

**First Reading:** \_\_\_\_\_  
**Second Reading:** \_\_\_\_\_

MR-2013-067  
James Hibbs

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE CLOSING AND ABANDONING AN  
UNOPENED ALLEY LOCATED IN THE 300 BLOCK OF PINE  
RIDGE ROAD.

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SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF  
CHATTANOOGA, TENNESSEE, That an unopened alley located in the 300 block of Pine  
Ridge Road, more particularly described herein, and as shown on the maps attached hereto and  
made a part hereof by reference, be and is hereby closed and abandoned:

Abandonment of an unopened alley beginning at the northwest  
corner of Lot 5, Map of Chattanooga Investment Company's  
Subdivision Number 1, Plat Book 12, Page 24, ROHC, thence  
following the north line of said lot some 137.5 feet to its northeast  
corner. Said alley separates Lots 4 and 5 of said subdivision. Tax  
Map No. 135C-E-001.

SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two  
(2) weeks from and after its passage.

Passed on second and final reading:\_\_\_\_\_

\_\_\_\_\_  
CHAIRPERSON

APPROVED:\_\_\_\_ DISAPPROVED:\_\_\_\_

\_\_\_\_\_  
MAYOR

/mms

# City of Chattanooga



## Resolution Request Form

(This form is only required for resolutions requiring expenditure of City funds)

Date: September 9, 2013

Preparer: William C. Payne

Department: Public Works - Engineering

### Brief Description of Purpose for Resolution:

Resolution Number (if approved by Council): \_\_\_\_\_ District 1

A City Council Action is requested to approve the abandonment of unopened alley located in the 300 block of Pine Ridge Road, as referenced in Case No. MR-2013-067.

Name of Vendor/Contractor/Grant, etc.	N/A	New Contract/Project? (Yes or No)	N/A
Total project cost \$	N/A	Funds Budgeted? (YES or NO)	N/A
Total City of Chattanooga Portion \$	N/A	Provide Fund	N/A
City Amount Funded \$	N/A	Provide Cost Center	N/A
New City Funding Required \$	N/A	Proposed Funding Source if not budgeted	N/A
City's Match Percentage %	N/A	Grant Period (if applicable)	N/A

### List all other funding sources and amount for each contributor.

Amount(s)	Grantor(s)
\$	

Agency Grant Number \_\_\_\_\_  
CFDA Number if known \_\_\_\_\_

Other comments: (Include contingency amount, contractor, and other information useful in preparing resolution)

Approved by: DESIGNATED OFFICIAL/ADMINISTRATOR

Reviewed by: FINANCE OFFICE

Please submit completed form to @budget, City Attorney and City Finance Officer

# Memorandum

**To:** Bill Payne  
**From:** Ed Bowen  
**cc:** Dennis Malone  
**Date:** September 9, 2013  
**Re:** James Hibbs  
Case No. MR 2013-067  
321 Pine Ridge Road-Unopened Alley

