

PLANNING COMMISSION CASE REPORT**Case Number: 2016-030****PC Meeting Date: 03-14-16****Applicant Request****Abandonment of Unopened Street Right-Of-Way**

Property Location:	Unnamed street off 1200 block Everett Drive
Property Owner:	Adrian Stitts
Applicant:	Adrian Stitts

Project Description

- Proposal: Abandonment of existing unopened street right-of-way. The closure would allow the property at 1200 & 1204 Springview Drive to be subdivided into 3 lots as compared to 2 lots without the closure.

Site Analysis**Site Description**

- Location: Abandonment to begin at Everett Drive heading south west for approximately 605 feet. The 30-foot wide right-of-way is located between 11 existing lots which were created by the Ryall Springs (1922/PB8 PG31) and Carolina Hills (1946/PB15 PG89) subdivisions.
- Current Access: 1200 and 1204 Springview Drive are part of the 1946 Carolina Hills Subdivision and has access from Springview Drive. Lots 31 and 32 created by the 1922 Ryall Springs Subdivision are adjacent to the west side of the unopened right-of-way but have no access to an existing street.

History

- The southernmost portion of this right-of-way was closed and abandoned by the Hamilton County Commission on September 1, 1971 (Resolution 1971-116).

Plans/Policies/Regulations

- 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 the right-of-way and that its abandonment is necessary to achieve a significant private or public interest.

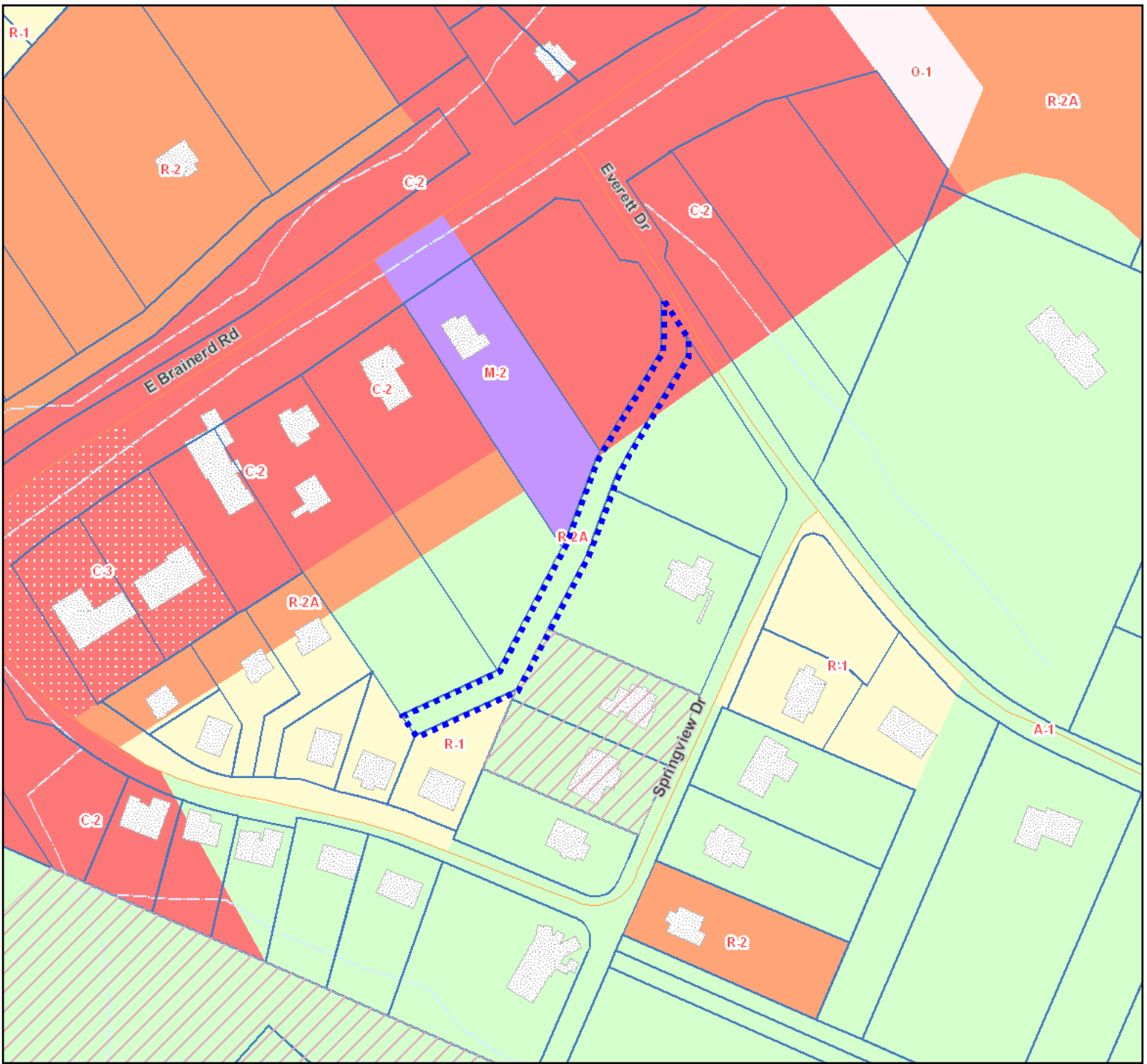
Key Findings

- Lots 31 and 32 on parcels 171C-C-005, 171C-C-006, 171C-C-007, and 171C-C-008 would become land-locked by this request.
- The proposal would set a precedent for future requests by allowing lots to be land-locked.
- The land-locked issue could be mitigated by combining lots 31 and 32 with other existing lots.

