

PLANNING COMMISSION CASE REPORT

Case Number: MR 2016-088

PC Meeting Date: 06-13-16

Applicant Request

Mandatory Referral for Abandonment of Street Right-of-Way

Property Location:	1692 Riverview Road
Property Owner:	Gary E & Virginia Marie Ivey
Applicant:	River Street Architecture, LLC

Project Description

- Proposal: Abandonment of a portion of Hillcrest Road to allow for alignment with adjacent property setback and to construct a safety retaining wall.

Site Analysis

Site Description

- Location: An 8 foot wide strip of right-of-way along the entire frontage of Hillcrest Road for the property.

Plans/Policies/Regulations

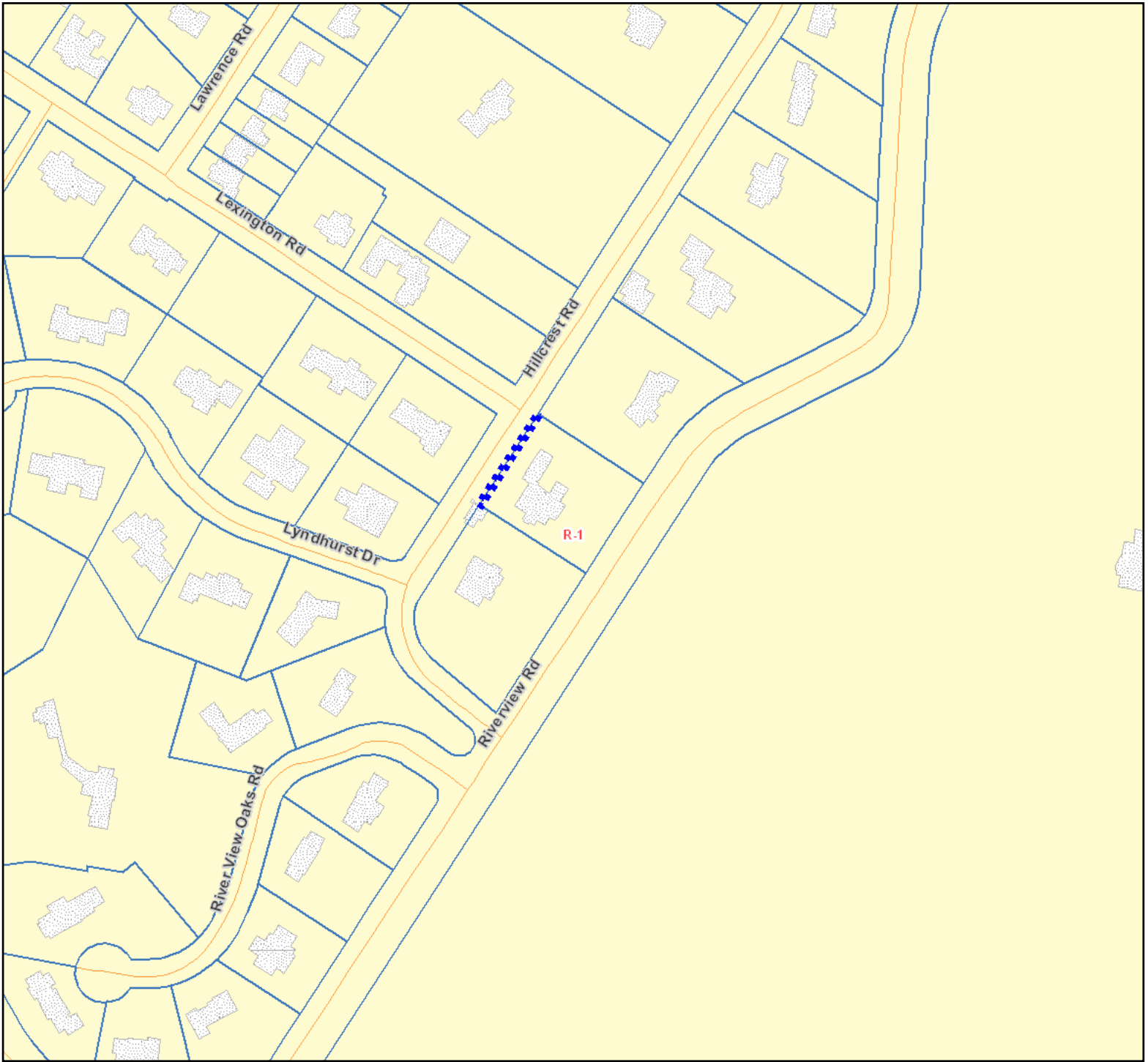
- There is no Land Use Plan for the area.
- Tennessee Code Annotated (13-4-104) requires the Planning Commission to review the widening, narrowing, relocation, vacation, change in use, acceptance, acquisition, sale or lease of any street or public way, ground, place, property or structure. Failure of 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




- Chattanooga Department of Transportation has no plans to use the area proposed for abandonment
- The request does not negatively impact the access of existing properties.

Staff Recommendation


Approve.



