

First Reading: _____
Second Reading: _____

MR-2014-059
Brad Slayden, Ragan-Smith Associates/
Parkridge Health System

ORDINANCE NO. _____

AN ORDINANCE CLOSING AND ABANDONING OF THE OPENED 200 BLOCK OF McCONNELL STREET, OPENED AND UNOPENED PORTIONS OF THE 200 BLOCK OF McCONNELL LANE, AND THE 200 BLOCK OF WATKINS STREET, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That the opened 200 block of McConnell Street, opened and unopened portions of the 200 block of McConnell Lane, and the 200 block of Watkins Street, more particularly described herein, and as shown on the maps attached hereto and made a part hereof by reference, be and are hereby closed and abandoned:

Abandonment of the opened 200 block of McConnell Street beginning on the south line of the 2300 block of East 5th Street, thence some 275 feet southwest to the north line of the 2300 block of Ivy Street. Said street separates Lots A thru D of the Anna Elder Tract from Lots 19, 21, and 22, McConnell Subdivision to Churchville, non-recorded. Tax Map Nos. 146K-L-013 and 020.

Abandonment of both the opened and unopened portions of the 200 block of McConnell Lane beginning on the south line of the 2300 block of Ivy Street. Said lane separates an unplatted tract of land located at 2300 East 5th Street from Lots A thru D of the Anna Elder Tract. Tax Map Nos. 146K-L-002 from 146K-L-013.

Abandonment of the 200 block of Watkins Street beginning on the south line of the 2300 block of East 5th Street thence some 281.5 feet southwest to the north line of the 2300 block of Ivy Street. Said street separates Lots 1, and 4 thru 7 Gant Subdivision as subdivided by G.W. James of part of the Ross Farm, Plat Book 4, Page 25, ROHC, from Lots 31 thru 36, Stanley Kirks Subdivision of the Ross Tract, Plat Book 2, Page 14, ROHC. Tax Map Nos. 146K-L-020, 146K-K-024, and 027.

SECTION 2. BE IT FURTHER ORDAINED, That this abandonment shall be subject to the retention of a full-width utility easement on the closed portion of Watkins Street and shall be subject to the applicants providing north-south bike and pedestrian connectivity acceptable to the City of Chattanooga Transportation Department at the time of redevelopment.

SECTION 3. 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

/mem

City of Chattanooga



Resolution Request Form

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

Date: October 24, 2014

Preparer: Bert Kuyrkendall

Department: Transportation

Brief Description of Purpose for Resolution:

Resolution Number (if approved by Council):

DISTRICT 9

A City Council Action is requested to approve the request of Brad Slayden, Ragan-Smith Associates/Parkridge Health System, for the abandonment of the opened 200 block of McConnell Street, opened and unopened portions of the 200 block of McConnell Lane and the abandonment of the 200 block of Watkins Street, as referenced in Case No. MR 2014-059.

RECOMMENDATION IS FOR APPROVAL WITH CONDITIONS.

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

List all other funding sources and amount for each contributor.

<u>Amount(s)</u>	<u>Grantor(s)</u>
<u> </u>	<u> </u>

Agency Grant Number

CFDA Number if known

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

Approved by:

Reviewed by: FINANCE OFFICE

DESIGNATED OFFICIAL/ADMINISTRATOR

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

Memorandum

To: Brandon Sutton
From: Ed Bowen
cc: Bertran Kuyrkendall;
Date: October 29, 2014
Re: Brad Slayden, Ragan Smith Associates/Parkridge Health System
Case No. MR 2014-098
200 Blocks of McConnell Lane, McConnell Street, and Watkins Street (District 9)

