

PLANNING COMMISSION CASE REPORT**Case Number: MR2016-030****PC Meeting Date: 06-13-16****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

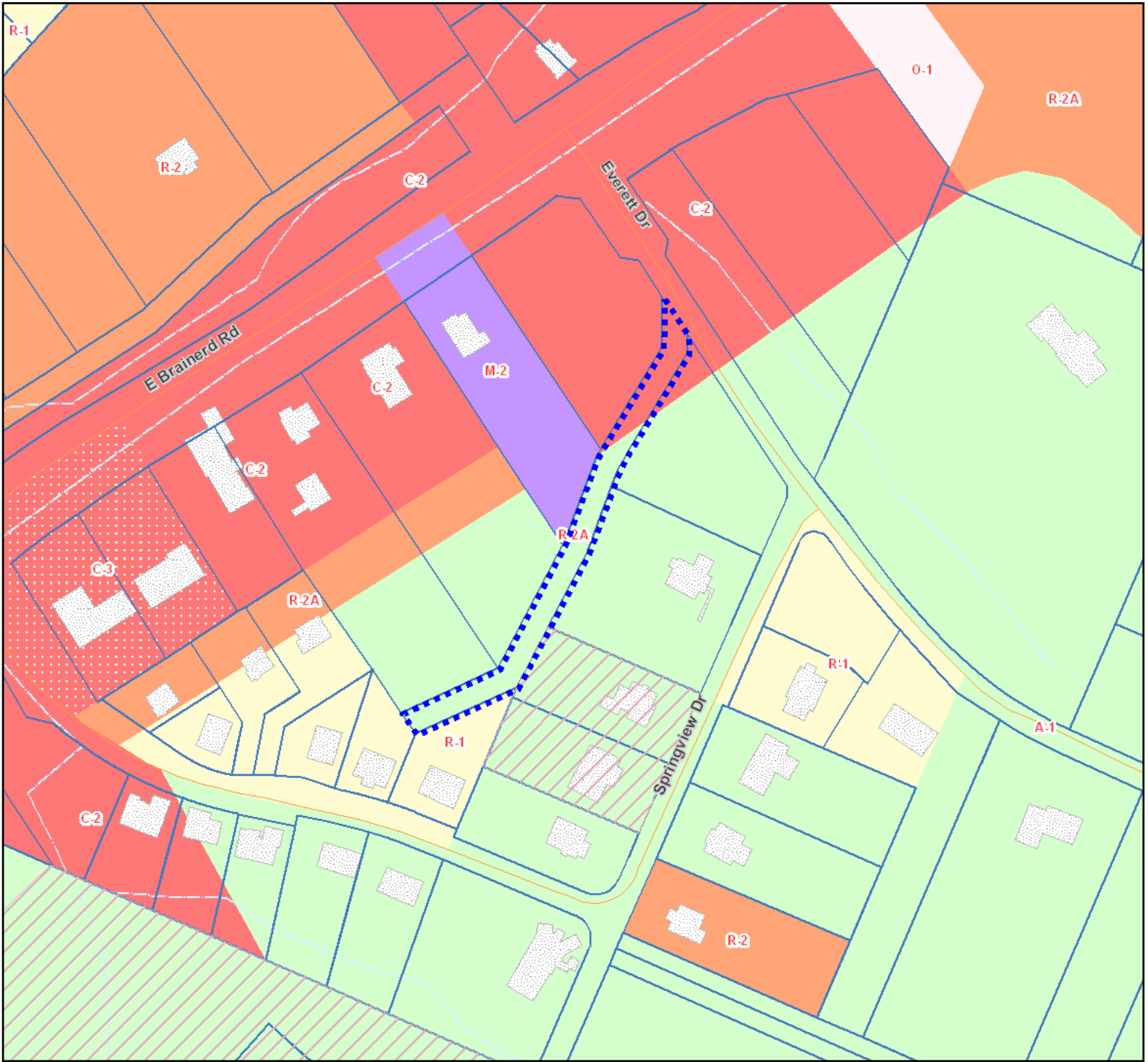
- Lots 31 and 32 on parcels 171C-C-005, 171C-C-006, 171C-C-007, and 171C-C-008 would become land-locked by this request.
- The proposal would set a precedent for future requests by allowing lots to be land-locked.
- The land-locked issue could be mitigated by combining lots 31 and 32 with other existing lots.
- Hamilton County Engineering requires 20 feet for ingress/egress to the other lots.

Staff Recommendation

Approve.

Status Notes:

- March 14th PC Meeting: Staff recommended to deny for the reasons above in Key Findings. 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. The Planning Commission deferred the request until the April 11th meeting.
- April 4, 2016: A new design option with a 20-foot wide easement proposal was submitted by the applicant.
- April 11, 2016 PC Meeting: The applicant asked for this request to be deferred until the May 9, 2016 Planning Commission meeting.
- May 9, 2016 PC Meeting: The applicant asked for the request to be deferred until June 13, 2016.



MR 2016-030 Abandonment



168 ft

Chattanooga Hamilton County Regional Planning Agency




E. Brainerd Rd

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

PROPOSED
R.O.W. LINE (TYP)

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 )

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.
EVERETT DRIVE
(30' R/W)

EX. R.O.W.

Fence Encl.
8.5' & 5.7'

Conc. Drive

Existing Residence
Patio
Por.
Por.
Por.

EX. LOT LINE - TO BE ABANDONED (TYP)

PROPOSED R.O.W. LINE (TYP)
PROPOSED 20 FT. WIDE R.O.W. (TYP)
PROPOSED R.O.W. LINE (TYP)

494' to 1/4 Sec. Line

500' to 1/4 Sec. Line

SPRINGVIEW DRIVE