Staff Recommendation

Deny

Note: This case was deferred at the March 14, 2016 Planning Commission meeting until the April 11th meeting. At the March 14th meeting, the applicant proposed an alternative closure option with a 15-foot wide easement to access other lots. Hamilton County Engineering requires 20 feet for ingress/egress to the other lots. No new design option has been submitted by the applicant.



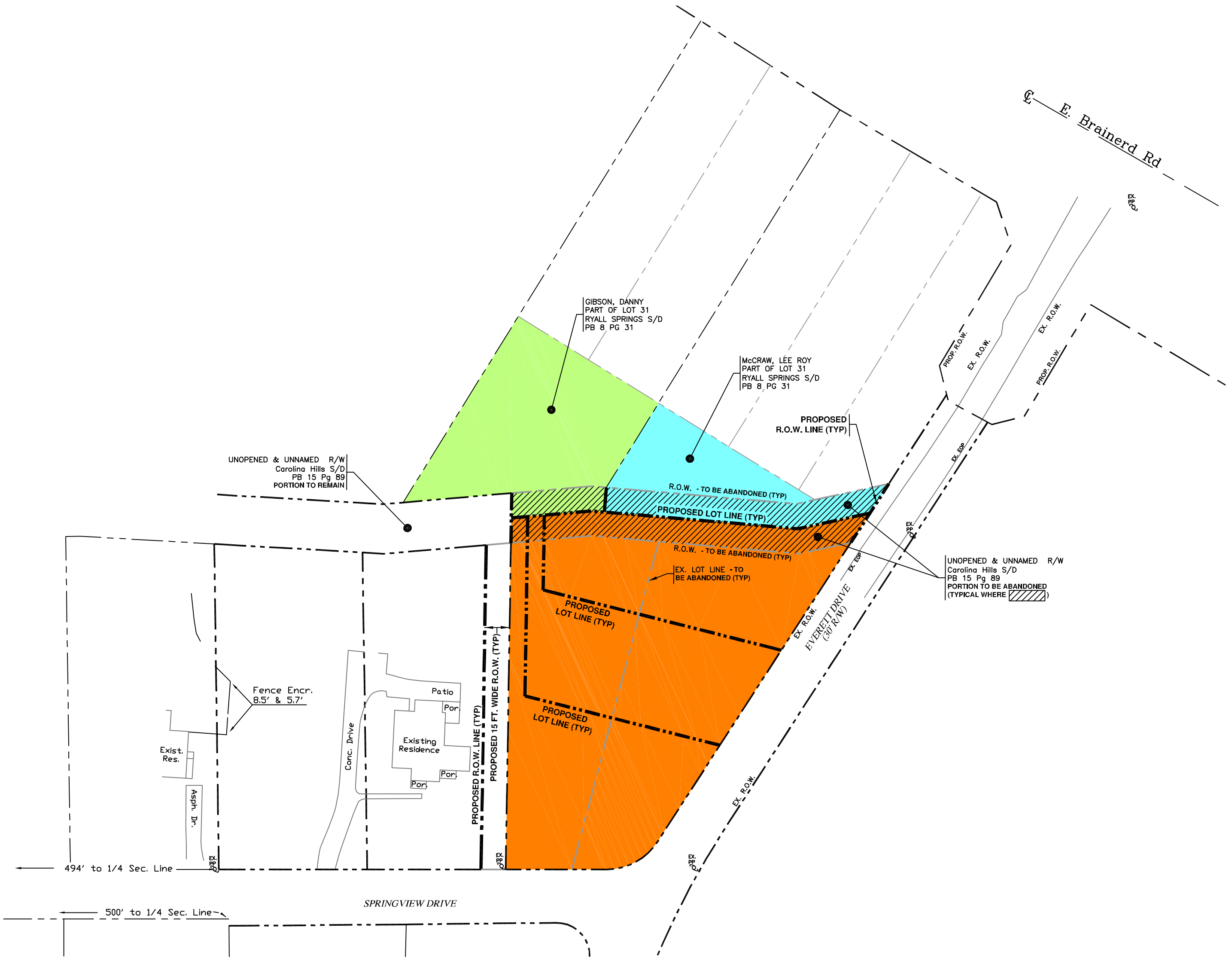
MR 2016-030 Abandonment



168 ft

Chattanooga Hamilton County Regional Planning Agency






GIBSON, DANNY
PART OF LOT 31
RYALL SPRINGS S/D
PB 8 PG 31

McCRAW, LEE ROY
PART OF LOT 31
RYALL SPRINGS S/D
PB 8 PG 31

UNOPENED & UNNAMED R/W
Carolina Hills S/D
PB 15 Pg 89
PORTION TO REMAIN

UNOPENED & UNNAMED R/W
Carolina Hills S/D
PB 15 Pg 89
PORTION TO BE ABANDONED
(TYPICAL WHERE )

494' to 1/4 Sec. Line

500' to 1/4 Sec. Line

SPRINGVIEW DRIVE

E. Brainerd Rd

PROPOSED R.O.W. LINE (TYP)

R.O.W. - TO BE ABANDONED (TYP)

PROPOSED LOT LINE (TYP)

R.O.W. - TO BE ABANDONED (TYP)

EX. LOT LINE - TO BE ABANDONED (TYP)

PROPOSED LOT LINE (TYP)

PROPOSED LOT LINE (TYP)

EX. R.O.W.
EYEBETT DRIVE
(30' R/W)

PROPOSED R.O.W. LINE (TYP)
PROPOSED 15 FT. WIDE R.O.W. (TYP)

Fence Encl.
8.5' & 5.7'

Exist. Res.

Asph. Dr.

Conc. Drive

Patio

Existing Residence

Por.

Por.

Por.

Por.

150'

150'

150'

150'

150'

150'

150'

150'