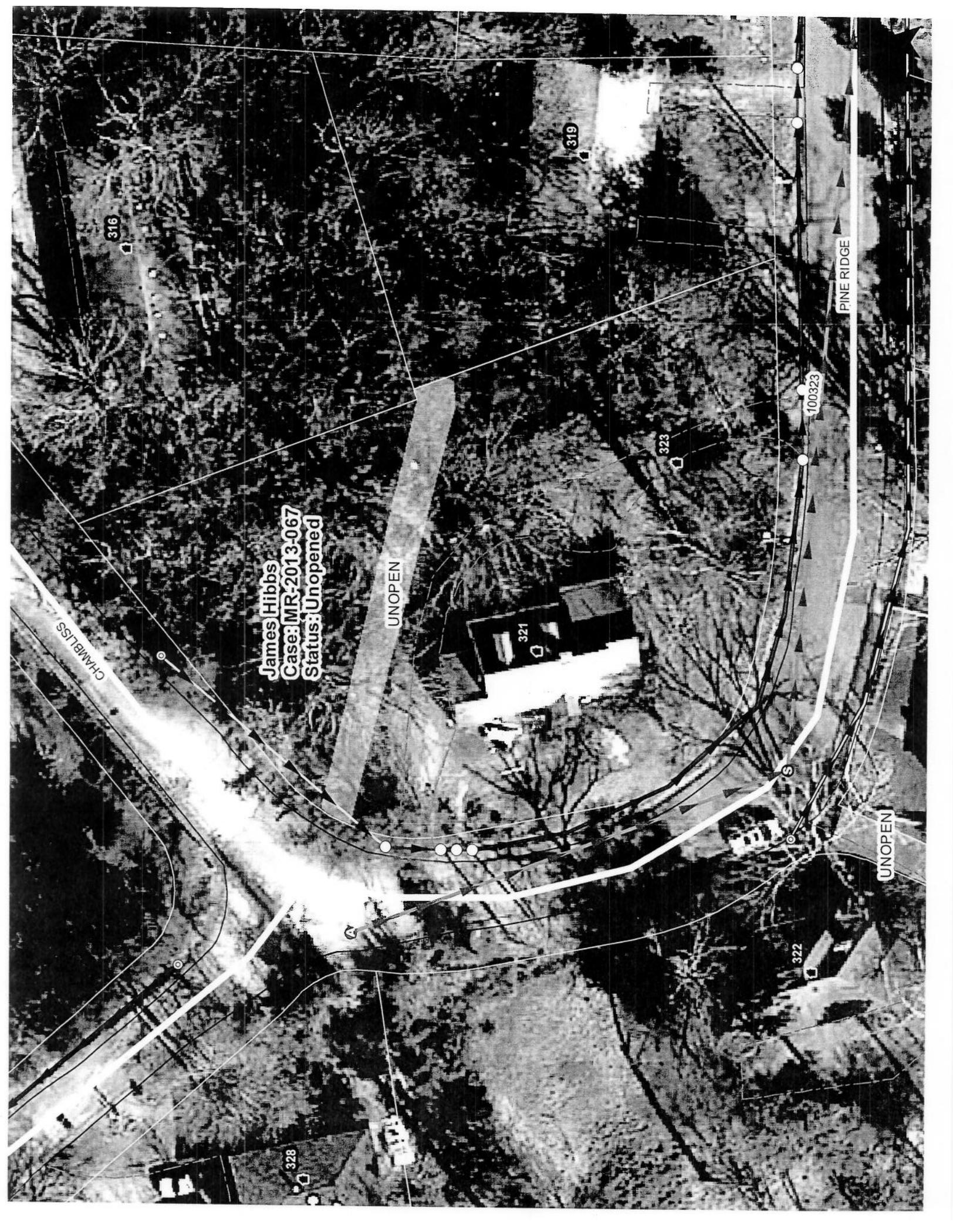
## Recommendations Regarding Abandonment Request

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I have completed the review of Mr. James Hibbs' request regarding abandonment of an unopened alley beginning at the northwest corner of Lot 5, Map of Chattanooga Investment Company's Subdivision Number 1, Plat Book 12, Page 24, ROHC, thence following the north line of said lot some 137.5 feet to its northeast corner. Said alley separates Lots 4 and 5 of said subdivision. Tax Map 135C-E-001 as shown on the attached map. My comments are as follows:

1. The subject portion of the said alley is approximately 137.5' in length and 10' in width for an area of 1,375 sq. ft.
2. The City of Chattanooga has no sanitary sewer infrastructure in the subject portion of said alley.
3. The Planning Commission recommended approval.
4. No utility owners noted objections to the abandonment.

Therefore, I recommend the following: *The request for abandonment of the subject portion of said alley is approved with no conditions.*



James Hibbs  
Case: MR-2013-067  
Status: Unopened

316

319

323

321

322

328

100323

CHAMBLISS

PINE RIDGE

UNOPEN

UNOPEN

S



REGIONAL PLANNING AGENCY  
DEVELOPMENT RESOURCE CENTER  
DEVELOPMENT SERVICES 1250 MARKET ST.  
Chattanooga, Tennessee 37402  
423-668-2287

Dear Property Owner:

This notice is sent to you as a courtesy to inform you that an application has been made for a change in your neighborhood. A description of the proposed change is included below.

This notice does not require action on your part, nor is it a summons. However, if you wish to support or oppose the proposed change, you may want to attend a public hearing to be held by the Chattanooga-Hamilton County Regional Planning Commission.

The hearing will take place at **1:00 p.m. In County Commission Room, Hamilton County Court House, 4<sup>th</sup> Floor, 625 Georgia Avenue, Chattanooga, Tennessee.**

The Planning Commission recommendation will be sent to the local government having jurisdiction, for their action.

