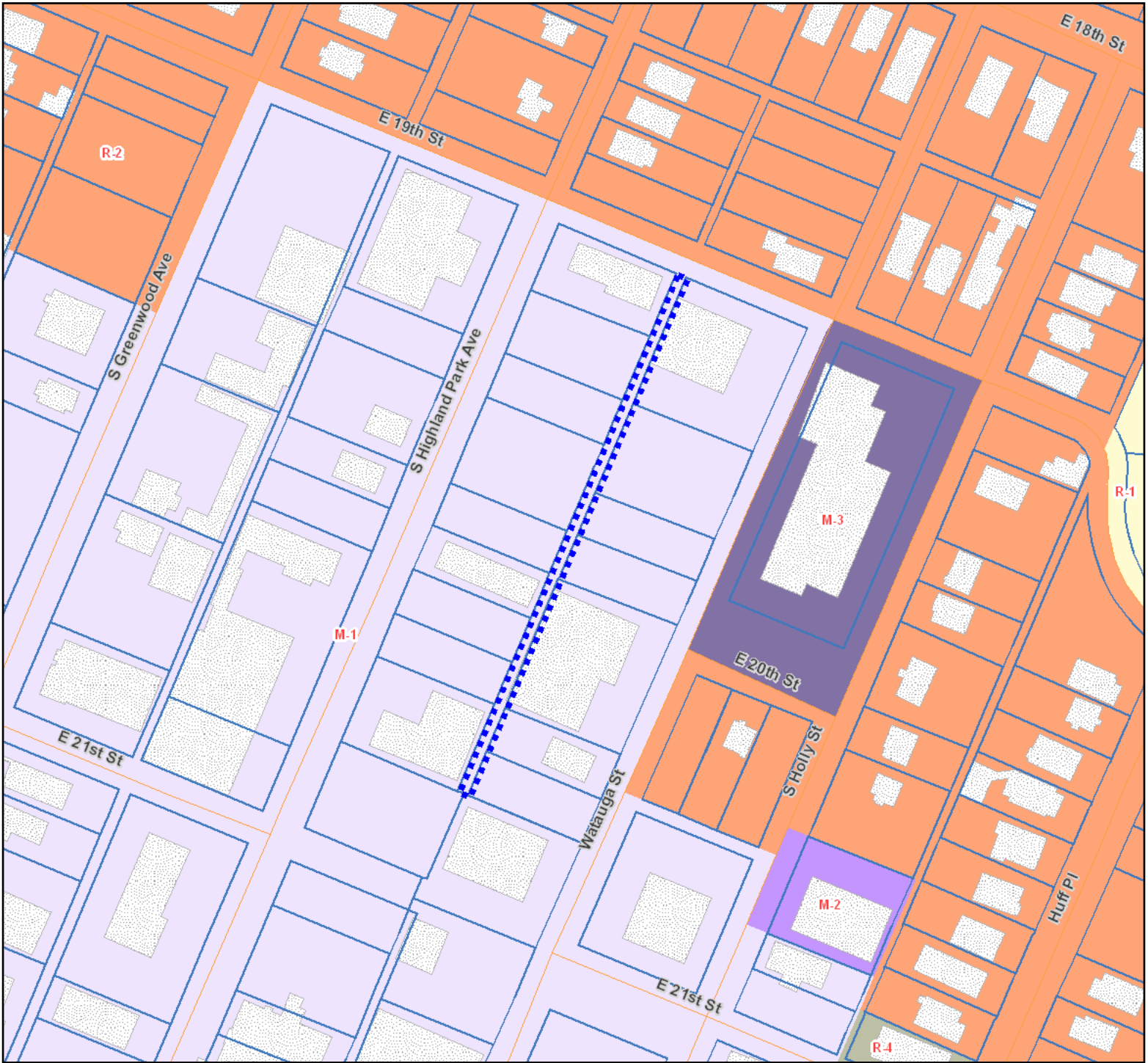


CLOSURE/ABANDONMENT APPLICATION FORM

CASE NUMBER:	MR 2014-076	Date Submitted: 07-09-2014
(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 checked="" type="checkbox"/> Alley	<input type="checkbox"/> Street
	<input type="checkbox"/> Sewer	<input type="checkbox"/> Other
Name of Street or Right-Of-Way:		
	<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Unopened
Length/Width: 603 x 15		
Beginning: at East 19 th Street going in a southwest direction		
Ending: approximately 603 feet plus or minus to end		
2 Property Information		
Property Address:	Alley off the 1500 block of East 19th Street	
Property Tax Map Number(s):	156A-J-001, 002, 005, 006, 007, 008, 011, 012, 026, 028, 029, 030, 031, 032, 034, 035	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Alley abandonment for future building addition and lot line removal to combine all lots	
4 Site Characteristics		
Current Zoning:	M-1	
Current Use:	Industrial/Commercial	
Adjacent Uses:	Industrial/Commercial	
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: Jerry Gamble	Address: 1903 Watauga Street	
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: 37404
	Email: truckservice.jgamble@gmail.com	
Phone 1: 423-622-8361	Phone 2: 423-488-6695	Phone 3: Fax: 423-629-5035
6 Property Owner Information (if not applicant)		
Name: Jerry Gamble, Richard Hunter, James Malone, Isaac Duncan, & Billy Hamrick	Phone:	
Address:		
Office Use Only:		
Planning District: 8C	Neighborhood: N/A	
Hamilton Co. Comm. District: 4	Chatt. Council District: 8	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): 3131-232, 3961-763, 3804-332, 8168-586, 8337-661, 9833-321, 9282-78, 4890-700, 7968-190		
Plat Book/Page: 6-21	<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 2
<input checked="" type="checkbox"/> Filing Fee: 350.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check
		Check Number: 26914
Planning Commission meeting date: 08-11-2014		Application processed by: Marcia Parker



MR 2014-076 Abandonment of an Unopened Alley in the 1500 Blk of E 19th St

150 ft

Chattanooga Hamilton County Regional Planning Agency

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	MR-2014-076	PC Meeting Date: 08-11-14
Applicant Request:	Closure/Abandonment of an unopened ALLEY	
Property Location:	Alley off the 1500 block East 19th Street	
Property Owner:	Jerry Gamble, Billy Hamrick, Isaac Duncan III, James Malone II, Richard Hunter	
Applicant:	Jerry Gamble	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing abandonment of an alley off the 1500 block East 19th Street for future building addition and lot line removal to combine lots that he owns.

Site Description

The site is an unopened alley approximately 603 feet in length and 15 feet in width. Existing structures have been built on and across the alley.

Zoning History

A section of the alley south of the proposed closure was closed and abandoned by Ordinance 9213 (case 1988-325) in 1989.

Plans/Policies

This site is not within an adopted land use 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 3, rights-of-way which are not currently opened or which have never been opened. Applications for closure and abandonment on Tier 3 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 15 feet +/-.
2. Presence of or potential for the location of utilities.
3. Currently not open to traffic.
4. Limited potential for future use.
5. Alley is unpaved.
6. Adjacent properties will maintain access off of South Highland Park Avenue and Watauga Street.
7. The applicant is applying for the closure for future building addition and lot line removal to combine lots that he owns.

STAFF CASE REPORT TO PLANNING COMMISSION

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 there is limited potential for use of the right-of-way and adjacent properties will maintain access off of South Highland Park Avenue and Watauga Street.