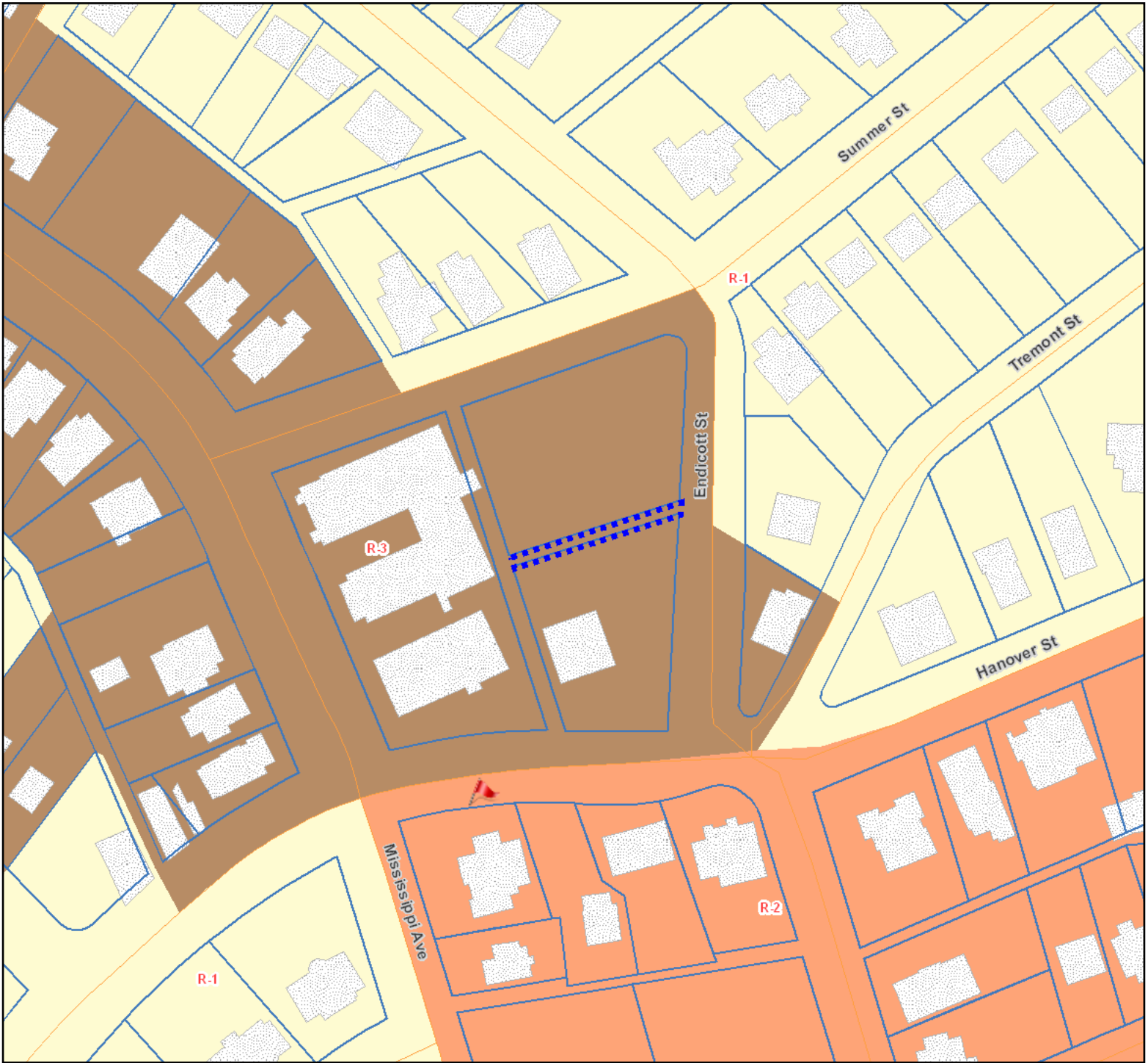



**CLOSURE/ABANDONMENT APPLICATION FORM**

<b>CASE NUMBER:</b>	MR 2014-087	<b>Date Submitted:</b>	07/14/2014
(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 checked="" type="checkbox"/> <b>Alley</b>	<input type="checkbox"/> <b>Street</b>	<input type="checkbox"/> <b>Sewer</b> <input type="checkbox"/> <b>Other</b>
Name of Street or Right-Of-Way: unnamed alley			
<input type="checkbox"/> Open <input checked="" type="checkbox"/> Unopened Length/Width: 155 ft x 10 ft			
Beginning: on the west line of the 1000 blk of Endicott St thence southwest some 155 feet			
Ending: to the east line of another unopened alley			
<b>2 Property Information</b>			
Property Address:	Alley off of the 1000 blk of Endicott St		
Property Tax Map Number(s):	127P-H-011 and 012		
<b>3 Proposed Development</b>			
Reason for Request and/or Proposed Use:	Not in use/combine with property		
<b>4 Site Characteristics</b>			
Current Zoning:	R-3		
Current Use:	Unopened alley		
Adjacent Uses:	Church/Parking Lot/Residential		
<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: David Noblit		Address: 905 Tremont St	
Check one:	<input checked="" type="checkbox"/> I <b>am</b> the property owner	<input type="checkbox"/> I am <b>not</b> the property owner	
City: Chattanooga	State: TN	Zip Code: 37405	Email:
Phone 1: 423-593-4210	Phone 2:	Phone 3:	Fax: 423-308-0918
<b>6 Property Owner Information</b> (if not applicant)			
Name:		Phone:	
Address:			
<b>Office Use Only:</b>			
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:	
<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 checked="" type="checkbox"/>	Site Plan, if required
<input checked="" type="checkbox"/>	Total Acres to be considered:	<input checked="" type="checkbox"/>	Deeds
<input checked="" type="checkbox"/>	Plats, if applicable	<input checked="" type="checkbox"/>	Notice Signs
Deed Book(s): 1205/100, 9846/777			
Plat Book/Page: 3/31		<input checked="" type="checkbox"/>	Number of Notice Signs: 1
<input checked="" type="checkbox"/>	Filing Fee: 350.00	<input checked="" type="checkbox"/>	Cash
<input checked="" type="checkbox"/>	Check	<input checked="" type="checkbox"/>	Check Number: 3493
