

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-042

PC Meeting Date: 04-13-15

Applicant Request

Abandonment of entire Right-of-Way of Grandview Place

Property Location:	3700 block of Grandview Place
Adjacent Property Owners:	Lookout Mtn. Conservancy/Kenneth Sayne/Robert Lewis/Daniel Moore
Applicant:	Hamilton County Engineering/Todd Leamon, Public Works Director

Project Description

- Hamilton County is considering abandoning all of the Grandview Place right-of-way (approximately 1,000 linear feet).

Site Analysis

Site Description

- The Grandview Place right-of-way is currently only partially physically open and provides a limited level of service to the abutting property owners or utilities (Tier 2).
- Grandview Place runs north/south between Old Wauhatchie Pike and Guild Trail on the north end of Lookout Mountain.
- Currently, there is approximately 250 feet of pavement within the north end of the 1,000-foot long right-of-way at the intersection with Old Wauhatchie Pike.
- Except for parcel 155J-C-005, Grandview Place does not provide access to any other lots.
- All of the lots abutting the Grandview Place right-of-way, except for three, are owned by the Lookout Mountain Conservancy.

Policy

- 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 this right-of-way and that its abandonment is necessary to achieve a significant private or public interest.

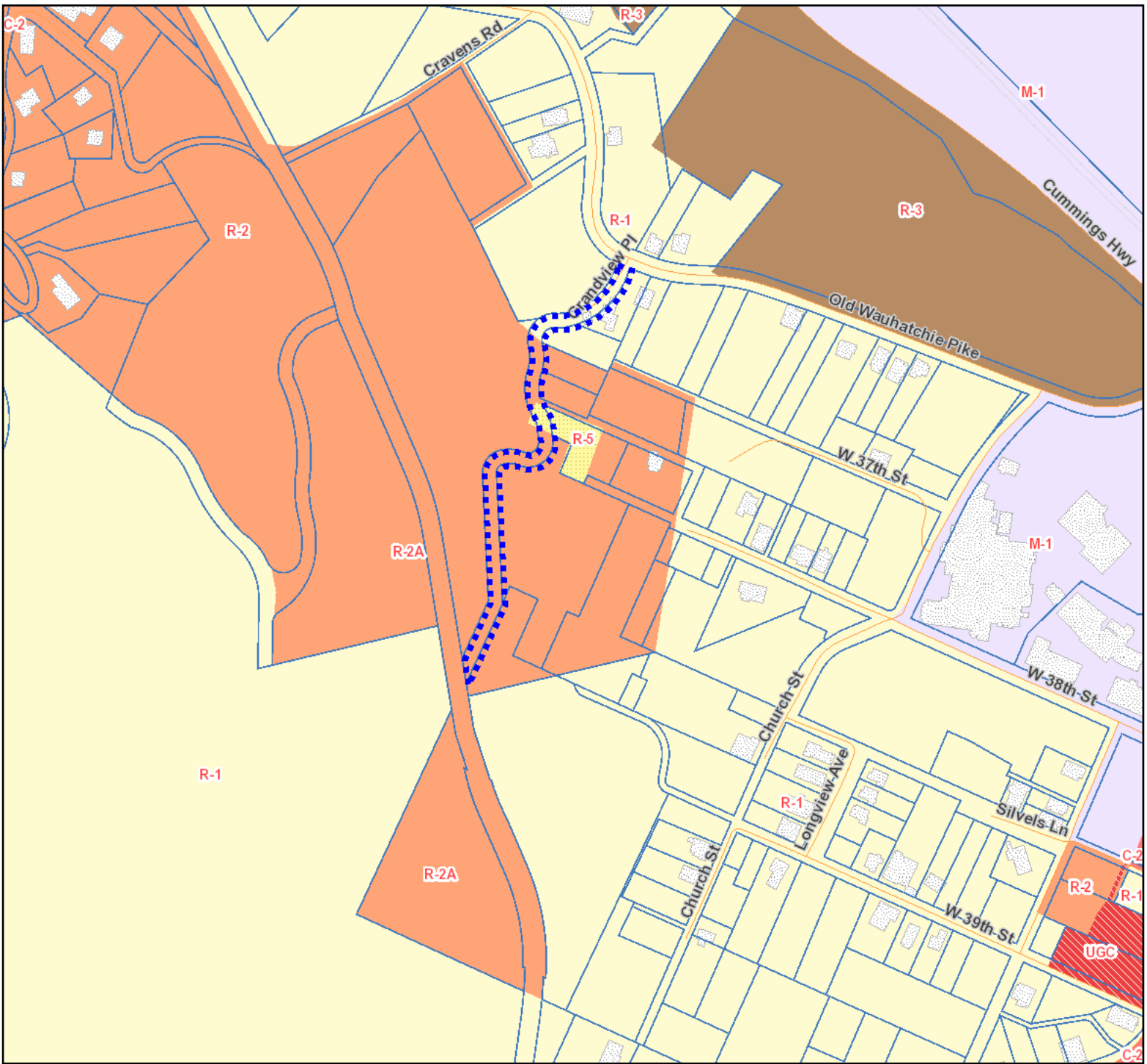
Key Findings

- The St. Elmo Community Plan (adopted by City Council in 2001) does not include this particular area. However, a recent Plan produced by Michael Watkins Architect, LLC in 2014 with community involvement, proposes that the Grandview Place right-of-way be used for a future pedestrian path.
- Keeping the Grandview Place right-of-way open and prohibiting vehicle access would allow the right-of-way to be utilized as a public pedestrian and/or bicycle path at some point in the future.

Staff Recommendation

Defer until May 2015 Planning Commission meeting.

NOTE: The applicant (County Engineer) has requested more time to continue due diligence on this matter.



MR 2015-042 Abandonment of the 3700 blk of Grandview Place

300 ft

Chattanooga Hamilton County Regional Planning Agency