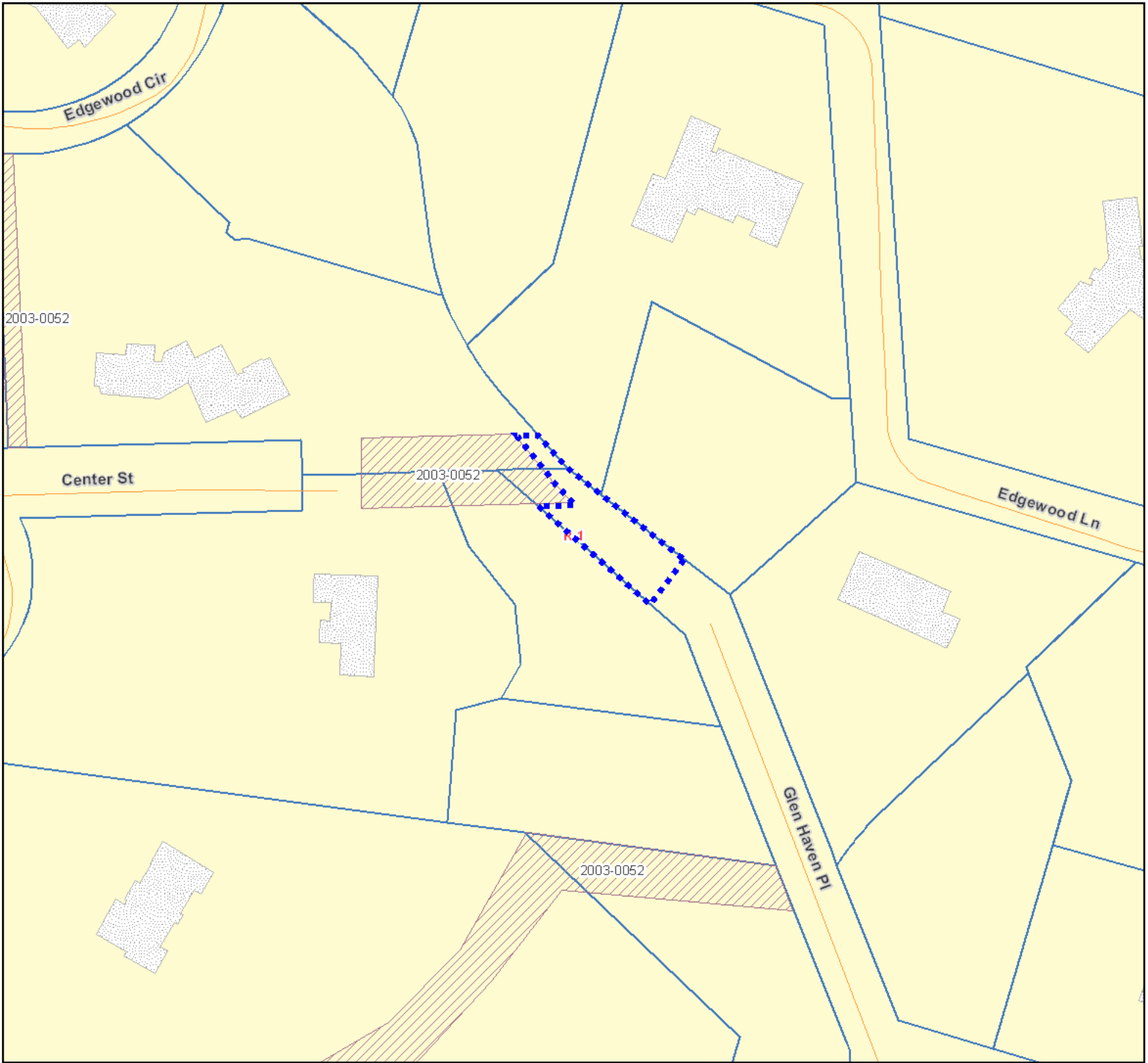
MR 2014-059 Abandonment of a Portion of the 1400 Block of Glen Haven Place



Chattanooga Hamilton County Regional Planning Agency



Chattanooga-Hamilton County
RPA
Regional Planning Agency



MR 2014-059 Abandonment of a Portion of the 1400 Blk of Glen Haven Place

Staff Recommendation: Abandonment of a Portion of the 1400 Blk of Glen Haven Place beginning 50 feet northwest of the south most corner of 1622 Edgewood Ln



100 ft

Chattanooga Hamilton County Regional Planning Agency



STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	MR-2014-059	PC Meeting Date: 08-11-14
Applicant Request:	Close/Abandon portion of street right-of-way	
Property Location:	1400 block Glen Haven Place	
Property Owner:	Christy P. McCain	
Applicant:	Same	
Staff Recommendation:	APPROVE, only a portion of the applicant's request	

PROJECT ANALYSIS**RPA Land Use & Transportation Comments****Project Description**

The applicant asks for closure of a portion of road, approximately 212 feet in length, currently not in use.

