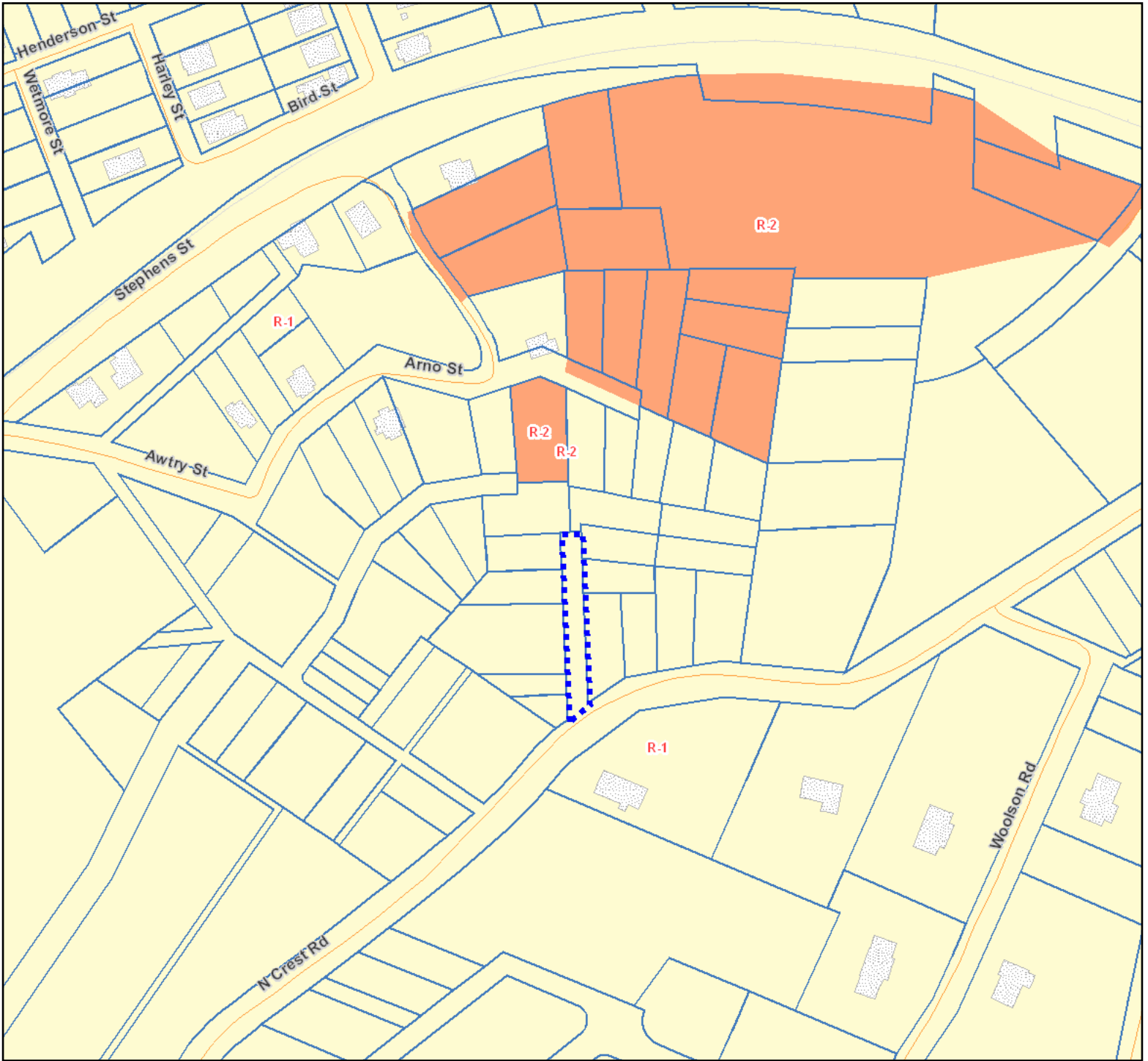




**CLOSURE/ABANDONMENT APPLICATION FORM**


<b>CASE NUMBER:</b>	MR 2014-074	<b>Date Submitted:</b> 07-07-2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)		
<b>1 Applicant Request</b> (Mandatory Referral per TCA 13-4-104)		
<b>Closure/Abandonment</b>	<input type="checkbox"/> Alley	<input checked="" type="checkbox"/> Street
	<input type="checkbox"/> Sewer	<input type="checkbox"/> Other
Name of Street or Right-Of-Way: Grace Street		
	<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Unopened
Length/Width: 203.19 x 30		
Beginning: At North Crest Road going North 203.19' + or -		
Ending: at the previous closure in case number 1989-224, Ordinance #9336		
<b>2 Property Information</b>		
Property Address:	Unnumbered block of Grace Street off of the 600 block of North Crest Road	
Property Tax Map Number(s):	137H-G-026, 027, 028, 029 & 029.01 139H-H-011, 012, & 013	
<b>3 Proposed Development</b>		
Reason for Request and/or Proposed Use:	Under contract with Trust for Public Land for Public Park	
<b>4 Site Characteristics</b>		
Current Zoning:	R-1	
Current Use:	Vacant	
Adjacent Uses:	Residential & Vacant	
<b>5 Applicant Information</b>		
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: Carrington Montague	Address: 632 West Brow Road, P/O Box 108	
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am <b>not</b> the property owner
City: Lookout Mountain	State: TN	Zip Code: 37350
Email: cmont50@comcast.net		
Phone 1: 423-825-1470	Phone 2:	Phone 3:
Fax:		
<b>6 Property Owner Information (if not applicant)</b>		
Name: Same	Phone:	
Address:		
<b>Office Use Only:</b>		
Planning District: 8B	Neighborhood: East Chattanooga Neighborhood Association	
Hamilton Co. Comm. District: 5	Chatt. Council District: 9	Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:
<b>Checklist</b>		
<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): 10080-959, ITE2-8553, 7359-867, 3869-685, 9767-336		
Plat Book/Page: 1-40, 2-40, 4-13	<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1
<input checked="" type="checkbox"/> Filing Fee: 350.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check
Check Number: 8322		
Planning Commission meeting date: August 11 <sup>th</sup> , 2014	Application processed by: Marcia Parker	




## MR 2014-074 Abandonment of an Unnumbered Block of Grace St



  
North

  
200 ft

