

First Reading: _____
Second Reading: _____

MR-2014-087
David Noblit

ORDINANCE NO. _____

AN ORDINANCE CLOSING AND ABANDONING AN
UNOPENED ALLEYWAY IN THE 1000 BLOCK OF
ENDICOTT STREET, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That an unopened alleyway beginning on the west line of the 1000 block of Endicott Street, thence southwest approximately 155 feet and ending at the east line of another unopened alleyway running between Summer Street and Hanover Street, more particularly described herein, and as shown on the photo and maps attached hereto and made a part hereof by reference, be and are hereby closed and abandoned:

Abandonment of part of an unopened alleyway beginning on the west line of the 1000 Block of Endicott Street, thence southwest approximately 155 feet, and ending at the east line of another unopened alleyway running between Summer Street and Hanover Street. Tax Map Nos. 127P-H-011 and 012.

SECTION 2. BE IT FURTHER ORDAINED, That this abandonment shall be subject to a full-width utility easement as requested by the Electric Power Board.

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

/vmm

City of Chattanooga



Resolution Request Form

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

Date: February 02, 2015

Preparer: Bert Kuyrkendall

Department: Transportation

Brief Description of Purpose for Resolution:

Resolution Number (if approved by Council):

DISTRICT 2

A City Council Action is requested to approve the request of David Noblit for the abandonment of the unopened alleyway beginning on the west line of the 1000 Block of Endicott Street, thence southwest approximately 155 feet and ending at the east line of another unopened alleyway running between Summer Street and Hanover Street. Tax Maps 127P-H-011 and 012 as shown on the attached map. As referenced in Case No. MR 2014-087.

RECOMMENDATION IS FOR APPROVAL WITH CONDITION.

Name of Vendor/Contractor/Grant, etc. _____ N/A _____
Total project cost \$ _____ N/A _____
Total City of Chattanooga Portion \$ _____ N/A _____
City Amount Funded \$ _____ N/A _____
New City Funding Required \$ _____ N/A _____
City's Match Percentage % _____ N/A _____

New Contract/Project? (Yes or No) _____ N/A _____
Funds Budgeted? (YES or NO) _____ N/A _____
Provide Fund _____ N/A _____
Provide Cost Center _____ N/A _____
Proposed Funding Source if not budgeted _____ 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: _____

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; Brent Derrick
Date: January 23, 2015
Re: David Noblit
Case No. MR 2014-087
1000 Block of Endicott Street (District 2)

Recommendations Regarding Abandonment Request

I have completed the review of David Noblit's request for abandonment of the unopened alleyway beginning on the west line of the 1000 Block of Endicott Street, thence southwest approximately 155 feet and ending at the east line of another unopened alleyway running between Summer Street and Hanover Street. Tax Maps 127P-H-011 and 012 as shown of the attached map.

My comments are as follows:

- The applicant would like to combine the subject area with his property.
- The subject area is approximately 155 feet in length and 10 feet in width for an area of approximately 1,550 square feet.
- The subject area abuts property owned by Northside Baptist Church, whose pastor said that the church does support the abandonment of the subject alleyway.
- The city of Chattanooga has no sanitary sewer infrastructure in the subject area.
- The Transportation Department does not object to the abandonment.
- No utilities object to the abandonment.
- The Planning Commission recommends approval of this petition,

Therefore, I recommend the following: The request for abandonment of said portion of right-of-way be approved with this condition:

- Subject to the retention of a full-width utility easement.