Recommendations Regarding Abandonment Request

I have completed the review of Brad Slayden's request for abandonment of the following: (1) opened 200 block of McConnell Street beginning on the south line of the 2300 block of East 5th Street, thence some 275 feet southwest to the north line of the 2300 block of Ivy Street. Said street separates Lots A thru D of the Anna Elder Tract from Lots 19, 21, and 22, McConnell Subdivision to Churchville, non-recorded. Tax Map 146K-L-013 and 020 as shown on the attached map. (2) Abandonment of both the opened and unopened portions of the 200 block of McConnell Lane beginning on the south line of the 2300 block of Ivy Street. Said lane separates an unplatted tract of land located at 2300 East 5th Street from Lots A thru D of the Anna Elder Tract. Tax Map 146K-L-002 from 146K-L-013 as shown on the attached map. (3) Abandonment of the 200 block of Watkins Street beginning on the south line of the 2300 block of East 5th Street thence some 281.5 feet southwest to the north line of the 2300 block of Ivy Street. Said street separates Lots 1, and 4 thru 7 Gant Subdivision as subdivided by G. W. James of part of the Ross Farm, Plat Book 4, Page 25, ROHC, from Lots 31 thru 36, Stanley Kirks Subdivision of the Ross Tract, Plat Book 2, Page 14 ROHC. Tax Map 146K-L-020, 146K-K-024, and 027 as shown on the attached map.

My comments are as follows:

- The applicant is requesting to abandon these rights-of-way so that the adjacent properties, owned by Parkridge Health System, can be consolidated to provide more parking spaces and to build an ambulatory surgical center.
- The Transportation Department approves of the abandonments.
- Utilities object to the abandonment. (Tennessee American Water, EPB, Chattanooga Gas)
- The Planning Commission recommends approval of the closures.
- Each of the rights-of-way is approximately 280 feet in length. The approximate width of each is 30' for McConnell Lane, 20' for McConnell Street, and 30' for Watkins Street for areas of approximately 8,400 s.f., 5,600 s.f., and 8,400 s.f. respectively.

Therefore, I recommend the following: The request for abandonment of said portion of right-of-way is approved with these conditions:

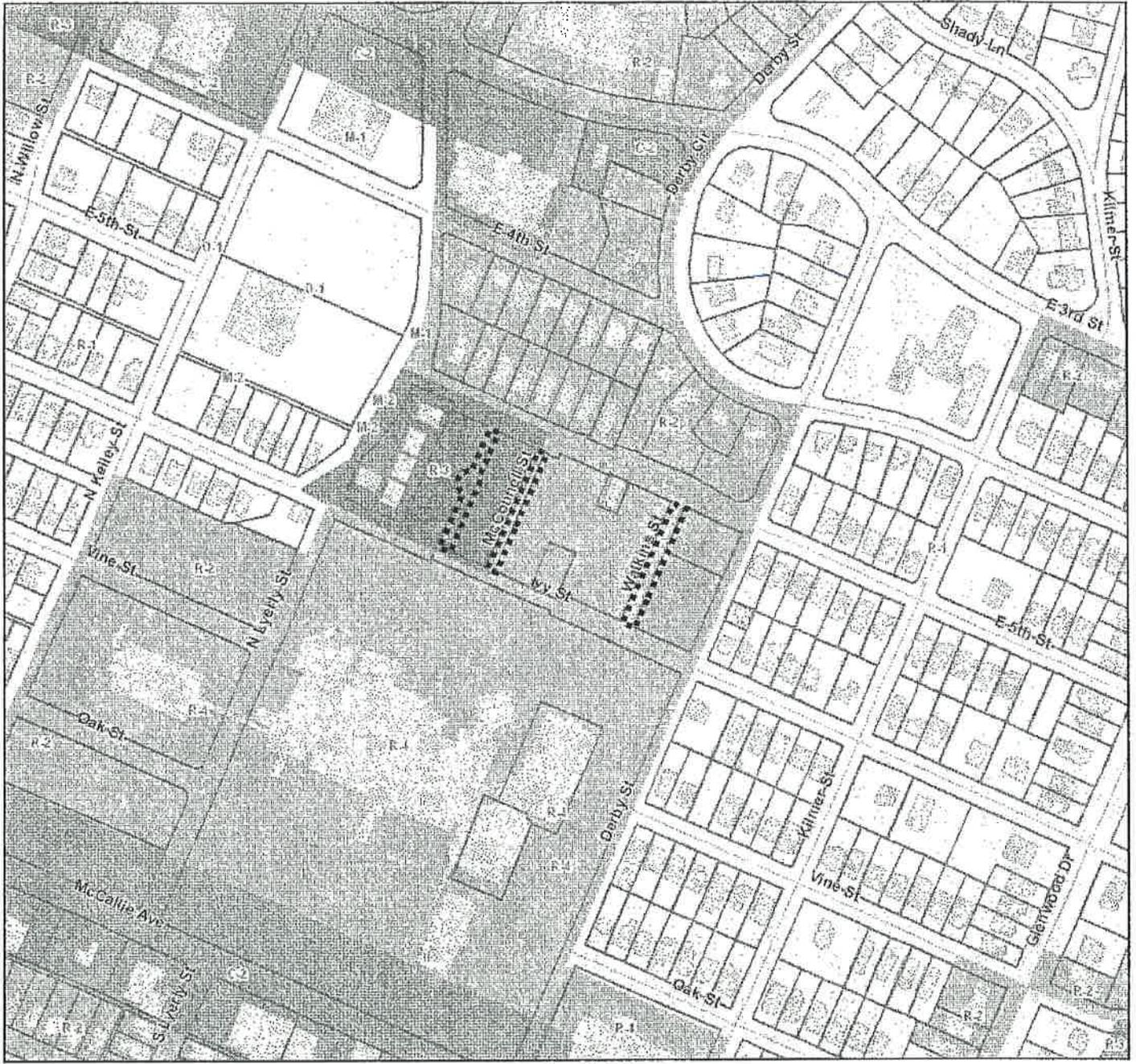
- The recommendation of the Planning Commission be followed:
- Subject to the retention of a full-width utility easement on the closed portion of Watkins Street.
- Subject to the applicant's providing north-south bike and pedestrian connectivity acceptable to the City of Chattanooga Transportation Department at the time of redevelopment.

