

PLANNING COMMISSION CASE REPORT

Case Number: MR 2016-034

PC Meeting Date: 03-14-16

Applicant Request

Mandatory Referral for abandonment of street right-of-way

Property Location:	3500 & 3600 blocks Jerome Avenue
Property Owner:	Steward Advanced Materials, LLC
Applicant:	Steward Advanced Materials, LLC

Project Description

- Proposal: Abandonment of a strip of right-of-way to alleviate encroachment of existing building on to right-of-way.

Site Analysis

Site Description

- Location: The abandonment is a 3 feet wide strip along building face starting at the corner of Jerome Avenue and West 38th Street heading northeast along Jerome Avenue for approximately 540 feet.

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

- The proposal is consistent with the development form of the area.
- The existing loading docks which extend beyond the requested abandonment of Right-Of-Way have been confirmed with the Chattanooga as being in the process of removal from building.

Staff Recommendation

Approve