

**CLOSURE/ABANDONMENT APPLICATION FORM**

<b>CASE NUMBER:</b>	MR 2014-059	<b>Date Submitted:</b> 5-28-2014
(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 type="checkbox"/> Alley	<input checked="" type="checkbox"/> Street
	<input type="checkbox"/> Sewer	<input type="checkbox"/> Other
	Name of Street or Right-Of-Way: Glen Haven Place	
	<input checked="" type="checkbox"/> Open	<input checked="" type="checkbox"/> Unopened
	Length/Width: Maintain 60' Road Frontage	
	Beginning: At a point along the east property line of Tax Map 1270-C-006.02 some 60 feet northwest of its southeastern corner thence continuing northwest some 212 feet along said property line and	
	Ending: at a dead-end and north line of the previous closure of Center Street as shown in Case MR 2003-052	
<b>2 Property Information</b>		
Property Address:	Part of the opened and unopened 1400 block of Glen Haven Place	
Property Tax Map Number(s):	1270-C-006.02, 008, 010, 010.02 and 011	
<b>3 Proposed Development</b>		
Reason for Request and/or Proposed Use:	Closed road that is not in use nor ever will be due to prior closure/abandonments,	
<b>4 Site Characteristics</b>		
Current Zoning:	R-1	
Current Use:	Residential	
Adjacent Uses:	Residential Houses	
<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: Christy P. McCain	Address: 1416 Winding Way, Chattanooga, 37405	
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am <b>not</b> the property owner
City: Chattanooga	State: Tn.	Zip Code: 37405
Phone 1: 1-423-605-6361	Phone 2: 1-423-653-5585	Phone 3: 1-423-643-4001
		Fax: 1-423-643-4002
<b>6 Property Owner Information (if not applicant)</b>		
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 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): 1462-0092, 5502-0593, 8753-0252 & 9626-0926		
Plat Book/Page: 6-63, 72-85, 95-31 & 96-24	<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: 2840
Planning Commission meeting date: July 14, 2014	Application processed by: Trevor Slayton	

**STAFF CASE REPORT TO PLANNING COMMISSION**

<b>Case Number:</b>	<b>MR-2014-059</b>	<b>PC Meeting Date: 07-14-14</b>
<b>Applicant Request:</b>	<b>Close/Abandon portion of street right-of-way</b>	
<b>Property Location:</b>	<b>1400 block Glen Haven Place</b>	
<b>Property Owner:</b>	<b>Christy P. McCain</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 asks for closure of a portion of road, approximately 212 feet in length, currently not in use.

**Site Description**

The site includes both open and unopened portions of the 1400 block of Glen Haven Place. The site abuts the applicant's property at 1435 Glen Haven Place. The opposite side of the site abuts property at 1622 Edgewood Lane as well as portions of properties at 1616 Edgewood Lane and 1700 Edgewood Lane.

**Closure/Abandonment History**

This street right-of-way is adjacent to a 2003 closure case (2003-052), Ordinance 11433, which closed and abandoned an unopened portion of Center Street to the west, an unopened, unnamed alley to the northwest and an unopened part of East Street to the southwest.

**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 40 feet +/-.
2. Presence of or potential for the location of utilities.
3. Currently not open to traffic except for first 25 feet +/- of proposed closure.
4. Limited potential for future use due to previous closures adjacent to ROW.
5. Street is unpaved and forested except for first 25 feet +/- of proposed closure.

## STAFF CASE REPORT TO PLANNING COMMISSION

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6. Adjacent properties will maintain access off of Edgewood Lane and Glen Haven Place.
7. The applicant is applying for the closure because the right-of-way is not in use.