**Schedules of when cases will be heard by local governments (if not deferred at Planning Commission)**

**City of Chattanooga:** Second Tuesday of the following month, 6:00 p.m. (closures will be placed on agenda by the City Engineers Office)

**Hamilton County:** Third Wednesday of the following month, 9:30 a.m.

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**DATE OF PUBLIC HEARING:** June 10<sup>th</sup>, 2013

**TIME:** 1:00 PM

**LOCATION:** County Commission Room, 4<sup>th</sup> Floor  
Hamilton County Court House  
625 Georgia Avenue  
Chattanooga, Tennessee 37402

**CASE NO.** MR 2013-067

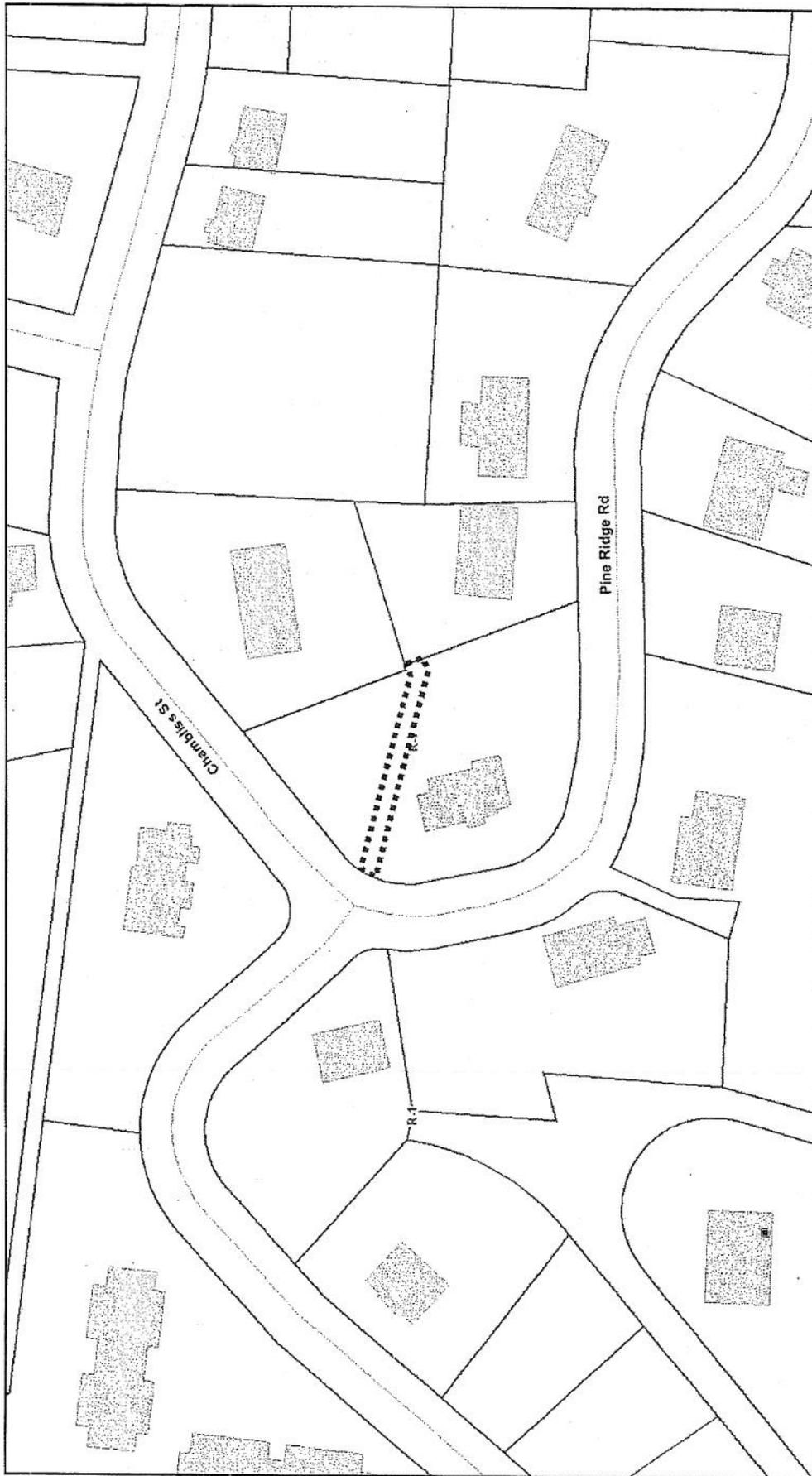
**JURISDICTION:** Chattanooga

**APPLICANT:** James Hibbs

**TYPE OF CHANGE:** Beginning on the North Right of Way of Pine Ridge Road going some 137.5 Feet plus or minus ending at the Northern property line of Tax Map 135C-E-011

