

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	MR-2014-133	PC Meeting Date: 12-8-14
Applicant Request:	Abandonment of a portion of the 3000 block of West Avenue	
Property Location:	3000 Block of West Avenue	
Property Owner:	R&D Properties/Mike Doubleday	
Applicant:	R&D Properties/Mike Doubleday	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant requests abandonment of a portion of the 3000 block of West Avenue beginning at 3014 West Avenue and ending approximately 380 feet southwest.

Site Description

The right-of-way is surrounded by property zoned M-1 Manufacturing. Adjacent land uses include warehousing and distribution and vacant.

Zoning History

In 2008, ordinance 12177 closed and abandoned an alley extending west from the southern terminus of the right-of-way in question to the 2900 block of Alton Park Boulevard.

Plans/Policies

This site is within the Alton Park Master 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 1, rights-of-way currently open and in use by the public and which include any elements of a normal road including road pavement, sidewalks, curbs, storm drainage systems, sanitary drainage systems, water distribution systems, fire hydrants, utilities (electric, telephone, cable television, gas), provision for future utilities, streetlights, and trees. These rights-of-way will not be closed unless a suitable replacement is provided.

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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	50 feet +/-
2. Presence of or potential for the location of utilities	EPB has electrical and communications facilities within the ROW and requests that the entire petitioned ROW be reserved for the operation, maintenance, rebuilding, and replacement of these facilities and for ingress and egress to them. Comcast also has active service on a portion of the proposed closure and requests that an alternate route be provided and the rerouting of existing plant be performed at no cost to Comcast. AT&T has also located facilities in this area and requests that any existing of future utility easements inside the proposed abandonment area be reserved.
3. Currently open to traffic	Currently 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 paved in good condition.
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?	If the ROW in question and the alley ROW proposed for abandonment in case MR 2014-126 are both closed, parcels 155F-F-001, 155F-F-002, 155F-F-003, 155F-F-004, and 155F-F-005 will be landlocked.
8. Extenuating circumstances as specified by the applicant, e.g. necessary for expansion of a business or industry.	The applicant intends to combine the ROW with his property to be used by Fed Ex for parking.

City Departmental Infrastructure & Operational Comments

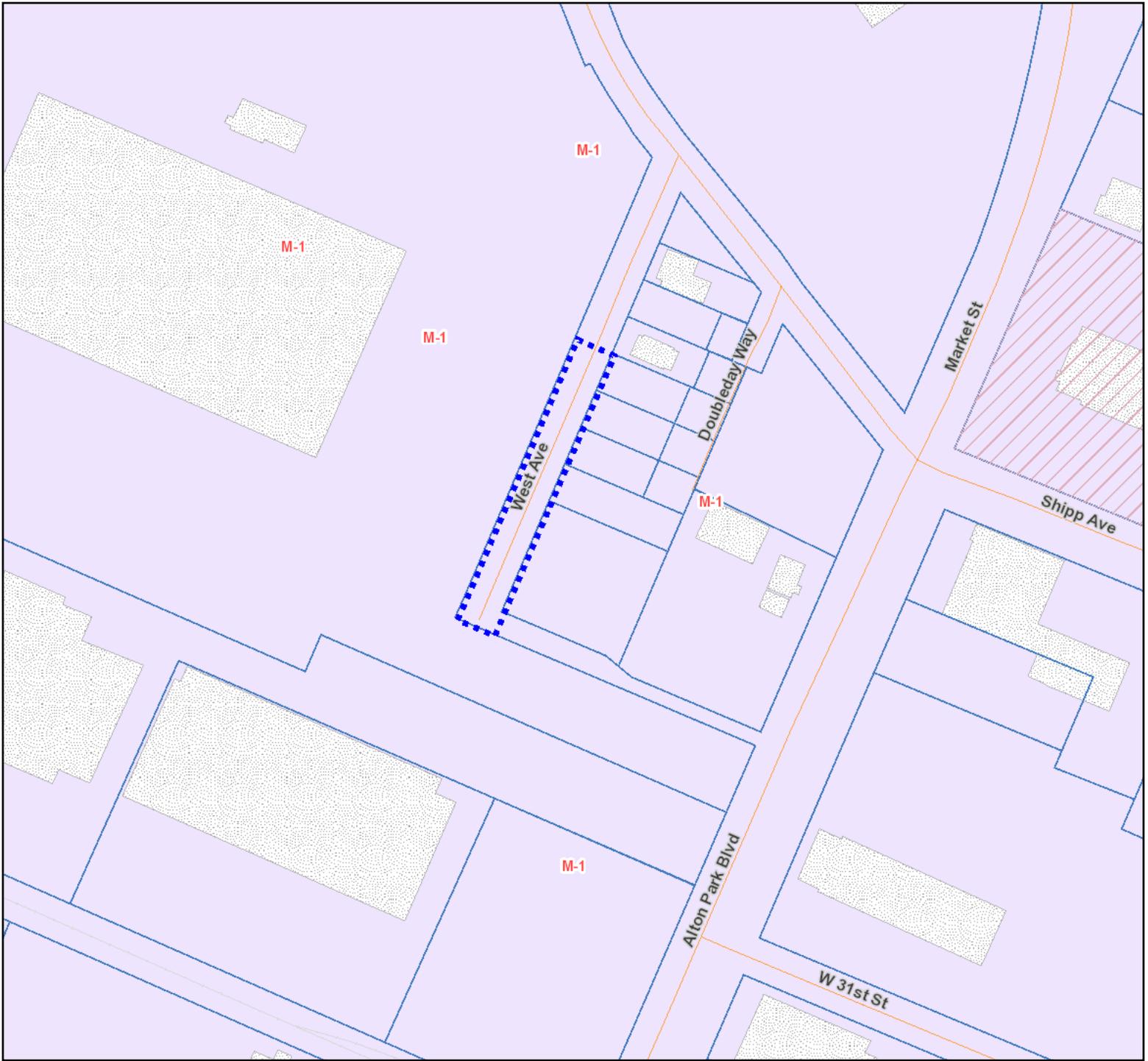
All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City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

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RPA Summary

The Regional Planning Agency is recommending approval of this closure request because there is limited potential for future use of the right-of-way. If the alley right-of-way proposed for abandonment in case MR 2014-126 is approved for closure, then this closure of a portion of the West Avenue right-of-way is only appropriate if all of the adjacent parcels owned by the applicant and the right-of-way are combined and replatted to ensure all lots have frontage on a public right-of-way.

During the review of this request, concerns arose regarding the impact to adjacent occupied residences. Due to the potential negative impact to these residences, RPA staff is suggesting the applicant consider retaining existing trees or providing landscaping on the northern border of the property at 3014 West Avenue to serve as a buffer between the proposed parking lot and the adjacent residence located at 3012 West Avenue. Conditions for such improvements cannot be placed on mandatory referrals, and thus RPA is only encouraging consideration of this action.



MR 2014-133 Abandonment of a Portion of the 3000 blk of West Avenue



176 ft