

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Case Number:</b>	<b>MR-2014-126</b>	<b>PC Meeting Date: 12-8-14</b>
<b>Applicant Request:</b>	<b>Abandonment of unopened alley beginning at West Avenue and ending at Alton Park Boulevard</b>	
<b>Property Location:</b>	<b>Alley off of the 3000 Block of Alton Park Boulevard</b>	
<b>Property Owner:</b>	<b>R&amp;D Properties/Mike Doubleday</b>	
<b>Applicant:</b>	<b>R&amp;D Properties/Mike Doubleday</b>	
<b>Staff Recommendation:</b>	<b>APPROVE</b>	

## PROJECT ANALYSIS

### RPA Land Use & Transportation Comments

#### Project Description

The applicant requests abandonment of an unopened alley off of the 3000 block of Alton Park Boulevard, beginning at West Avenue and ending at Alton Park Boulevard.

#### Site Description

The alley is surrounded by property zoned M-1 Manufacturing Zone. Adjacent land uses include automotive retail, warehousing and distribution, and vacant property.

#### Zoning History

In 2007, Ordinance No. 12052 closed and abandoned a portion of the 3800 block of Baldwin Street terminating at the alley in question. In 2008, Ordinance No. 12177 closed and abandoned the northeastern portion of the alley in question from the 3000 block of West Avenue to the 2900 block of Alton Park Boulevard.

#### Plans/Policies

This site is within the Alton Park Master 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 will be accepted on Tier 3 rights-of-way and reviewed using the adopted review factors and according to the tenets of this policy.

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

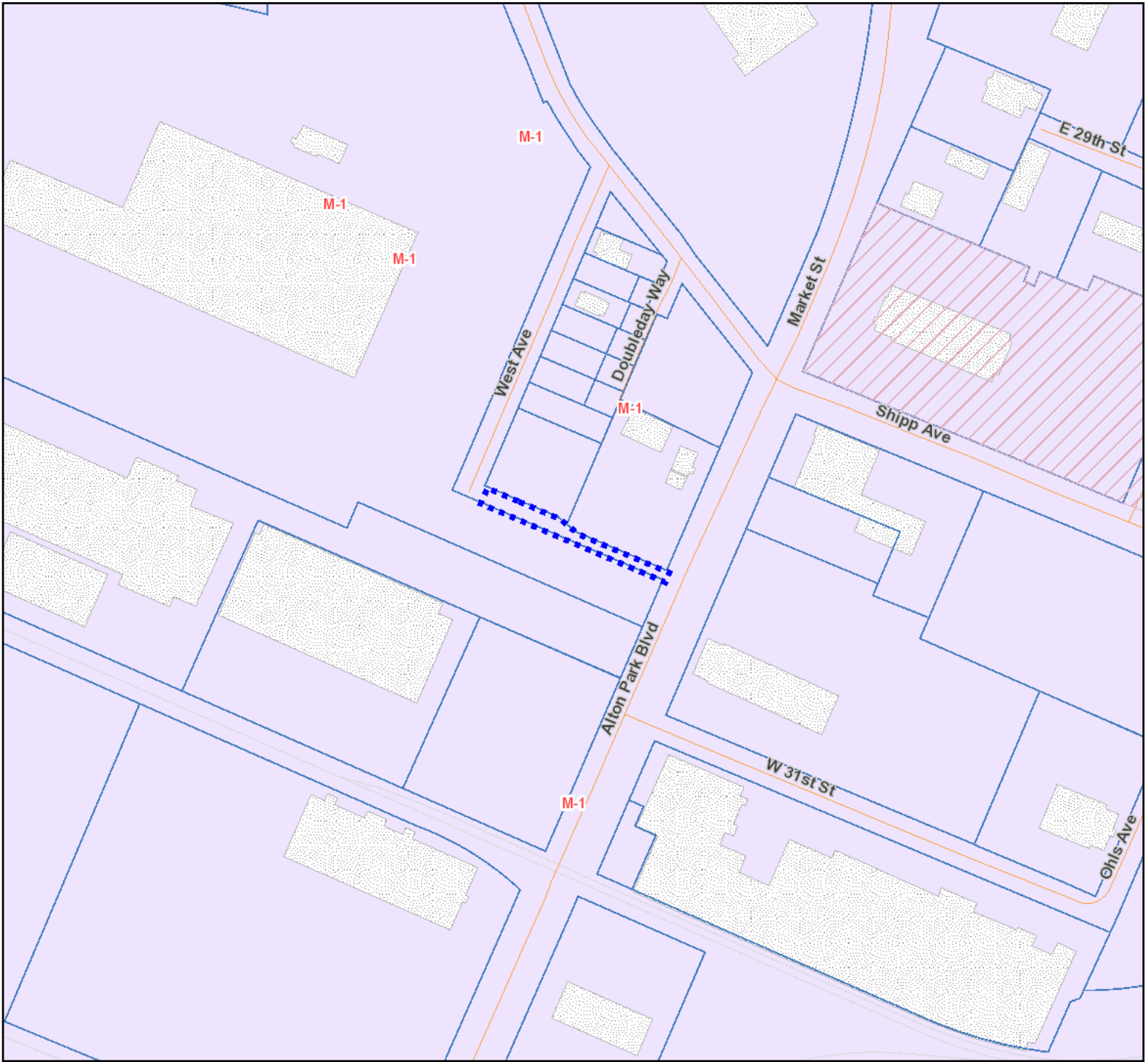
FACTOR	STAFF COMMENTS
1. Width of the ROW	Ranges from 18 feet +/- at the intersection with Alton Park Boulevard to 30 feet +/- at the intersection with West Avenue.
2. Presence of or potential for the location of utilities	AT&T has located facilities in this area and requests that any existing or future utility easements inside the proposed abandonment area be reserved.
3. Currently open to traffic	Currently not open to traffic.
4. Potential for future use or which provide future connections to the 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 potential for future use or future connections.
5. Type/condition of surface	ROW is unpaved and grassy.
6. Topography/grade – can it be built?	The existing topography does not preclude improvement of this ROW.
7. Will the closure and abandonment land-lock any property? If so, has a subdivision plat been submitted which eliminates this situation?	If the ROW in question and the West Avenue ROW proposed for abandonment in case MR 2014-133 are both closed, parcels 155F-F-001, 155F-F-002, 155F-F-003, 155F-F-004, and 155F-F-005 will be landlocked.
8. Extenuating circumstances as specified by the applicant, e.g. necessary for expansion of a business or industry.	The applicant intends to asphalt the entire property and include this area to be used by Fed Ex for parking.

### 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 this closure request because there is limited potential for future use of the right-of-way. If the West Avenue right-of-way proposed for abandonment in case MR 2014-133 is approved for closure, then this closure of an unopened alley off of the 3000 block of Alton Park Boulevard is only appropriate if all of the adjacent parcels owned by the applicant and the right-of-way are combined and replatted to ensure all lots have frontage on a public right-of-way.




**MR 2014-126 Abandonment of an Unopened Alley in the 3000 blk of Alton Park Blvd**

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250 ft

**Chattanooga Hamilton County Regional Planning Agency**



**RPA**