**LOCATION:** 321 Pine Ridge Road

**(SEE MAP ON REVERSE SIDE)**



**MR 2013-067 Abandonment of an Unopened Alley in the 300 block of Pine Ridge Rd**

85 ft

Chattanooga Hamilton County  
**IRPA**  
 Regional Planning Agency

**Chattanooga Hamilton County Regional Planning Agency**

**CLOSURE/ABANDONMENT APPLICATION FORM**

<b>CASE NUMBER: MR 2013-067</b>		<b>Date Submitted: 04-24-2013</b>	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
<b>1 Applicant Request (Mandatory Referral per TCA 13-4-104)</b>			
<b>Closure/Abandonment</b>	<input checked="" type="checkbox"/> Alley	<input type="checkbox"/> Street	<input type="checkbox"/> Sewer
	<input type="checkbox"/> Other		
	Name of Street or Right-Of-Way: Unnamed Alley		
	<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Unopened	Length/Width: 10' Wide
	Beginning: At the North R.O.W. of Pine Ridge Road going some 137.5' plus or minus		
	Ending: At the Northern property line of Tax Map 135C-E-001		
<b>2 Property Information</b>			
Property Address:	Alley off of the 300 block of Pine Ridge Rd		
Property Tax Map Number(s):	135C-E-001		
<b>3 Proposed Development</b>			
Reason for Request and/or Proposed Use:	Resubdivide Property		
<b>4 Site Characteristics</b>			
Current Zoning:	R-1		
Current Use:	Residential		
Adjacent Uses:	Residential		
<b>5 Applicant Information</b>			
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.			
Name: James Hibbs		Address: 517 Barton Avenue	
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner	
City: Chattanooga	State: TN	Zip Code: 37408	Email:
Phone 1: 423-266-1107	Phone 2:	Phone 3:	Fax:
<b>6 Property Owner Information (if not applicant)</b>			
Name: Same		Phone:	
Address:			
<b>Office Use Only:</b>			
Planning District: 8B		Neighborhood: Hill City & North Shore Neighborhood	
Hamilton Co. Comm. District: 6		Chatt. Council District: 1	Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:	
<b>Checklist</b>			
<input checked="" type="checkbox"/> Application Complete	<input checked="" type="checkbox"/> Ownership Verification	<input checked="" type="checkbox"/> Map of Proposed Zoning Area with dimensions	
<input type="checkbox"/> Site Plan, if required	Total Acres to be considered:	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 9537-877			
Plat Book/Page: 12-24		<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 1
<input checked="" type="checkbox"/> Filing Fee: \$350.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check	Check Number: 5932
Planning Commission meeting date: June 10, 2013		Application processed by: Marcia Parker & Patti Dodd	

MR-2013-067 City of Chattanooga  
June 10, 2013

RESOLUTION

WHEREAS, James Hibbs petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga granting abandonment of an unopened alley located in the 300 block of Pine Ridge Road.

Abandonment of an unopened alley beginning at the northwest corner of Lot 5, Map of Chattanooga Investment Company's Subdivision Number 1, Plat Book 12, Page 24, ROHC, thence following the north line of said lot some 137.5 feet to its northeast corner. Said alley separates Lots 4 and 5 of said subdivision. Tax Map 135C-E-001 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on June 10, 2013,

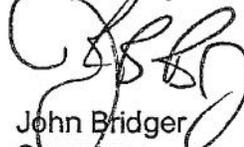
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, no one was present in opposition to the petition,