**Chattanooga Hamilton County Regional Planning Agency**

  
**RPA**

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Case Number:</b>	<b>MR-2014-074</b>	<b>PC Meeting Date:</b> 08-11-14
<b>Applicant Request:</b>	<b>Mandatory referral for closure/abandonment of a portion of unopened street right-of-way</b>	
<b>Property Location:</b>	<b>Unnumbered block of Grace Street off the 600 block North Crest Road</b>	
<b>Property Owner:</b>	<b>Carrington Montague</b>	
<b>Applicant:</b>	<b>Same</b>	
<b>Staff Recommendation:</b>	<b>APPROVE</b>	

## PROJECT ANALYSIS

### RPA Land Use & Transportation Comments

#### Project Description

The applicant is requesting abandonment of a block of Grace Street off the 600 block North Crest Road. The applicant owns all parcels abutting the 203 feet length of right-of-way and is under contract to transfer the properties to the Trust for Public Land for a public park.

#### Site Description

The site is an unopened right-of-way, approximately 203 feet in length and 30 feet in width as it appears in recorded Plat Book 1, Page 40 from the early 1900's.

#### Zoning History

The northern section of Grace Street was closed and abandoned by case 1989-224, Ordinance 9336 in 1989.

#### Plans/Policies

This site is within the 2004 East Chattanooga Area Plan.

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:

1. Width of the ROW is 30 feet +/-.
  2. Presence of or potential for the location of utilities.
  3. Currently not open to traffic.
  4. Limited potential for future use should the adjacent properties be combined and replatted as a single parcel.
  5. Right-of-way is unpaved and forested.
  6. Adjacent properties will be landlocked unless the properties are combined and replatted as a single parcel.
-

## STAFF CASE REPORT TO PLANNING COMMISSION

---

7. The applicant is applying for the closure because he is under contract to transfer the properties to the Trust for Public Land for a public park.

---

### 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.

---

### RPA Summary

The Regional Planning Agency is recommending approval of the proposed closure because the right-of-way has limited potential for future use since the applicant owns all adjacent properties and is under contract to transfer the properties to the Trust for Public Land for a public park. The closure is only appropriate if all of the adjacent parcels and the right-of-way are combined and replatted as a single lot.