WO# 137379

Chattanooga-Hamilton County Regional Planning Agency

CLOSURE/ABANDONMENT APPLICATION FORM

CASE NUMBER:	MR 2014-098	Date Submitted: 8-7-2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)		
1 Applicant Request (Mandatory Referral per TCA 13-4-104)		
Closure/Abandonment	<input type="checkbox"/> Alley	<input checked="" type="checkbox"/> Street
	<input type="checkbox"/> Sewer	<input type="checkbox"/> Other
Name of Street or Right-Of-Way: McConnell Lane, McConnell Street, and Watkins Street.		
	<input checked="" type="checkbox"/> Open	<input type="checkbox"/> Unopened
Length/Width:		
Beginning: Ivy Street		
Ending: East 5th Street		
2 Property Information		
Property Address:	The 200 Block of McConnell Lane, McConnell Street, and Watkins Street	
Property Tax Map Number(s):	146K-L-002, 146K-L-013, 146K-L-020, 146K-K-027, and 146K-K-024	
3 Proposed Development		
Reason for Request and/or Proposed Use:	ROW Abandonment requested to Consolidate Various Parcels	
4 Site Characteristics		
Current Zoning:	R-2 & R-3	
Current Use:	Vacant Land	
Adjacent Uses:	Vacant Land, Residential, Hospital, and Parking Lot	
5 Applicant Information		
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: Brad Slayden, Ragan Smith Associates	Address: 315 Woodland Street	
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner
City: Nashville	State: TN	Zip Code: 37405
Email: bslayden@ragansmith.com		
Phone 1: 615-244-8591	Phone 2:	Phone 3:
Fax: 615-244-6739		
6 Property Owner Information (if not applicant)		
Name: Parkridge Health System	Phone: 423-698-6061	
Address: P.O. Box 1504, Nashville, Tn. 37202		
Office Use Only:		
Planning District: 8b	Neighborhood: Glenwood Neighborhood	
Hamilton Co. Comm. District: 5	Chatt. Council District: 9	Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:
Checklist		
<input checked="" type="checkbox"/> Application Complete	<input checked="" type="checkbox"/> Ownership Verification	<input checked="" type="checkbox"/> Map of Proposed Zoning Area with dimensions
<input checked="" 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): 6080-0300		
Plat Book/Page: 12-20 & 4-25	<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 6
<input checked="" type="checkbox"/> Filing Fee: \$350.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check
Check Number: 6250		
Planning Commission meeting date: 9-8-2014	Application processed by: Trevor Slayton	



MR 2014-098 Abandonment of the 200 blks of McConnell Ln, McConnell St, and Watkins St

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. MR-2014-098:

Approve



300 ft



Chattanooga Hamilton County Regional Planning Agency



MR-2014-098 City of Chattanooga
September 8, 2014

RESOLUTION

WHEREAS, Brad Slayden, Ragan Smith Associates/Parkridge Health System petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga the abandonment of the 200 Block of McConnell Lane, McConnell Street, and Watkins Street.