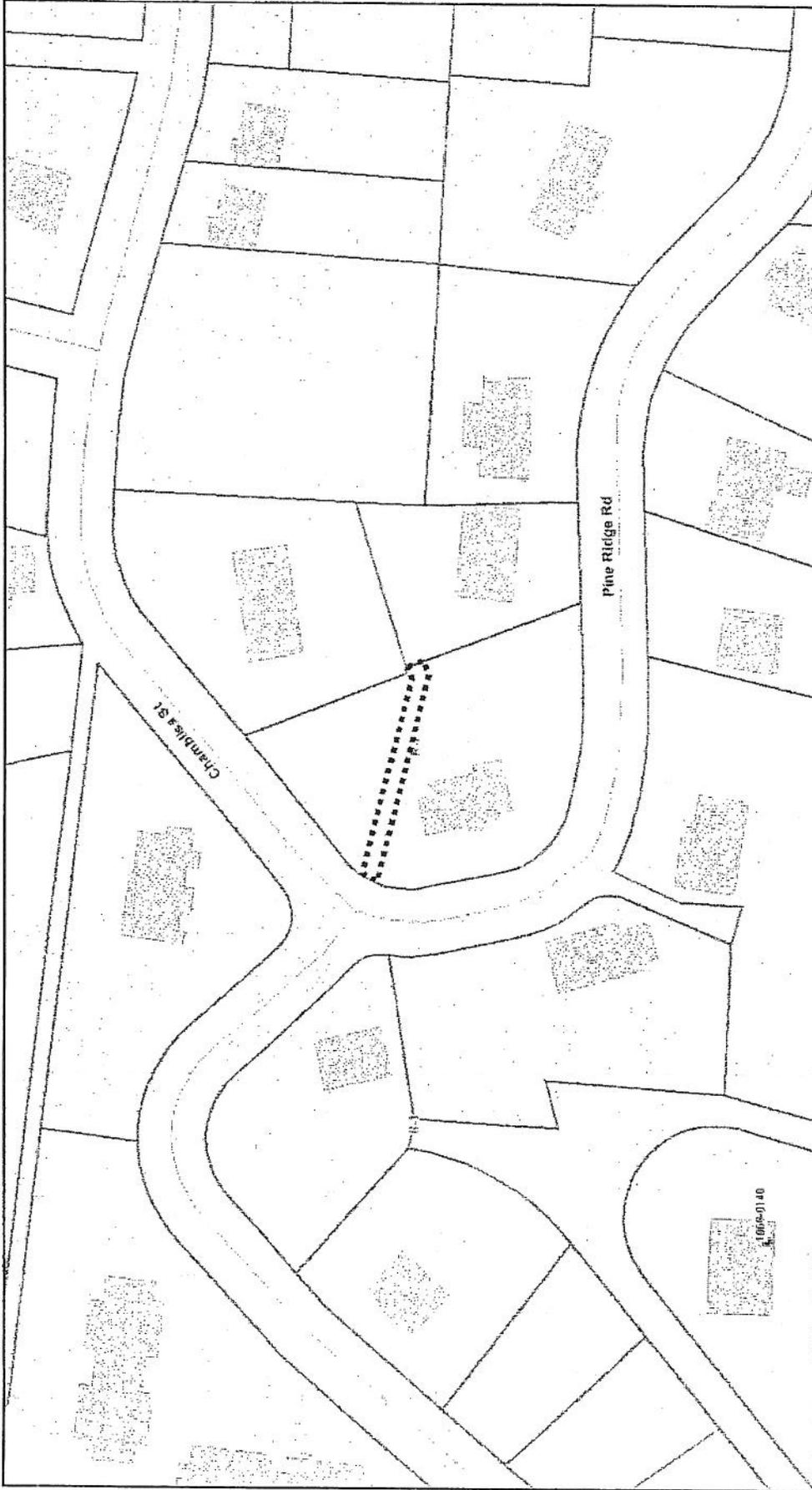
AND WHEREAS, the Planning Commission has studied the existing pattern of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on June 10, 2013, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,



