

**PLANNING COMMISSION CASE REPORT**

Case Number: MR 2015-103

PC Meeting Date: 09-14-15

**Applicant Request****Mandatory Referral: Abandonment of 2 Alley Ways**

<b>Property Location:</b>	<b>2510, 2560, 2614 &amp; 2700 Asbury Park</b>
<b>Property Owner:</b>	<b>Jag Realty, LLC</b>
<b>Applicant:</b>	<b>Smyrna Ready Mix Concrete</b>

**Project Description**

- Proposal: Abandon two alley rights-of-way in order to develop the property for a concrete plant.
- Proposed Access: Asbury Park Road.

**Site Analysis****Site Description**

- Location: The rights-of-way are on an 18-acre vacant site located on the west side of Asbury Park and an active rail line running parallel to Asbury Park. One right-of-way runs east and west and is 15 feet wide and approximately 875 feet long. Another right-of-way runs north and south and is 15 feet wide and approximately 905 feet long.
- Current Access: Asbury Park
- Current Land Uses: Properties to the west and north are wooded and vacant. Properties to the east and south are industrial and warehouse uses.

**Zoning History**

- The site is currently zoned M-1 Manufacturing.
- Adjacent properties in all directions are zoned M-1 Manufacturing.
- There has been no recent zoning activity on this site.

**Right-Of-Way Abandonment Policy**

- It is the policy of the Regional Planning Agency and other public agencies to retain rights-of-way for public use and only to recommend the permanent closure and abandonment of rights-of-way when it is concluded that the public has no further need to retain this right-of-way and that its abandonment is necessary to achieve a significant private or public interest.

**Other Plans/Policies/Regulations**

- The Rossville Boulevard Area Land Use Plan (adopted by City Council in 2004) recommends Heavy Industrial uses.

**Key Findings**

- The proposal for industrial use is supported by the recommendations of the adopted Land Use Plan.
- The public has no further need to retain these alley rights-of-way and their abandonment is necessary to implement a development permitted by the current zone.
- An alley is a way which affords only secondary means of access to abutting property.
- There is no primary street network currently in this area for the alley rights-of-way to connect to.
- These rights-of-way are classified as Tier 3 per the 2005 City of Chattanooga Right-of-Way Closure and Abandonment Policy (Resolution 24532) which means they are not currently physically open or maintained.

**Staff Recommendation**

Approve.