MR 2016-088 Abandonment



Chattanooga Hamilton County Regional Planning Agency



RPA

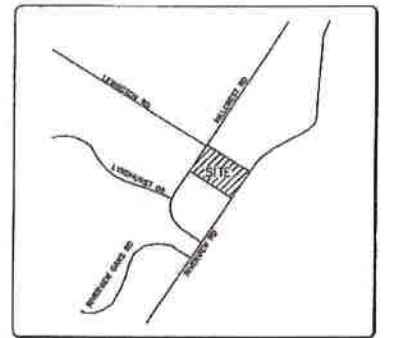
PLAT BOOK 37, PAGE 339
DATE 3-1997

SOURCE BENCHMARK ASSUMED ELEVATION=100'
1. SITE BENCHMARK MAG NAIL IN ROAD ELEVATION=100'

NOTE: CONTOUR INFORMATION DERIVED FROM RANDOM SHOTS. CONTOUR INTERVAL ONE (1) FOOT.

LEGEND OF SYMBOLS

CL	CENTERLINE ROAD	TB	TOP BANK
BC	TOP CURB	TS	TOE SLOPE
A	BOTTOM CURB	BD	BOTTOM BITCH
AS	ASPHALT	BLD	BUILDING
G	GROUNDSHOT	FPE	FINISH FLOOR ELEVATION
EG	EDGE GRAVEL	EW	EDGE WATER
EP	EDGE PAVEMENT	NS	NAIL SET
CC	CORNER CONCRETE	—OWP—	OVERHEAD POWER LINES
CO	TYPICAL CLEANOUT	—W—	WATER LINE
SCB	SCB MANHOLE	—ST—	STORM SEWER LINE
SS	SANITARY/STORM MANHOLE	—SS—	SANITARY SEWER LINE
WM	WATER METER	—/—/—	BUILDING LINE
PP	POWER POLE	—G—	GAS LINE
CP	CLEANOUT	()	STORM PIPE HEAD WALL
CB	CATCH BASIN	HOPE	HIGH DENSITY POLYETHYLENE
GV	GAS VALVE	CONC	CONCRETE
GM	GAS METER	GW	GUY WIRE
FH	FIRE HYDRANT	PIV	POST INDICATOR VALVE
WV	WATER VALVE	EB	ELECTRIC BOX
T	TREES (SIZE VARIES—SEE PLAN)	SP	SPIGOT
PP	PHONE PEDESTAL		



LOCATION MAP
N.T.S.

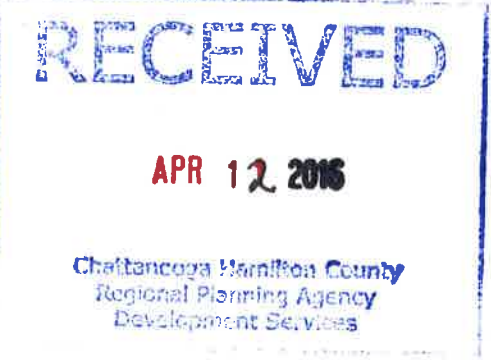
Request aligns with back of existing planter structure

Request aligns with front of existing garage structure of adjacent property owner

LOT 1
EVERETT PROPERTIES
PLAT BOOK 37 PAGE 9
DAVID M EVERETT
DEED BOOK 6928 PAGE 495

LOT 1-20
NORTH CHATTANOOGA
PLAT BOOK 3 PAGE 31
PAULA GRANT TRUST
DEED BOOK 5228 PAGE 152

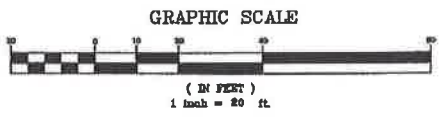
NOTES:
1. ALL IMPROVEMENTS NOT LOCATED.
2. ALL UTILITIES SHOWN ARE FROM ABOVE GROUND STRUCTURES ONLY. NO EXCAVATION WAS DONE. PLEASE CONTACT LOCAL UTILITY COMPANIES FOR MORE ACCURATE DATA.
3. SUBJECT TO ALL EASEMENT, RESTRICTION, COVENANTS, RIGHT OF WAYS, ETC., OF A CURRENT TITLE EXAMINATIONS.



SURVEYOR STATEMENT'S
I CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON, THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT THE RATIO OF PRECISION OF UNADJUSTED SURVEY IS >1:10,000 (CATEGORY 1)
THIS PLAT REPRESENTS A TOPOGRAPHICAL SURVEY OF THE PARCEL SHOWN. DECLARATION IS MADE TO THE ORIGINAL OWNER AND OTHER INTERESTED PARTIES AS STATED ON THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. ANY LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES /STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES. THIS SURVEY MEETS OR EXCEEDS "MINIMUM STANDARDS FOR TOPOGRAPHICAL SURVEYS."



DWG. NO.: 2015-130-3



GARY IVEY
BOUNDARY AND PARTIAL TOPOGRAPHICAL SURVEY
OF LOTS 21-32, BLOCK 25, MAP No. 2 CHATTANOOGA LAND, COAL, IRON AND RAILWAY COMPANY'S ADDITION, PLAT BOOK 3, PAGE 33 AND AS DESCRIBED IN DEED BOOK 10471, PAGE 258, R.O.H.C., CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE.

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DRAWN BY: AL/TL	SHEET NO. 1 OF 1	DWG. No: 2015-130-2
SCALE: 1" = 20'	DATE: JULY 1, 2015	REF. DWG:
PROPERTY ADDRESS: 1692 RIVERVIEW RD		TAX MAP No: 1268-B-019

MA 7/16/15