

**PLANNING COMMISSION CASE REPORT**

Case Number: MR2016-075

PC Meeting Date: 05-09-16

**Applicant Request****Mandatory Referral for Abandonment of Street Right-Of-Way**

<b>Property Location:</b>	Unnumbered block of Forest Ave at 344 Sylvan Avenue
<b>Property Owner:</b>	C. Keith McCallie (owns 344 Sylvan Avenue)
<b>Applicant:</b>	C. Keith McCallie

**Project Description**

- Proposal: To provide access to Forest Avenue from 344 Sylvan due to topographical issues.

**Site Analysis****Site Description**

- Location: Beginning at the southeastern corner of parcel 126M-K-006 extending north approximately 145' to the southern side of the 300 block of Sylvan Street. Additionally, the unopened and unnamed 12.5' wide alley beginning at the southeastern corner of parcel 126M-K-006 extending approximately 50' in a westerly direction to the southwestern corner of parcel 126M-K-006.

**Plans/Policies/Regulations**

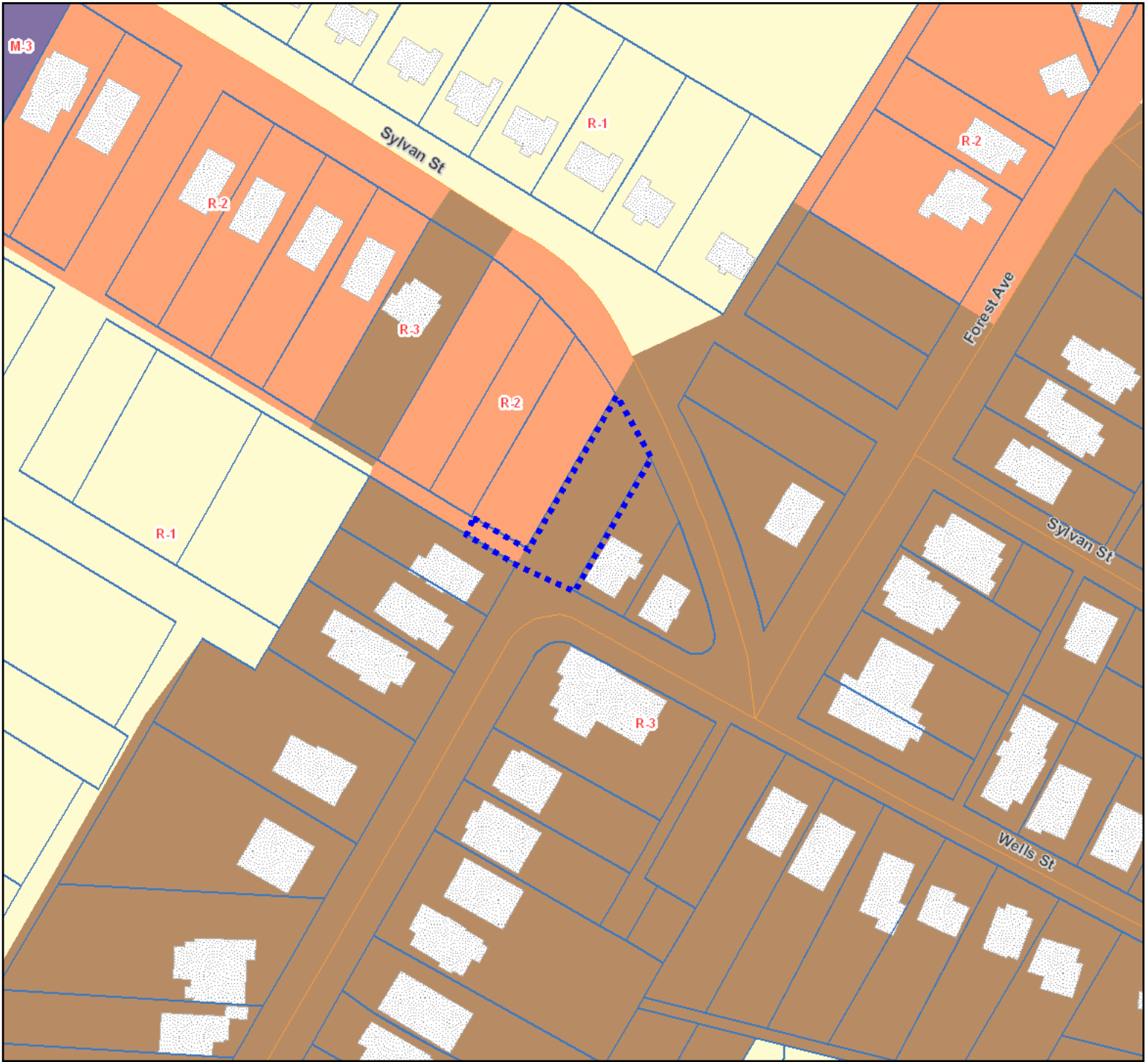
- The Hill City – Northside Neighborhood Plan (adopted by City Council in 2003) recommends “maintaining trees and hillsides to prevent erosion.”
- Tennessee Code Annotated (13-4-104) requires the Planning Commission to review the widening, narrowing, relocation, vacation, change in use, acceptance, acquisition, 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**

- The proposal is consistent with the development form of the area.
- Chattanooga Department of Transportation notes the topography of the right-of-way makes public use unlikely.