John Bridger  
Secretary



## MR 2013-067 Abandonment of an Unopened Alley in the 300 blk of Pine Ridge Rd

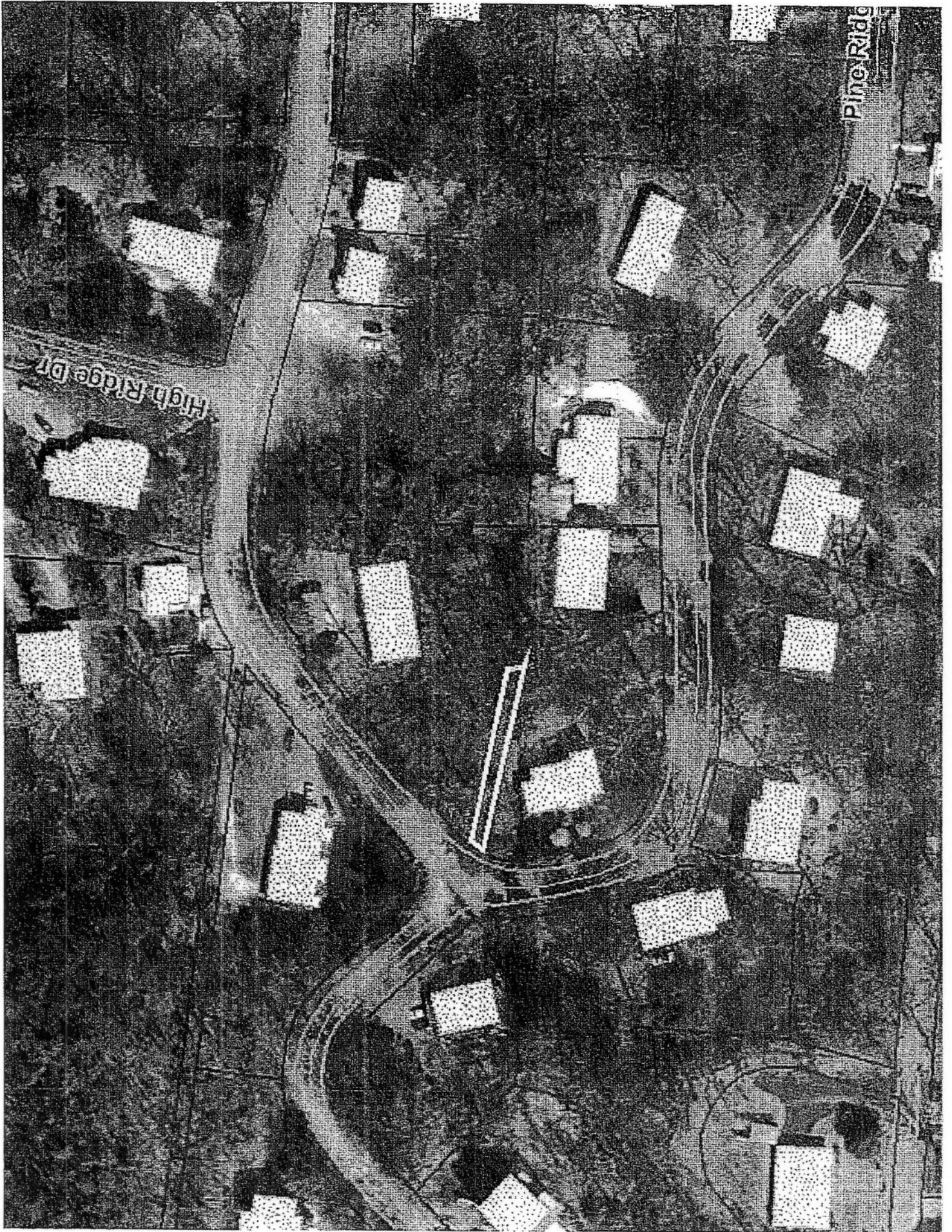
PLANNING COMMISSION RECOMMENDATION FOR CASE NO. MR-2013-067: Approve



85 ft



Chattanooga Hamilton County Regional Planning Agency



**PLANNING COMMISSION ACTION:  
Approve**

Chattanooga-Hamilton County Regional Planning Agency

**RPA STAFF RECOMMENDATION**

**Case Number:** MR 2013-067 **PC Meeting Date:** 06-10-2013

**STAFF RECOMMENDATION:** APPROVE

**Land Use & Transportation  
Comments**

**Planning Staff:**

**Applicant Request Overview**

The applicant proposes to close and abandon the alley right-of-way as part of the site redevelopment which involves the subdivision of the parcel to create three lots.

**Site Description**

The alley right-of-way is located at the intersection of Pine Ridge Road and Chambliss Street in North Chattanooga. The one-acre parcel at 321 Pine Ridge Road is a corner lot with a large sweeping frontage on both Chambliss Street and Pine Ridge Road and a single-family house. Located to the northeast are multi-family dwellings and a duplex adjacent to the applicant's property. Multi-family dwellings, single-family houses and small businesses are found throughout the area.

The Pine Ridge Neighborhood is part of the Hill City area and is in close proximity to the Stringer's Ridge Park and Preserve, recently developed by the City as a recreation site.

The unopened right-of-way is located on the applicant's property and runs west and east across the entire parcel. The right-of-way is currently covered in trees and brush and appears to be unused.