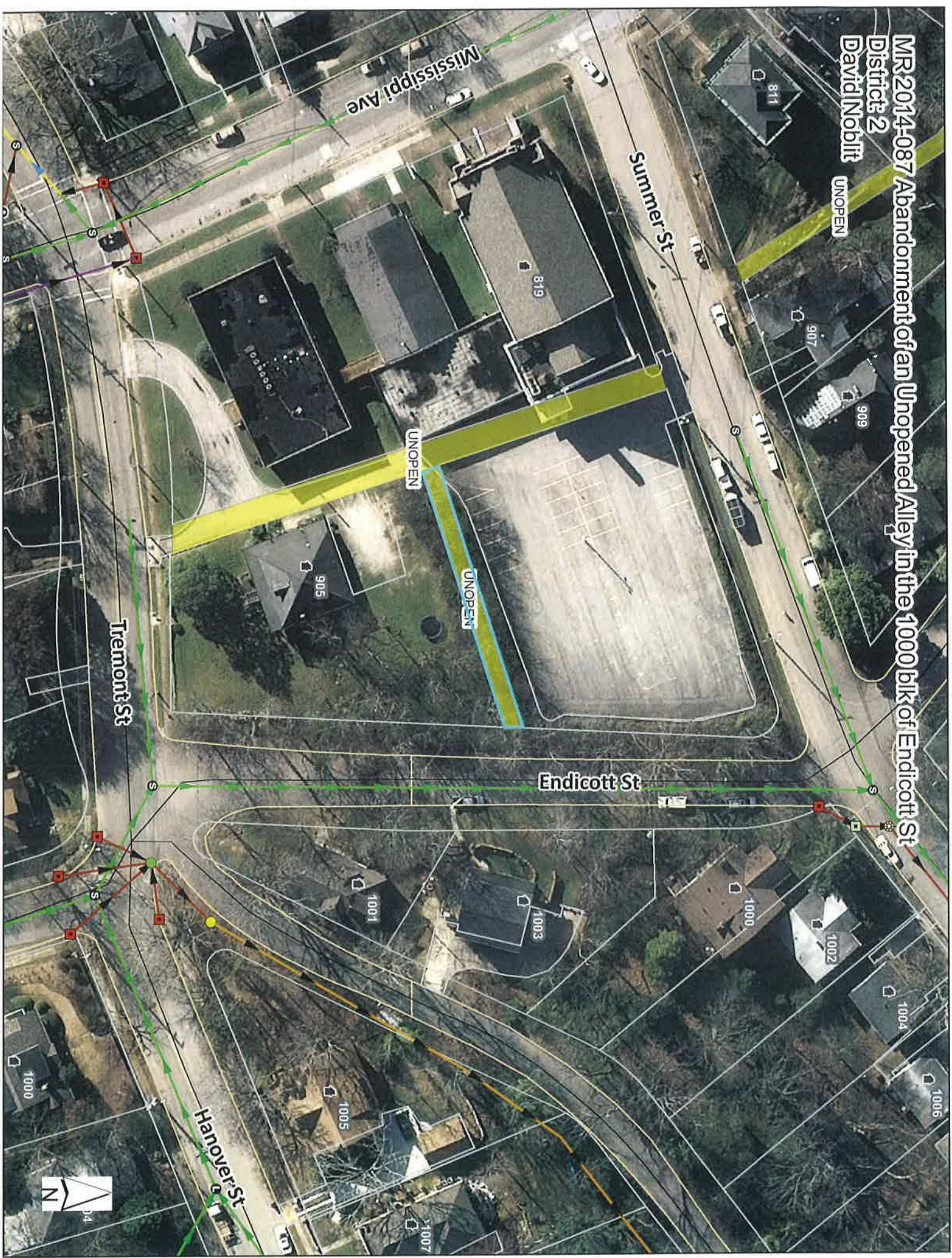
WO# 135269

Chattanooga-Hamilton County Regional Planning Agency

CLOSURE/ABANDONMENT APPLICATION FORM

CASE NUMBER:	MR 2014-087	Date Submitted:	07/14/2014
(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 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: 155 ft x 10 ft
Beginning: on the west line of the 1000 blk of Endicott St thence southwest some 155 feet			
Ending: to the east line of another unopened alley			
2 Property Information			
Property Address:	Alley off of the 1000 blk of Endicott St		
Property Tax Map Number(s):	127P-H-011 and 012		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Not in use/combine with property		
4 Site Characteristics			
Current Zoning:	R-3		
Current Use:	Unopened alley		
Adjacent Uses:	Church/Parking Lot/Residential		
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: David Noblit		Address: 905 Tremont St	
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: 37405	Email:
Phone 1: 423-593-4210	Phone 2:	Phone 3:	Fax: 423-308-0918
6 Property Owner Information (if not applicant)			
Name:		Phone:	
Address:			
Office Use Only:			
Planning District: 8b		Neighborhood: North Shore Neighborhood	
Hamilton Co. Comm. District: 6		Chatt. Council District: 2	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"/>	Deeds
<input checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Plats, if applicable
Total Acres to be considered:			
Deed Book(s): 1205/100, 9846/777			
Plat Book/Page: 3/31		<input checked="" type="checkbox"/>	Notice Signs
		Number of Notice Signs: 1	
<input checked="" type="checkbox"/>	Filing Fee: 350.00	<input checked="" type="checkbox"/>	Cash
		<input checked="" type="checkbox"/>	Check
		Check Number: 3493	
Planning Commission meeting date: 08/11/2014		Application processed by: Jennifer Ware	

MR 2014-087 Abandonment of an Unopened Alley in the 1000 blk of Endicott St
District 2
David Noblit



UNOPEN

UNOPEN

UNOPEN





MR 2014-087 Abandonment of an Unopened Alley in the 1000 blk of Endicott St



122 ft

Chattanooga Hamilton County Regional Planning Agency





MR 2014-087 Abandonment of an Unopened Alley in the 1000 blk of Endicott St



122 ft

Chattanooga Hamilton County Regional Planning Agency



MR-2014-087 City of Chattanooga
August 11, 2014

RESOLUTION

WHEREAS, David Noblit 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 unopened alleyway located off of the 1000 Block of Endicott Street