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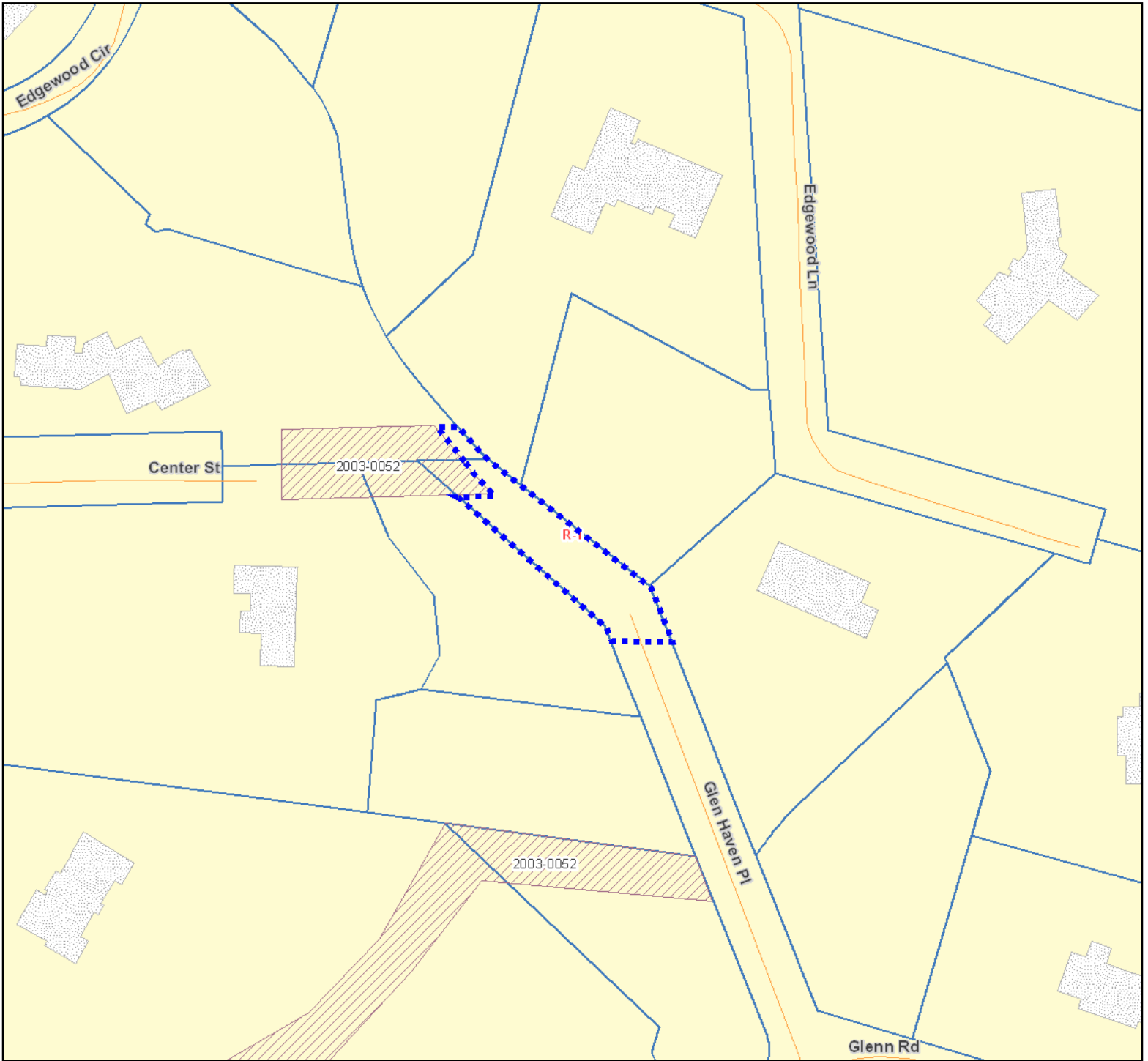
### **City Departmental Infrastructure & Operational Comments**

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.

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### **RPA Summary**

The Regional Planning Agency is recommending approval of the closure because adjacent properties will maintain access off of Edgewood Lane and Glen Haven Place. Furthermore, the right-of-way has limited potential for future use due to the previous closures adjacent to the proposed closure.



**MR 2014-059 Abandonment of a Portion of the 1400 Block of Glen Haven Place**



**Chattanooga Hamilton County Regional Planning Agency**



Chattanooga-Hamilton County  
**RPA**  
Regional Planning Agency