Abandonment of the opened 200 block of McConnell Street beginning on the south line of the 2300 block of East 5th Street, thence some 275 feet southwest to the north line of the 2300 block of Ivy Street. Said street separates Lots A thru D of the Anna Elder Tract from Lots 19, 21, and 22, McConnell Subdivision to Churchville, non-recorded. Tax Map 146K-L-013 and 020 as shown on the attached map.

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AND WHEREAS, the Planning Commission held a public hearing on this petition on September 8, 2014,

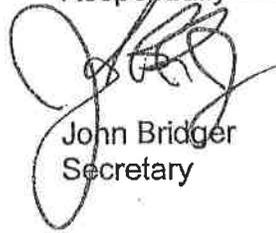
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 September 8, 2014, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Bridger", is written over the typed name and title.

John Bridger
Secretary

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	MR-2014-098	PC Meeting Date: 09-08-14
Applicant Request:	Mandatory Referral closure/abandonment of three (3) street right-of-ways	
Property Location:	200 blocks McConnell Lane, McConnell Street and Watkins Street	
Property Owner:	Parkridge Health System	
Applicant:	Brad Slayden/Ragan Smith Associates	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is requesting to abandon these right-of-ways so that the adjacent properties, owned by Parkridge Health System, can be consolidated.

Site Description

The street right-of-ways vary in width of 20 to 30 feet and all are approximately 280 feet in length. All three begin at Ivy Street and end at East 5th Street.

Zoning History

All three street right-of-ways are shown in numerous recorded subdivision plats (book 2, page 14, book 4, page 25 and book 12, page 20). A rezoning and closure request was filed in 2005 (cases 2005-141 and 2005-142) for the same area but was withdrawn before any action was considered.

Plans/Policies

This site is within the 2002 Glenwood/Churchville/Orchard Knob Neighborhood Land Use 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. These right-of-ways are Tier 1, right-of-ways 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 right-of-ways will not be closed unless a suitable replacement is provided. Applications for closure and abandonment on Tier 1 right-of-ways are 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	Width of the ROWs is 30' +/- for McConnell Lane, 20' +/- for McConnell Street, and 30' +/- for Watkins Street
2. Presence of or potential for the location of utilities	As part of the closure review process, this will be reviewed by the Transportation Department following Planning Commission action
3. Currently open to traffic	Currently open to traffic; however, a gate prohibits access to Watkins Street from East 5 th Street
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.).	Potential to improve connectivity between the residential properties to the north of the proposed closure and Parkridge Medical Center to the south of the proposed closure for pedestrians and cyclists.
5. Type/condition of surface	ROWs are paved and in good condition.
6. Topography/grade – can it be built?	The existing topography does not preclude further improvement of these right-of-ways.
7. Will the closure and abandonment land-lock any property? If so, has a subdivision plat been submitted which eliminates this situation?	Adjacent properties will retain access off of East 5 th Street and Ivy Street.
8. Extenuating circumstances as specified by the applicant, e.g. necessary for expansion of a business or industry.	The applicant intends to consolidate various parcels.