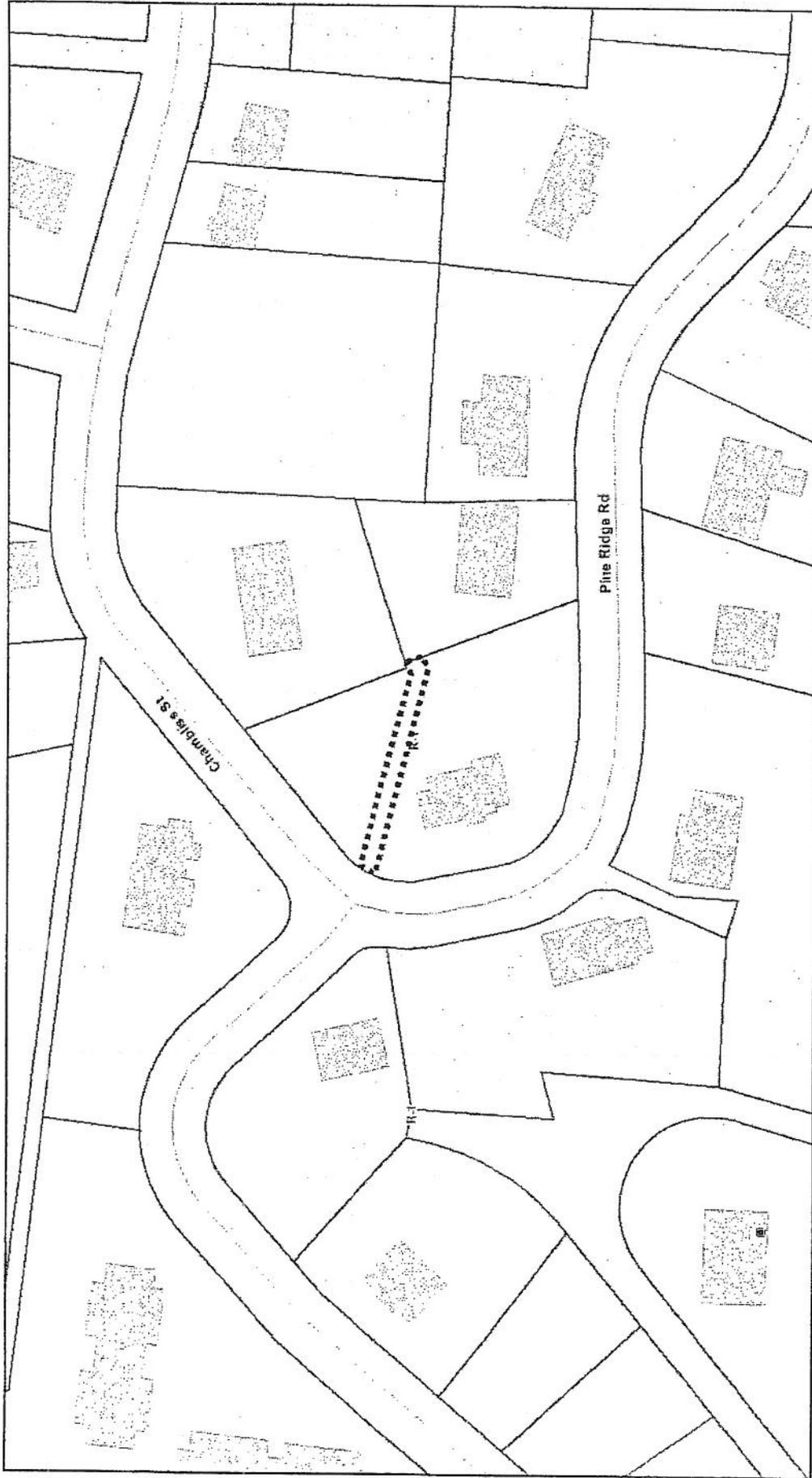
**Plans/Policies**

The review of right-of-way closures is based on a tiered classification. This right-of-way is classified as Tier 3 as it is not currently opened or which has never been opened. Applications for closure and abandonment of Tier 3 rights-of-way are reviewed using the following adopted review factors and according to the tenets of this policy.

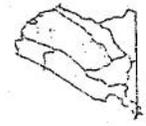
1. Width of the right-of-way.
2. Presence of, or potential for, the location of utilities.
3. Currently open to traffic.
4. Potential to provide future connections to the existing street pattern or to provide needed services integral to the community's future development (i.e., access to abutting property, bypass for other streets, parking, etc.).
5. Type or condition of surface.
6. Topography or grade change. Can it be built?
7. Will the closure and abandonment land-lock any property? Extenuating circumstances as specified by the applicant, e.g. necessary for expansion of a business or industry.

