

First Reading: _____
Second Reading: _____

MR-2014-076
Jerry Gamble

ORDINANCE NO. _____

AN ORDINANCE CLOSING AND ABANDONING AN UNOPENED ALLEY BEGINNING AT E. 19TH STREET GOING APPROXIMATELY 603 FEET IN A SOUTHWEST DIRECTION.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That an unopened alley beginning at E. 19th Street, going approximately 603 feet in a southwest direction, 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 part of an unopened alley beginning at East 19th Street and going approximately 603 feet in a southwest direction and ending at the northwest corner of Tax Map No. 156A-J-013. Tax Map Nos. 156A-J-001, 002, 005, 007, 008, 011, 012, 026, 028, 029, 030, 031, 032, 034, and 035.

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

City of Chattanooga



Resolution Request Form

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

Date: February 9, 2015

Preparer: Bert Kuyrkendall

Department: Transportation

Brief Description of Purpose for Resolution:

Resolution Number (if approved by Council):

District 8

A City Council Action is requested to approve the request of Jerry Gamble for abandonment of an unopened alley beginning at E. 19th Street going approximately 603 feet in a southwest direction. As referenced in Case No. MR 2014-076.

RECOMMENDATION IS FOR APPROVAL .

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.

<u>Amount(s)</u>	<u>Grantor(s)</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 ^{BS}

From: Kari Lawman

cc: Bertran Kuyrkendall

Date: February 6, 2015

Re: Jerry Gamble
Case No. MR 2014-076
1500 Block of East 19th Street (District 8)

Abandonment Request: **RECOMMENDATION FOR APPROVAL**

I have completed the review of Jerry Gamble's request for abandonment of an unopened alleyway beginning at East 19th Street and going approximately 603 feet in a southwest direction and ending at the northwest corner of Tax Map 156A-J-013. Tax Maps 1563A-J-001, 002, 005, 007, 008, 011, 012, 026, 028, 029, 030, 031, 032, 034, and 035 as shown on the attached map.

My comments are as follows:

- The City of Chattanooga has no conflicting sewer infrastructure in the subject portion of the unopened alley.
- The Chattanooga Department of Transportation approves of the abandonment.
- No utilities object to the abandonment. (Chattanooga Gas, Comcast, Bell South, TN American Water, EPB,)
- The Planning Commission recommends approval of closure of the unopened alleyway as described.

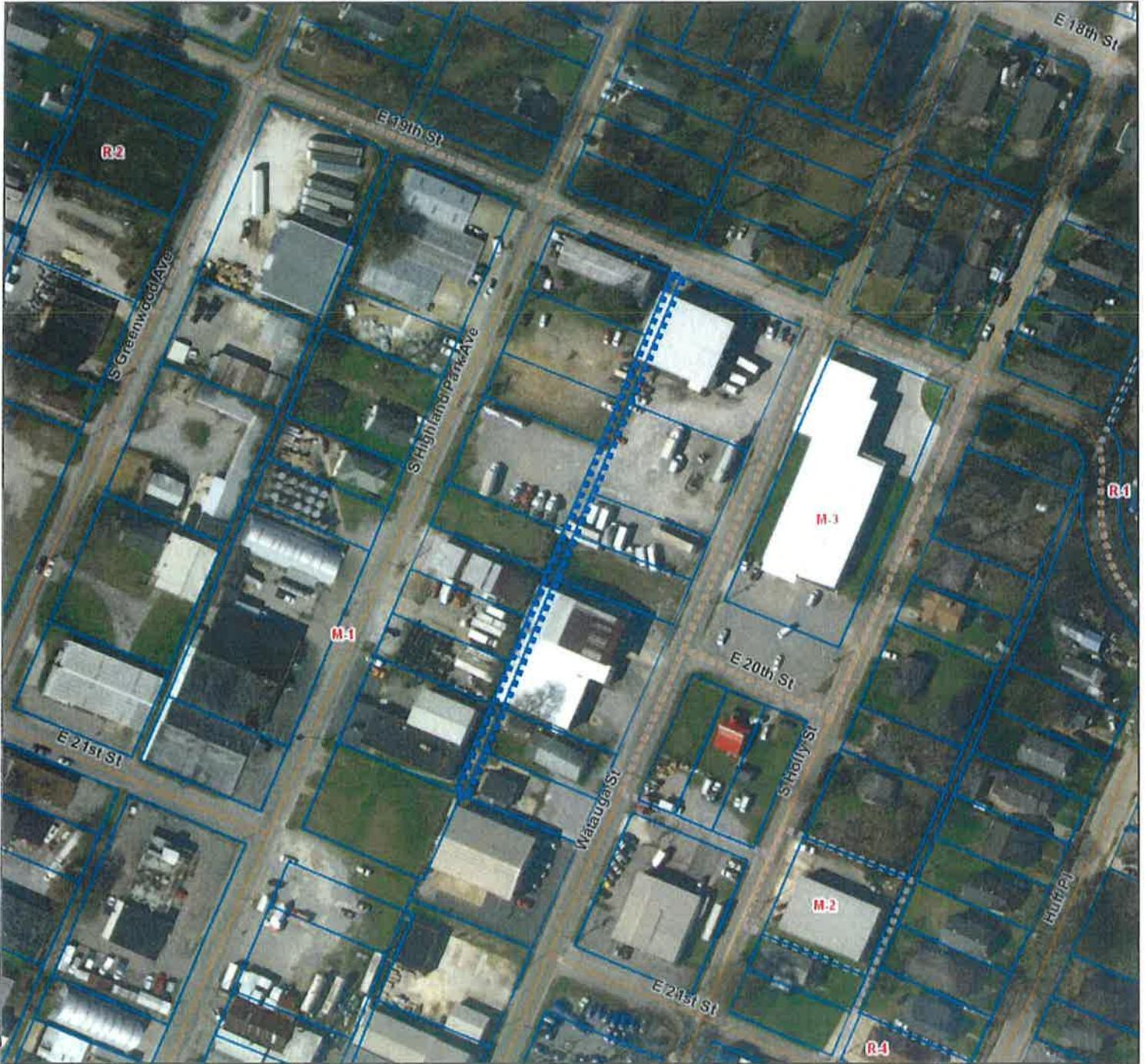
Therefore, I recommend approval of the aforementioned Abandonment Request.

