

PLANNING COMMISSION CASE REPORT

Case Number: MR 2016-100

PC Meeting Date: 07-11-16

Applicant Request

Mandatory Referral to Abandon and Close an Alley Right-Of-Way

Property Location:	Unopened alley off of the 1400 block of Adams Street
Property Owner:	Johnston Southern Company, LLC
Applicant:	Johnston Southern Company, LLC

Project Description

- Proposal: Applicant is asking for abandonment of an unopened alley.

Site Analysis

Site Description

- Location: Beginning at Adams Street going North West going approximately 100 feet to end of alley.

Plans/Policies/Regulations

- Tennessee Code Annotated (13-4-104) requires the Planning Commission to review the widening, narrowing, relocation, vacation, change in use, acceptance, acquisition, sale or lease of any street or public way, ground, place, property or structure. Failure of the Planning Commission to act within 30 days shall be deemed an approval.
- This policy, adopted by the Planning Commission on January 13, 1997, gives guidance regarding alley and street right-of-way closure and abandonment requests. 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

- The Chattanooga Department of Transportation notes the requested abandonment would appear to remove the potential to facilitate shared public access to the rear of the property for any future residential development along the western portion of Adams road. Abandonment would necessitate the dedication of a new 10' public alley connection along the northern edge of property in order to replace existing right-of-way
- Existing development pattern for the residential developments along Adams Street shows predominately rear-loaded dwellings.

Staff Recommendation

Deny