Abandonment of the unopened Alleyway beginning on the west line of the 1000 Block of Endicott Street, thence southwest approximately 155 feet and ending at the east line of another unopened alleyway running between Summer Street and Hanover Street. Tax Maps 127P-H-011 and 012 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on August 11, 2014,

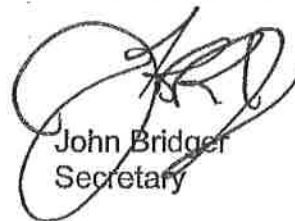
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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 August 11, 2014, recommended to the Members of the City Council of the City of Chattanooga that this petition be approved.

Respectfully submitted,



John Bridger
Secretary

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	MR-2014-087	PC Meeting Date: 08-11-14
Applicant Request:	Closure/abandonment of unopened ALLEY	
Property Location:	Alley off of 1000 blk. Endicott Street and parallel to the back of property at 905 Tremont Street	
Property Owner:	David Noblit	
Applicant:	Same	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant request closure of an unopened alley in order to combine it with his property.

Site Description

The unopened alley, approximately 155 feet in length and 10 feet in width, is located at the rear of 905 Tremont Street (the property of the applicant) and accesses from the 1000 block of Endicott Street. It also abuts property owned by Northside Baptist Church.

Plans/Policies

This site is not within a current adopted 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 3, rights-of-way which are not currently opened or have never been opened. Applications for closure and abandonment on Tier 3 rights-of-way are reviewed using the adopted review factors and according to the tenets of this policy.

The staff recommendation for this request was based on an evaluation of the following review factors:

1. Width of the ROW is 10 feet +/-.
2. Presence of or potential for the location of utilities.
3. Currently not open to traffic.
4. Limited potential for future use.
5. Right-of-way is unpaved and partially forested.
6. Adjacent properties will maintain access off of Tremont Street and Summer Street.
7. The applicant is applying for the closure because the right-of-way is not in use and to combine the right-of-way with his property.

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

Chattanooga-Hamilton County Regional Planning Agency

STAFF CASE REPORT TO PLANNING COMMISSION

regulations, and the landscape ordinance.

RPA Summary

The Regional Planning Agency is recommending approval of the proposed closure because the alley has limited potential for future use and adjacent properties will maintain access off of Tremont Street and Summer Street.