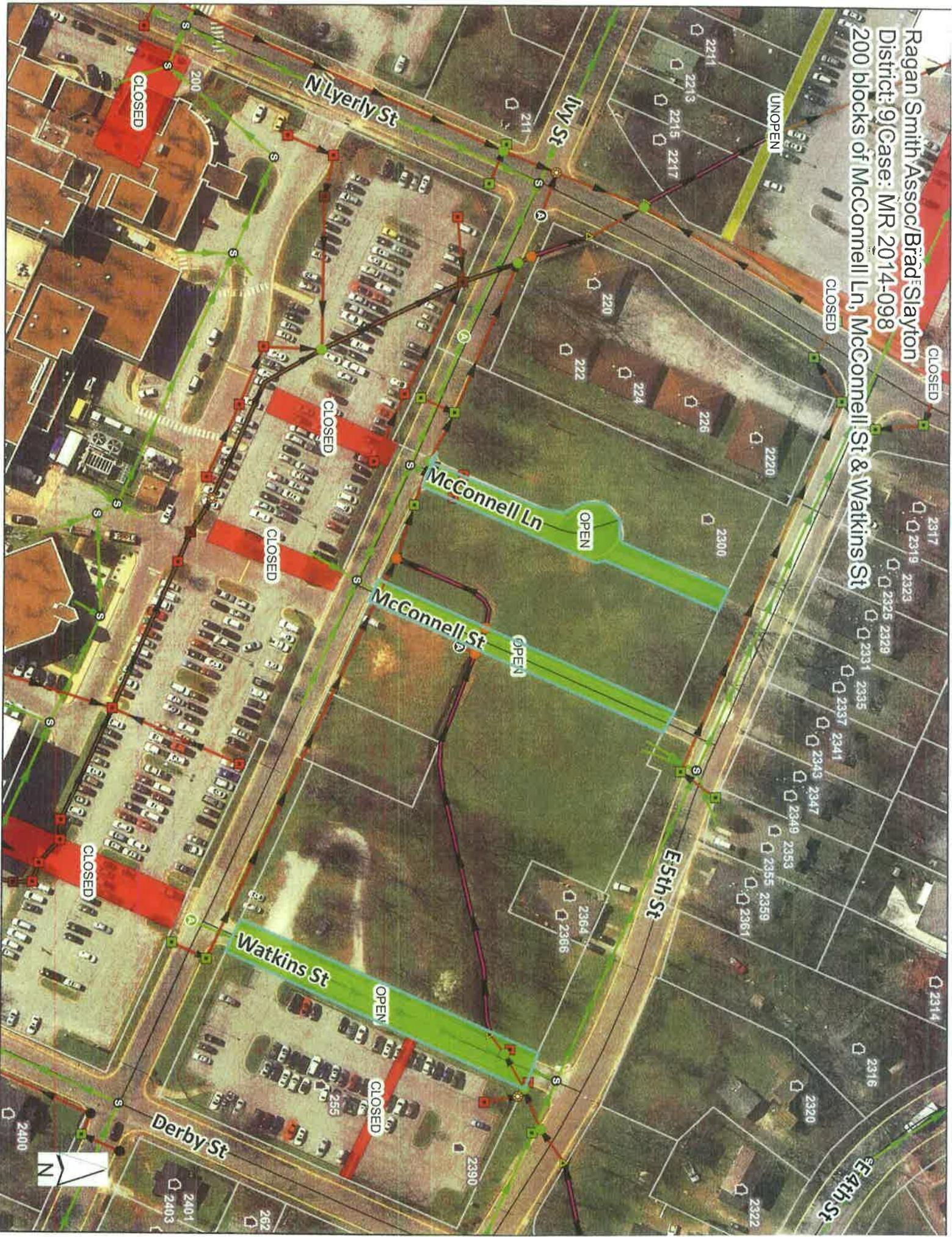
City Departmental Infrastructure & Operational Comments

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 recommends approval of the proposed closure because adjacent properties will retain access off of East 5th Street and Ivy Street. North Lyerly Street and Derby Street can serve as suitable replacements for north-south auto circulation in the area. Although the Regional Planning Agency cannot recommend conditions to be placed on a mandatory referral case, staff recommends that the applicant maintain north-south connectivity for bicyclists and pedestrians in the block of the proposed closures.

Ragan Smith Assoc/Bräd Slayton
District: 9/Case: MR 2014-098
200 blocks of McConnell Ln, McConnell St & Watkins St





MR 2014-098 Abandonment of the 200 blks of McConnell Ln, McConnell St, and Watkins St

305 ft

Chattanooga Hamilton County Regional Planning Agency

