

CLOSURE/ABANDONMENT APPLICATION FORM

CASE NUMBER:	MR 2014-044	Date Submitted: 4-23-14
(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: 70' x 15'
Beginning: At Liberty Street going eastward		
Ending: Approximately 70' plus or minus		
2 Property Information		
Property Address:	Alley off the 1100 block of Liberty St adjacent to property at 701 Boylston St	
Property Tax Map Number(s):	126M-R-006 & 022	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Abandoned Alley - Dead tree fallen; needs clean-up and to be regularly maintained by a property owner.	
4 Site Characteristics		
Current Zoning:	R-1	
Current Use:	Residential	
Adjacent Uses:	Residential	
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: Alan & Julie Von Grep	Address: 701 Boylston 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: 37405 Email: julievongremp@yahoo.com
Phone 1: 479-372-3332	Phone 2:	Phone 3: Fax:
6 Property Owner Information (if not applicant)		
Name:	Phone:	
Address:		
Office Use Only:		
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:
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): Volume R, Book 17, Page 281 & 10188-603		
Plat Book/Page: 3-31	<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1
<input checked="" type="checkbox"/> Filing Fee: \$350	Cash <input checked="" type="checkbox"/> Check	Check Number: 1530
Planning Commission meeting date: June 9, 2014	Application processed by: Trevor Slayton	

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	MR-2014-044	PC Meeting Date: 07-14-14
Applicant Request:	Close/Abandon portion of ALLEY right-of-way	
Property Location:	Alley off 1100 block Liberty Street (adjacent to property at 701 Boylston Street)	
Property Owner:	Alan & Julie Von Grep	
Applicant:	Same	
Staff Recommendation:	DENY	

PROJECT ANALYSIS**RPA Land Use & Transportation Comments****Project Description**

The applicant is requesting that the alley be abandoned for a distance of approximately 70 feet in order to privately maintain the area.

Site Description

The site is currently an unopened, unused alley right-of-way, accessed from the 1100 block of Liberty Street and abutting the rear property of the applicant at 701 Boylston Street. The opposite side of the alley abuts the St. Marks Methodist Church property.

Plans/Policies

This site is within the North Shore Plan adopted in 2007. The plan recommends promoting connectivity through a distributed network of roads, sidewalks, bicycle facilities, and multi-use paths. The plan suggests that the alternative, a lack of connections, leads to isolated uses, which in turn leads to a suburban style of development that should be avoided in the urban area.

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 15 feet +/-.
2. Presence of or potential for the location of utilities.
3. Currently not open to traffic.
4. Potential to improve connectivity in the neighborhood and provide access to parking in the rear of properties adjacent to the alley.
5. Alley is unpaved and forested.
6. Adjacent properties will maintain access off of Mississippi Avenue and Boylston Street.
7. The applicant is applying for the closure in order to privately maintain the area.

City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation

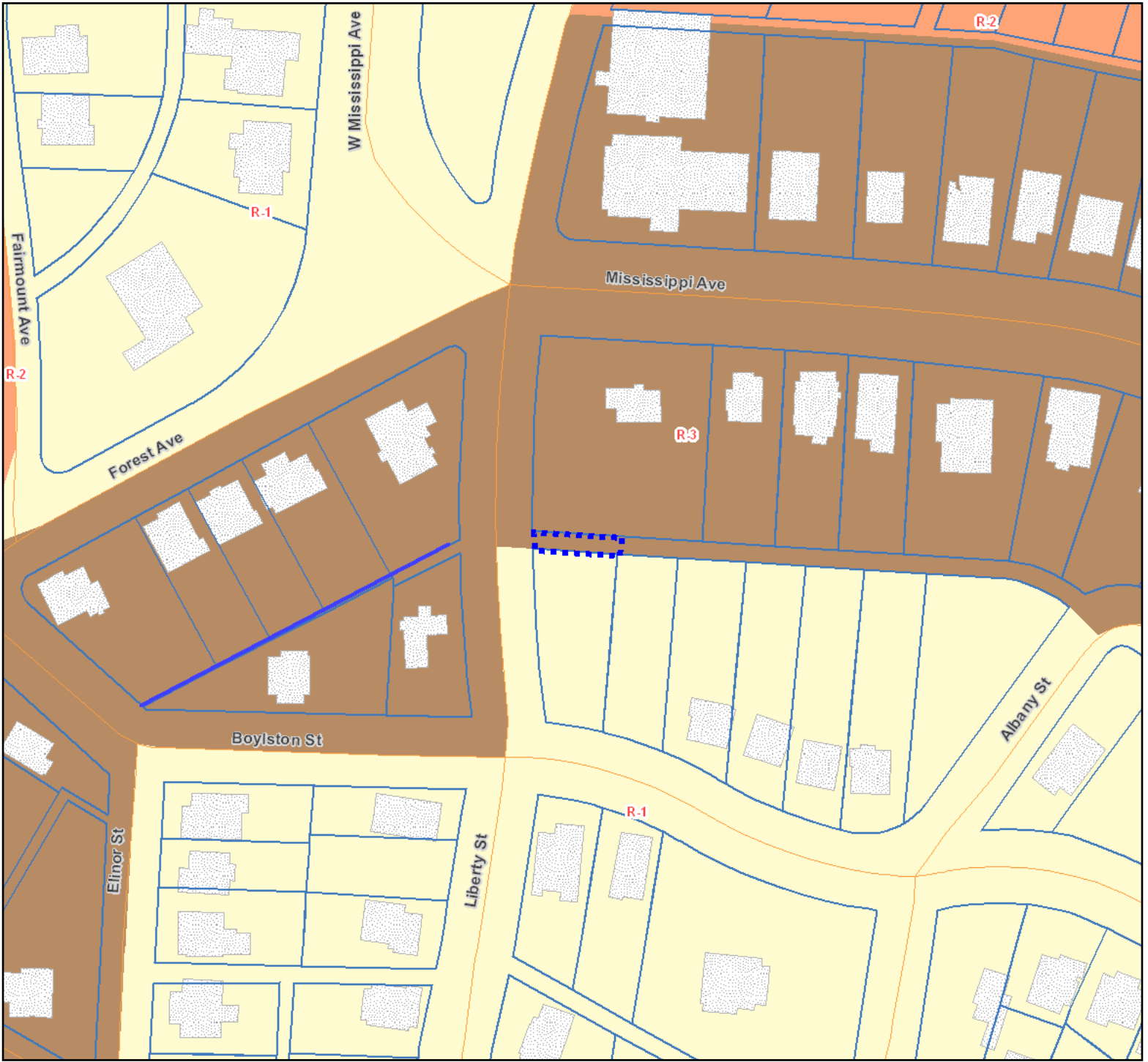
STAFF CASE REPORT TO PLANNING COMMISSION

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 denial of the closure request because the alley has the potential to improve connectivity in the neighborhood, especially for bicyclists and pedestrians. The alley also has the potential to provide access to parking in the rear of properties adjacent to the alley. Most of the homes in the block of Mississippi Avenue and Boylston Street adjacent to the alley do not have front-loading garages.

The alley is not conducive to two-way automobile traffic since it is only 15 feet wide; however, if the entire length of the alley between Liberty Street and Albany Street were to be reopened and repaved, it could allow for one-way automobile traffic in the future. Approving the proposed closure would prevent future automobile access to the rear of the properties adjacent to the alley.



MR 2014-044 Abandonment of an Unopened Alley



116 ft

Chattanooga Hamilton County Regional Planning Agency

