

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Case Number:</b>	<b>MR-2014-128</b>	<b>PC Meeting Date: 12-8-14</b>
<b>Applicant Request:</b>	<b>Abandonment of a portion of the 1500 block of Adams Street</b>	
<b>Property Location:</b>	<b>1500 block of Adams Street at East 16<sup>th</sup> Street</b>	
<b>Property Owner:</b>	<b>Townson P. Engsborg</b>	
<b>Applicant:</b>	<b>Same</b>	
<b>Staff Recommendation:</b>	<b>APPROVE</b>	

## PROJECT ANALYSIS

### RPA Land Use & Transportation Comments

#### Project Description

The applicant requests abandonment of a portion of the 1500 block of Adams Street beginning at East 16<sup>th</sup> Street going in a northeast direction approximately 140 feet. The width of the proposed abandonment decreases from 15 feet in the northern portion of the request to 10 feet in the southern portion of the request.

#### Site Description

The right-of-way is adjacent to property zoned C-3 Central Business Zone. The adjacent land uses include a vacant church, railroad right-of-way, and single-family residences.

#### Zoning History

The adjacent property at 501 East 16<sup>th</sup> Street was rezoned from R-3 Residential Zone to C-3 Commercial Zone in 2013.

#### Plans/Policies

This site is within the Southside Area Plan.

Right-of-way (ROW) Abandonment and Closure requests are reviewed using the Right-of-Way Closure and Abandonment Policy adopted by the Chattanooga-Hamilton County Regional Planning Commission in January 1997 and the City of Chattanooga (Resolution #24532) in August 2005.

Review of rights-of-way for closure is based on a tiered classification. This right-of-way is Tier 3, rights-of-way which are not currently opened or which have never been opened. Applications for closure and abandonment will be accepted on Tier 3 rights-of-way and reviewed using the adopted review factors and according to the tenets of this policy.

## STAFF CASE REPORT TO PLANNING COMMISSION

The staff recommendation for this request was based on an evaluation of the following review factors. Each factor is followed by staff's comments:

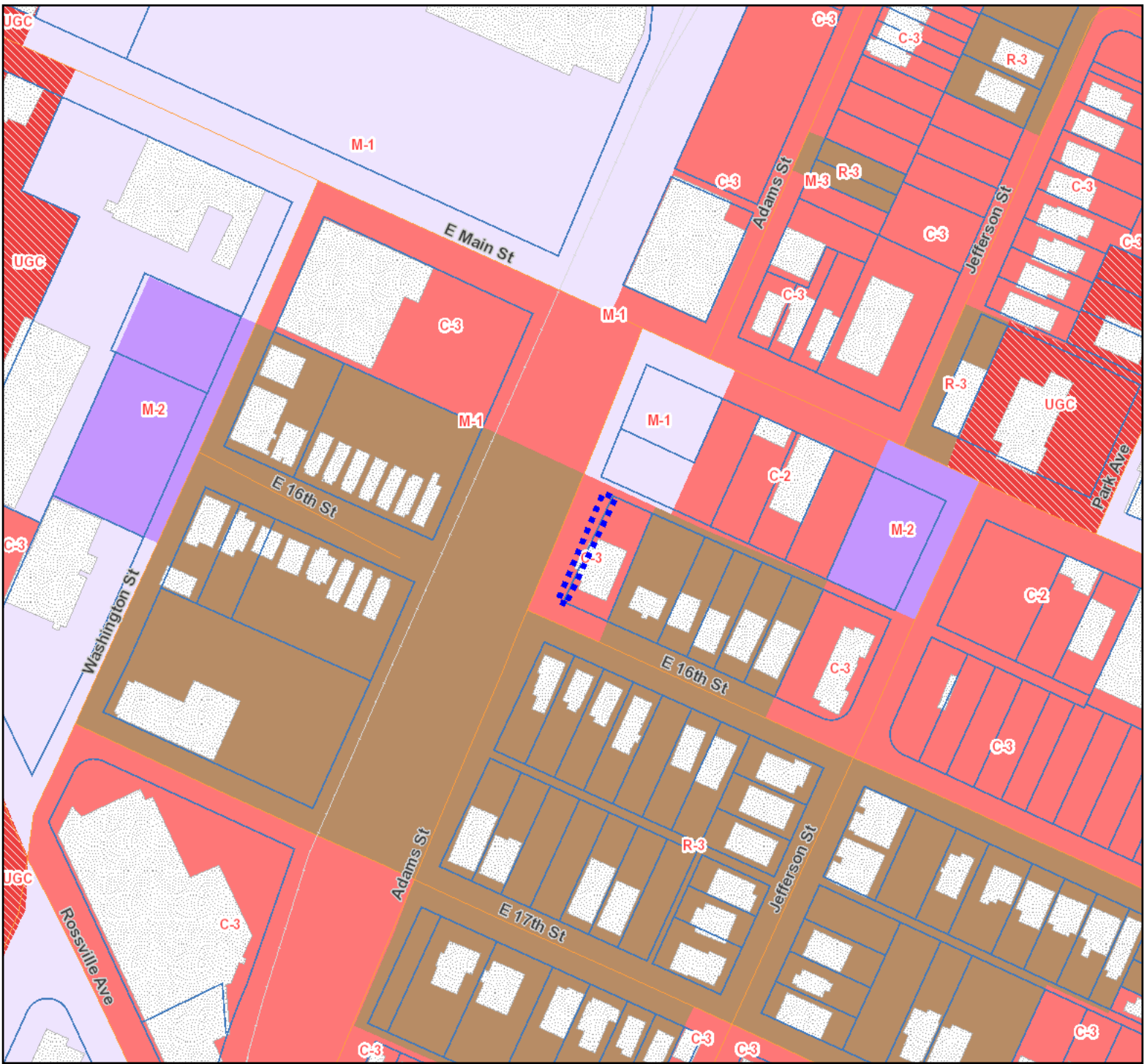
FACTOR	STAFF COMMENTS
1. Width of the ROW	10 feet +/- to 15 feet +/-
2. Presence of or potential for the location of utilities	AT&T has located facilities in this area and requests that any existing or future utility easements inside the proposed abandonment area be reserved.
3. Currently open to traffic	Currently not open to traffic.
4. Potential for future use or which provide future connections to the existing street pattern or could provide needed services, and which are integral to the community's future development (i.e., access to abutting property, bypass for other streets, parking, etc.).	Limited potential for future use or future connections.
5. Type/condition of surface	ROW is unpaved and grassy. A staircase to the second story of the building located at 501 East 16 <sup>th</sup> Street is within the ROW.
6. Topography/grade – can it be built?	The existing topography does not preclude improvement of this ROW.
7. Will the closure and abandonment land-lock any property? If so, has a subdivision plat been submitted which eliminates this situation?	The adjacent property will maintain access off of East 16 <sup>th</sup> Street and the alley to the north of the property.
8. Extenuating circumstances as specified by the applicant, e.g. necessary for expansion of a business or industry.	The applicant intends to extend his property line 15 feet on the northwest corner and 10 feet on the southwest corner in order to get existing steps out of the City ROW. The steps are the only access to the second floor.

### City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

### RPA Summary

The Regional Planning Agency is recommending approval of this closure request because the adjacent property will maintain access off of East 16<sup>th</sup> Street and the alley to the north of the property. Furthermore, the right-of-way has limited potential for future use.



## MR 2014-128 Abandonment of a Portion of the 1500 blk of Adams St

158 ft

**Chattanooga Hamilton County Regional Planning Agency**