WO# 135266

Chattanooga-Hamilton County Regional Planning Agency

CLOSURE/ABANDONMENT APPLICATION FORM

CASE NUMBER:	MR 2014-076	Date Submitted:	07-09-2014
(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:			
	<input type="checkbox"/> Open	<input checked="" type="checkbox"/> Unopened	Length/Width: 603 x 15
Beginning: at East 19 th Street going in a southwest direction			
Ending: approximately 603 feet plus or minus to end			
2 Property Information			
Property Address:	Alley off the 1500 block of East 19th Street		
Property Tax Map Number(s):	156A-J-001, 002, 005, 006, 007, 008, 011, 012, 026, 028, 029, 030, 031, 032, 034, 035		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Alley abandonment for future building addition and lot line removal to combine all lots		
4 Site Characteristics			
Current Zoning:	M-1		
Current Use:	Industrial/Commercial		
Adjacent Uses:	Industrial/Commercial		
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: Jerry Gamble		Address: 1903 Watauga Street	
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: 37404	Email: truckservice.jgamble@gmail.com
Phone 1: 423-622-8361	Phone 2: 423-488-6695	Phone 3:	Fax: 423-629-5035
6 Property Owner Information (if not applicant)			
Name: Jerry Gamble, Richard Hunter, James Malone, Isaac Duncan, & Billy Hamrick		Phone:	
Address:			
Office Use Only:			
Planning District: 8C		Neighborhood: N/A	
Hamilton Co. Comm. District: 4		Chatt. Council District: 8	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 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): 3131-232, 3961-763, 3804-332, 8168-586, 8337-661, 9833-321, 9282-78, 4890-700, 7968-190			
Plat Book/Page: 6-21		<input checked="" type="checkbox"/> Notice Signs	Number of Notice Signs: 2
<input checked="" type="checkbox"/> Filing Fee: 350.00	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Check	Check Number: 26914
Planning Commission meeting date: 08-11-2014		Application processed by: Marcia Parker	



MR 2014-076 Abandonment of an Unopened Alley in the 1500 Blk of E 19th St



150 ft



MR 2014-076 Abandonment of an Unopened Alley in the 1500 Blk of E 19th St



150 ft

MR-2014-076 City of Chattanooga
August 11, 2014

RESOLUTION

WHEREAS, Jerry Gamble 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 alley off the 1500 block of East 19th Street.

Abandonment of an unopened alleyway beginning at East 19th Street and going approximately 603 feet in a southwest direction and ending at the northwest corner of Tax Map 156A-J-013. Tax Maps 156A-J-001, 002, 005, 006, 007, 008, 011, 012, 026, 028, 029, 030, 031, 032, 034, and 035 as shown on the attached map.

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

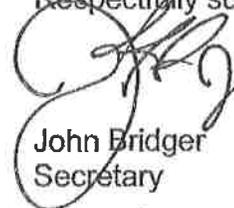
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

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-2014-076	PC Meeting Date: 08-11-14
Applicant Request:	Closure/Abandonment of an unopened ALLEY	
Property Location:	Alley off the 1500 block East 19 th Street	
Property Owner:	Jerry Gamble, Billy Hamrick, Isaac Duncan III, James Malone II, Richard Hunter	
Applicant:	Jerry Gamble	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing abandonment of an alley off the 1500 block East 19th Street for future building addition and lot line removal to combine lots that he owns.

Site Description

The site is an unopened alley approximately 603 feet in length and 15 feet in width. Existing structures have been built on and across the alley.

Zoning History

A section of the alley south of the proposed closure was closed and abandoned by Ordinance 9213 (case 1988-325) in 1989.

Plans/Policies

This site is not within an adopted 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. This right-of-way is Tier 3, rights-of-way which are not currently opened or which 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 15 feet +/-.
2. Presence of or potential for the location of utilities.
3. Currently not open to traffic.
4. Limited potential for future use.
5. Alley is unpaved.
6. Adjacent properties will maintain access off of South Highland Park Avenue and Watauga Street.
7. The applicant is applying for the closure for future building addition and lot line removal to combine lots that he owns.

STAFF CASE REPORT TO PLANNING COMMISSION

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 is recommending approval of the proposed closure because there is limited potential for use of the right-of-way and adjacent properties will maintain access off of South Highland Park Avenue and Watauga Street.