## RPA STAFF RECOMMENDATION

	<p><b><u>Staff Recommendation</u></b></p> <p>This right-of-way is not currently open. It has limited potential to provide future connections to the existing street pattern and does not impact access to adjacent properties. Closure and abandonment will not landlock any existing lots. The public has no further need to retain this right-of-way; therefore, approval is recommended for the permanent closure and abandonment of the right-of-way.</p>
<b>Infrastructure &amp; Operational Comments</b>	
<b>Public Works Staff:</b>	<p>All land development projects are reviewed by City Engineering &amp; Water Quality staff, Traffic Engineering &amp; Operations 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.</p>



**MR 2013-067 Abandonment of an Unopened Alley in the 300 block of Pine Ridge Rd**



85 ft



Chattanooga Hamilton County Regional Planning Agency

ABANDONMENT/CLOSURE CARDS

Case No.	Closure O.K.	
	Yes	No
MR 2013-087		X
Broad St. IS US Route as well as State Rt. need to go thru TDOT Excess land to get license agreement / particulate		

\* Comments forthcoming

Dept of transportation  
Mackie write

TH  
D. to  
Billy McGhee

ABANDONMENT/CLOSURE CARDS

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	✓	
MR 2013-069	✓	
MR 2013-070	✓	
MR 2013-075	✓	
MR 2013-078		✓

\* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	X	
MR 2013-069	X	
MR 2013-070	X	
MR 2013-075	X	
MR 2013-078		X

\* Comments forthcoming

Comcast Cable  
Mike Schlotz

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	✓	
MR 2013-069	✓	
MR 2013-070	✓	
MR 2013-075	✓	
* MR 2013-078		✓
Please reserve any existing or future facilities inside the proposed abandonment area.		

\* Comments forthcoming

Bill Booth  
Jon Mounts

### Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067		
MR 2013-069		
MR 2013-070		
MR 2013-075		
MR 2013-078		
D. Wade		

\* Comments forthcoming

City Police Dept  
David Frye

### Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-087	<input checked="" type="checkbox"/>	

\* Comments forthcoming

Traffic Engineer  
John Vancovak

### Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR - 2013-087	<input checked="" type="checkbox"/>	
Harold Clyde 5-24-13		

\* Comments forthcoming

Chart Gas Co  
Harold Frye

### Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-087	<input checked="" type="checkbox"/>	
D. Wade		

\* Comments forthcoming

City Police Dept  
David Frye

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-087	X	

CITY # Engineer  
Bill Payne

BMD  
5/23/13

W.W.T.A.  
Cleveland Grimes

\* Comments forthcoming

A

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	✓	
MR 2013-069	✓	
MR 2013-070	✓	
MR 2013-075	✓	
MR 2013-078	✓	

\* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-087	✓	

W.W.T.A.  
Cleveland Grimes

Chart Gas Co.  
Harold Hyde

\* Comments forthcoming

Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	✓	
MR 2013-069	✓	
MR 2013-070	✓	
MR 2013-075	✓	
MR 2013-078	✓	
OK Marcela Hyde 5-20-13		

\* Comments forthcoming

### Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	RH	
MR 2013-069	RH	
MR 2013-070	RH	
MR 2013-075	RH	
MR 2013-078	RH	
MR 2013-087	RH	Per Person by phone

\* Comments forthcoming

Chattanooga Fire Dept  
Kandall Herron

### Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	✓	
MR 2013-069	✓	
MR 2013-070	✓	
MR 2013-075	✓	
MR 2013-078	✓	

\* Comments forthcoming

Dept of Transportation  
Ray Tucker  
RN

### Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	✓	
MR 2013-069	✓	
MR 2013-070	✓	
MR 2013-075	✓	
MR 2013-078	✓	

\* Comments forthcoming

Traffic Engineer  
John Vansinkle

### Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-087	✓	

\* Comments forthcoming

F.P.B.  
Billy McEneaney

### Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
2013-078	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Hixson utility  
Caroline Hickman  
Kydol Jackson

OK for  
Phone  
6-7-13  
Wesley  
Jackson

City Engineer  
Bill Payne

\* Comments forthcoming

### Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-069	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-070	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-075	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-078	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Len American Water CO  
Robbie Harvey

MR  
OK's

\* Comments forthcoming

### Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-069	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-070	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-075	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-078	<input checked="" type="checkbox"/>	<input type="checkbox"/>

BHD  
5/15/13

A

\* Comments forthcoming

### Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MR 2013-067	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-069	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-070	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-075	<input checked="" type="checkbox"/>	<input type="checkbox"/>
MR 2013-078	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Dept of Transportation  
Markie White

\* Comments forthcoming

# Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MA 2013-087	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

\* Comments forthcoming

Dept. of Transportation  
Ray Tucker

# Abandonment/Closure Cards

Case No.	Closure O.K.	
	Yes	No
MA 2013-087	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>

\* Comments forthcoming

Comcast Cable  
Mike Schlotz