Site Description

The site includes both open and unopened portions of the 1400 block of Glen Haven Place. The site abuts the applicant's property at 1435 Glen Haven Place. The opposite side of the site abuts property at 1622 Edgewood Lane as well as portions of properties at 1616 Edgewood Lane and 1700 Edgewood Lane.

Closure/Abandonment History

This street right-of-way is adjacent to a 2003 closure case (2003-052), Ordinance #11433, which closed and abandoned an unopened portion of Center Street to the west, an unopened, unnamed alley to the northwest and an unopened part of East Street to the southwest.

Plans/Policies

Right-of-way (ROW) Abandonment and Closure requests are reviewed using the Right-of-Way Closure and Abandonment Policy adopted by the Chattanooga-Hamilton County Regional Planning Commission in January 1997 and the City of Chattanooga (Resolution #24532) in August 2005.

Review of rights-of-way for closure is based on a tiered classification. This right-of-way is Tier 2, rights-of-way which are not currently opened or only partially opened but which provide a limited level of service to the abutting property owners or to utilities. Applications for closure and abandonment on Tier 2 rights-of-way are reviewed using the adopted review factors and according to the tenets of this policy.

The staff recommendation for this request was based on an evaluation of the following review factors. Each factor is followed by staff's comments:

FACTOR	STAFF COMMENTS
1. Width of the ROW	Width of the ROW is 40 feet +/-
2. Presence of or potential for the location of utilities	As part of the closure review process, this will be reviewed by the Transportation Department following Planning Commission action
3. Currently open to traffic	Currently not open to traffic except for first 25 feet +/- of proposed closure
4. Potential for future use or which provide future connections to the	Due to a closure in 2003 that would have connected this right-of-way to Center Street, the current right way offers

STAFF CASE REPORT TO PLANNING COMMISSION

existing street pattern or could provide needed services, and which are integral to the community's future development (i.e., access to abutting property, bypass for other streets, parking, etc.).	limited network connectivity to the overall street system. However, staff has to also consider the degree to which the closure impacts potential future accessibility/use by adjoining property owners. RPA staff did receive an email from the property owner at 1622 Edgewood Lane communicating their desire to keep this right-of-way open for future access to their property. After visiting the site and reviewing Hamilton County topography maps, staff noted that due to the steep slope running from Edgewood Lane to this right-of-way, access from Edgewood Lane is likely to be more challenging. It would be preferable to keep both access options available to this lot.
5. Type/condition of surface	Street is unpaved and forested except for first 25 feet +/- of proposed closure.
6. Topography/grade – can it be built?	The existing topography does not preclude improvement of this right-of-way.
7. Will the closure and abandonment land-lock any property? If so, has a subdivision plat been submitted which eliminates this situation?	Closure of the alley would not landlock (referring to a parcel of real property which has no physical access or egress (entry or exit) to a public street) any parcels. All adjacent particles would retain access on Glenhaven Place or Edgewood Lane.
8. Extenuating circumstances as specified by the applicant, e.g. necessary for expansion of a business or industry.	The applicant noted in their application that they are requesting the closure because the right-of-way is not in use.

City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

Transportation Department

The Transportation Department recommends leaving open a section of the ROW for future connection to the lot that borders Edgewood Lane. The owner of that lot has expressed concern of losing potential driveway access from Glen Haven Place for future construction of a house on the site. Rear access is generally more desirable from the City's perspective for aesthetic and functional reasons, and is especially true in this case due to challenges to driveway construction on the front of the lot including a steep grade and the narrowing of the lot.

RPA Summary

Based on the above factors, staff recommends approving a partial closure beginning at the northern edge of the Center Street right-of-way and ending 50 feet northwest of the southeastern property line of 1622 Edgewood. The partial closure would still allow 1622 Edgewood Lane to retain access on Glen Haven Place, while also considering the applicant's request.