

PLANNING COMMISSION CASE REPORT

Case Number: MR 2016-011

PC Meeting Date: 02-08-16

Applicant Request

Mandatory Referral for abandonment of portion of Saint Elmo Avenue

Property Location:	3800 block of Saint Elmo Avenue
Property Owner:	Claudia Pullen/SEB 2, LLC
Applicant:	Claudia Pullen/SEB 2, LLC

Project Description

- Proposal: Applicant would like to have a portion of Saint Elmo Avenue abandoned due to an existing building being in the right-of-way.

Site Analysis

Site Description

- Location: Beginning at the corner of Saint Elmo Avenue and West 38th Street at the northwest corner of parcel 155O-E-001 moving southwest to the end of said parcel at the corner of Saint Elmo Avenue and Silvels Lane.
- While the majority of Saint Elmo Avenue has a Functional Classification designation of an Urban Principal Arterial, this section is a local road without a Functional Classification designation.
- An existing building on parcel 155O-E-001 encroaches slightly onto the City's right-of-way.
- Saint Elmo Avenue at this section is one lane in either direction with bike lanes and sidewalks on both sides.

Policy

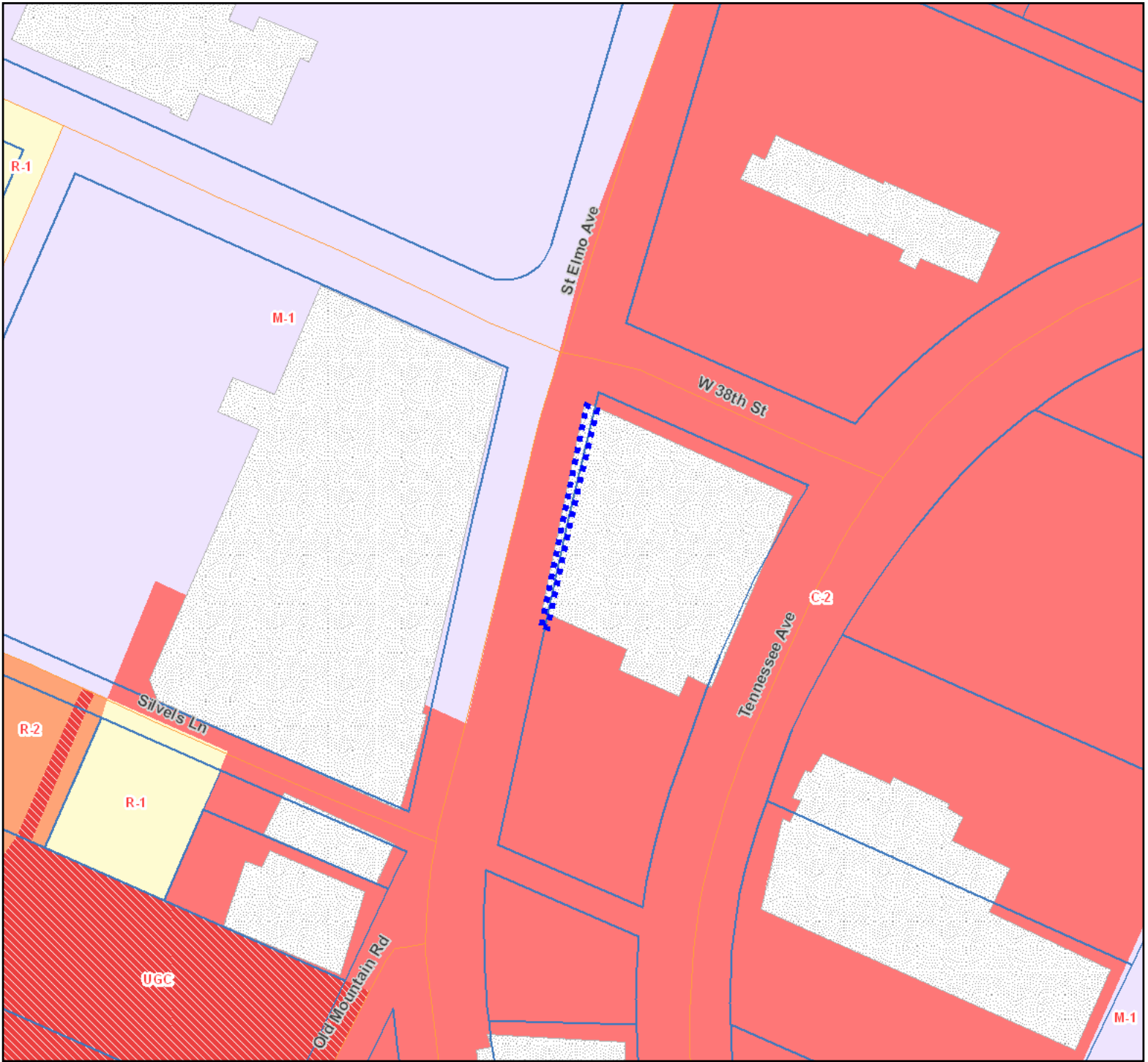
- It is the policy of the Regional Planning Agency and other public agencies to retain rights-of-way for public use and only to recommend the permanent closure and abandonment of rights-of-way when it is concluded that the public has no further need to retain this right-of-way and that its abandonment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

Key Findings

- The proposal is consistent with the development form of the area.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would not set a precedent for future requests.

Staff Recommendation

Approve



MR 2016-011 Abandonment

75 ft

Chattanooga Hamilton County Regional Planning Agency