

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	MR-2014-141	PC Meeting Date: 12-8-14
Applicant Request:	Abandonment of an unnumbered ROW off of the 6200 block of Ooltewah Georgetown Road	
Property Location:	Unnamed ROW off of the 6200 block of Ooltewah Georgetown Road	
Property Owner:	Barrier Properties LLC/Barry Payne	
Applicant:	Barrier Properties LLC/Barry Payne	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant requests abandonment of an unnamed right-of-way off of the 6200 block of Ooltewah Georgetown Road beginning at the southwest corner of parcel 132A-A 026 and ending at the northeast corner of parcel 132A-A-026.

Site Description

The right-of-way is adjacent to property zoned A-1 Agricultural District and M-1 Industrial District. The adjacent land use is vacant.

Zoning History

In 1996, an unnamed right-of-way extending north of the ROW in question to the property at 6312 Ooltewah Georgetown Road was closed and abandoned by resolution.

Plans/Policies

This site is within the Wolftever Creek Area Plan. The plan recommends “greater street connectivity to provide a variety of routes for daily trips.”

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.

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.

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	40' +/-
2. Presence of or potential for the location of utilities	As part of the closure review process, this will be reviewed by Engineering staff following Planning Commission action.
3. Currently open to traffic	Currently not open to traffic.

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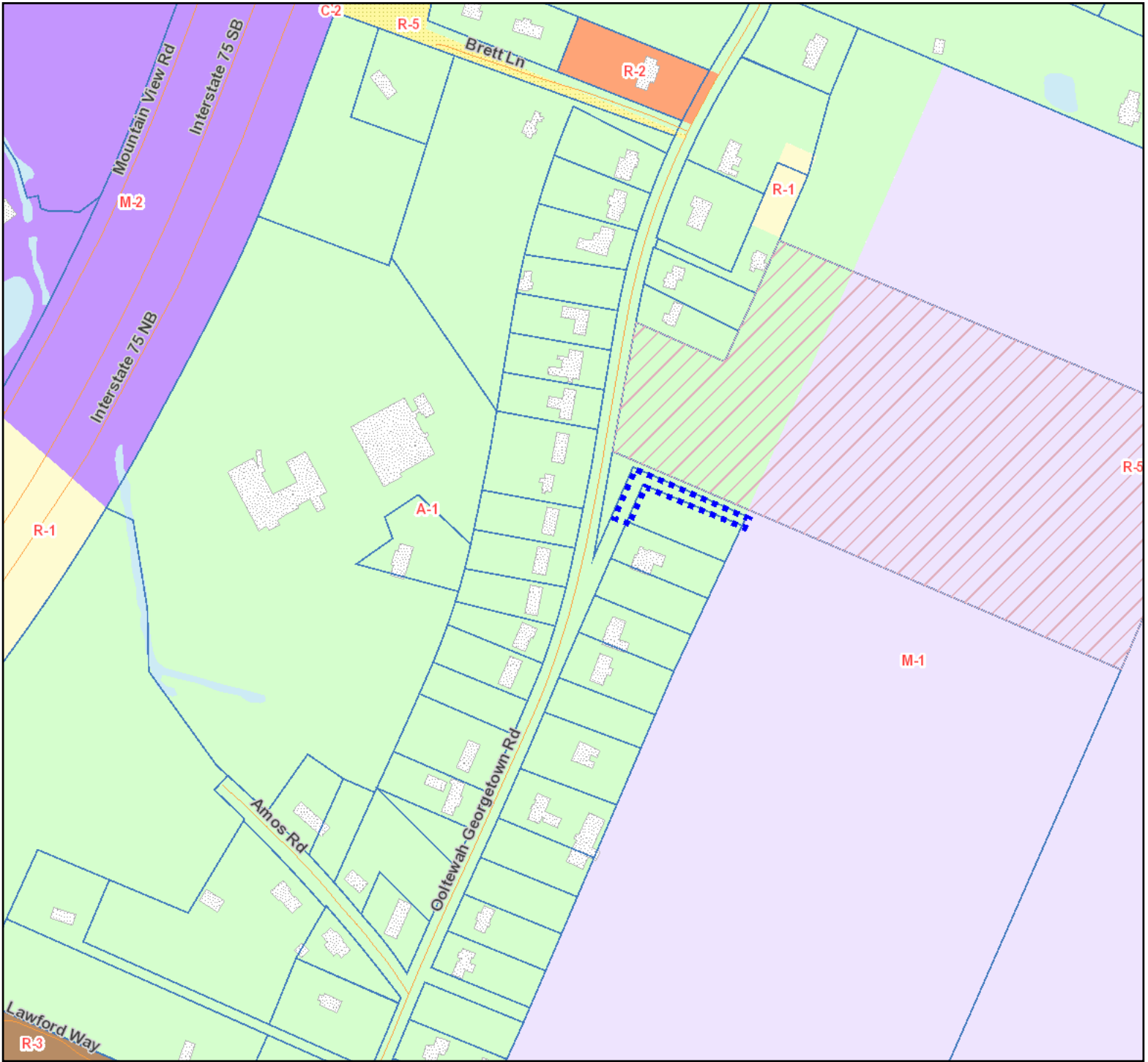
4. Potential for future use or which provide future connections to the existing street pattern or could provide needed services, and which are integral to the community's future development (i.e., access to abutting property, bypass for other streets, parking, etc.).	Limited potential for future use or future connections.
5. Type/condition of surface	ROW is unpaved, partially covered with gravel, and partially forested.
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?	Adjacent properties will maintain access off of Ooltewah Georgetown Road.
8. Extenuating circumstances as specified by the applicant, e.g. necessary for expansion of a business or industry.	The property owner requests the abandonment for the purpose of residential development.

Hamilton County Infrastructure & Operational Comments

All land development projects are reviewed by Hamilton County Engineering & Water Quality staff. In addition to the requirements of the Hamilton County Zoning Regulations, all land development is further required to comply with current Hamilton County subdivision regulations, building and zoning codes, storm water/water quality regulations, and the landscape regulations.

RPA Summary

The Regional Planning Agency is recommending approval of this closure request because adjacent properties will maintain access off of Ooltewah Georgetown Road. Furthermore, there is limited potential for future use of the right-of-way.



MR 2014-141 Abandonment of an Unnamed ROW off of the 6200 blk of Ooltewah Georgetown Rd

This section contains the map's navigation and branding elements:

- North Arrow:** Located in the top right corner.
- Scale Bar:** A horizontal line representing 350 feet, located below the north arrow.
- Locator Map:** A small map of Tennessee in the bottom left corner with a red dot indicating the project location.
- Agency Name:** Chattanooga Hamilton County Regional Planning Agency, centered at the bottom.
- RPA Logo:** The logo for the Regional Planning Agency, located in the bottom right corner.