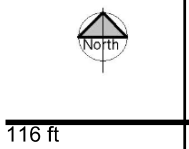
**Staff Recommendation**

Approve




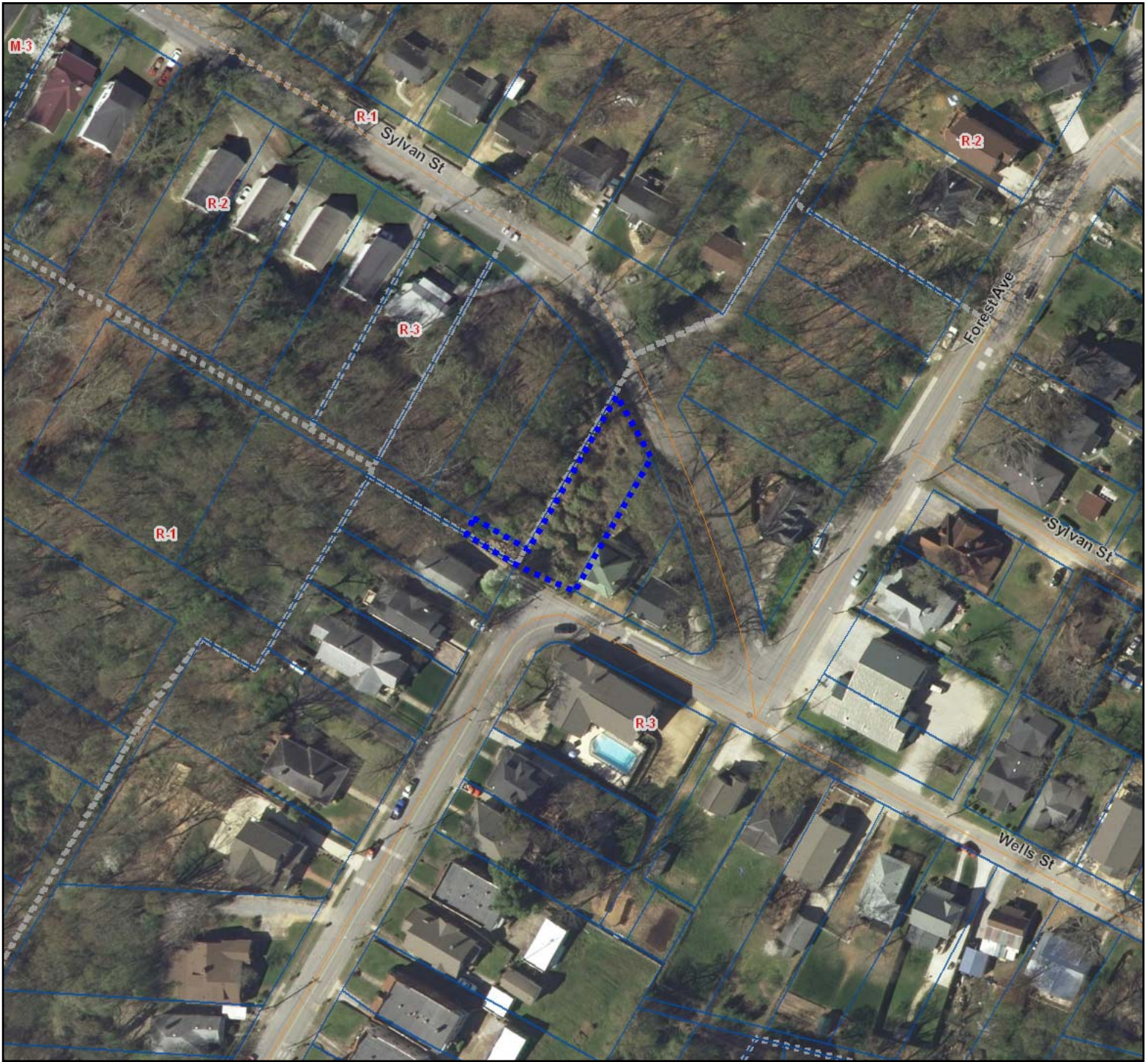
## MR 2016-075 Abandonment

116 ft



**Chattanooga Hamilton County Regional Planning Agency**





## MR 2016-075 Abandonment



116 ft

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