Planning Commission meeting date: 08/11/2014		Application processed by: Jennifer Ware	




**MR 2014-087 Abandonment of an Unopened Alley in the 1000 blk of Endicott St**

Chattanooga Hamilton County Regional Planning Agency



122 ft



# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Case Number:</b>	<b>MR-2014-087</b>	<b>PC Meeting Date: 08-11-14</b>
<b>Applicant Request:</b>	<b>Closure/abandonment of unopened ALLEY</b>	
<b>Property Location:</b>	<b>Alley off of 1000 blk. Endicott Street and parallel to the back of property at 905 Tremont Street</b>	
<b>Property Owner:</b>	<b>David Noblit</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 request closure of an unopened alley in order to combine it with his property.

#### Site Description

The unopened alley, approximately 155 feet in length and 10 feet in width, is located at the rear of 905 Tremont Street (the property of the applicant) and accesses from the 1000 block of Endicott Street. It also abuts property owned by Northside Baptist Church.

#### Plans/Policies

This site is not within a current adopted 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 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 10feet +/-.
2. Presence of or potential for the location of utilities.
3. Currently not open to traffic.
4. Limited potential for future use.
5. Right-of-way is unpaved and partially forested.
6. Adjacent properties will maintain access off of Tremont Street and Summer Street.
7. The applicant is applying for the closure because the right-of-way is not in use and to combine the right-of-way with his property.

### 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

## **STAFF CASE REPORT TO PLANNING COMMISSION**

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regulations, and the landscape ordinance.

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### **RPA Summary**

The Regional Planning Agency is recommending approval of the proposed closure because the alley has limited potential for future use and adjacent properties will maintain access off of Tremont Street and Summer Street.