Mandatory Referral: Abandonment
2010-119 City of Chattanooga
September 13, 2010

RESOLUTION

WHEREAS, Page Family Properties 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 5100 block of Calhoun Street.

Abandonment of the 5100 block of Calhoun Street beginning at its intersection with the south line of the 1500 block of East 51st Street thence southwardly some 128 feet to a dead-end being the Georgia State Line. Said street separates Lot 10, Block 6 from Lot 1, Block 13, Boulevard Park Addition, Plat Book 5, Page 50, ROHC. Tax Map 168P-C-010 and 011 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on September 13, 2010,

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 13, 2010, recommended to the Members of the City Council of the City of Chattanooga that this petition be denied.

Respectfully submitted,

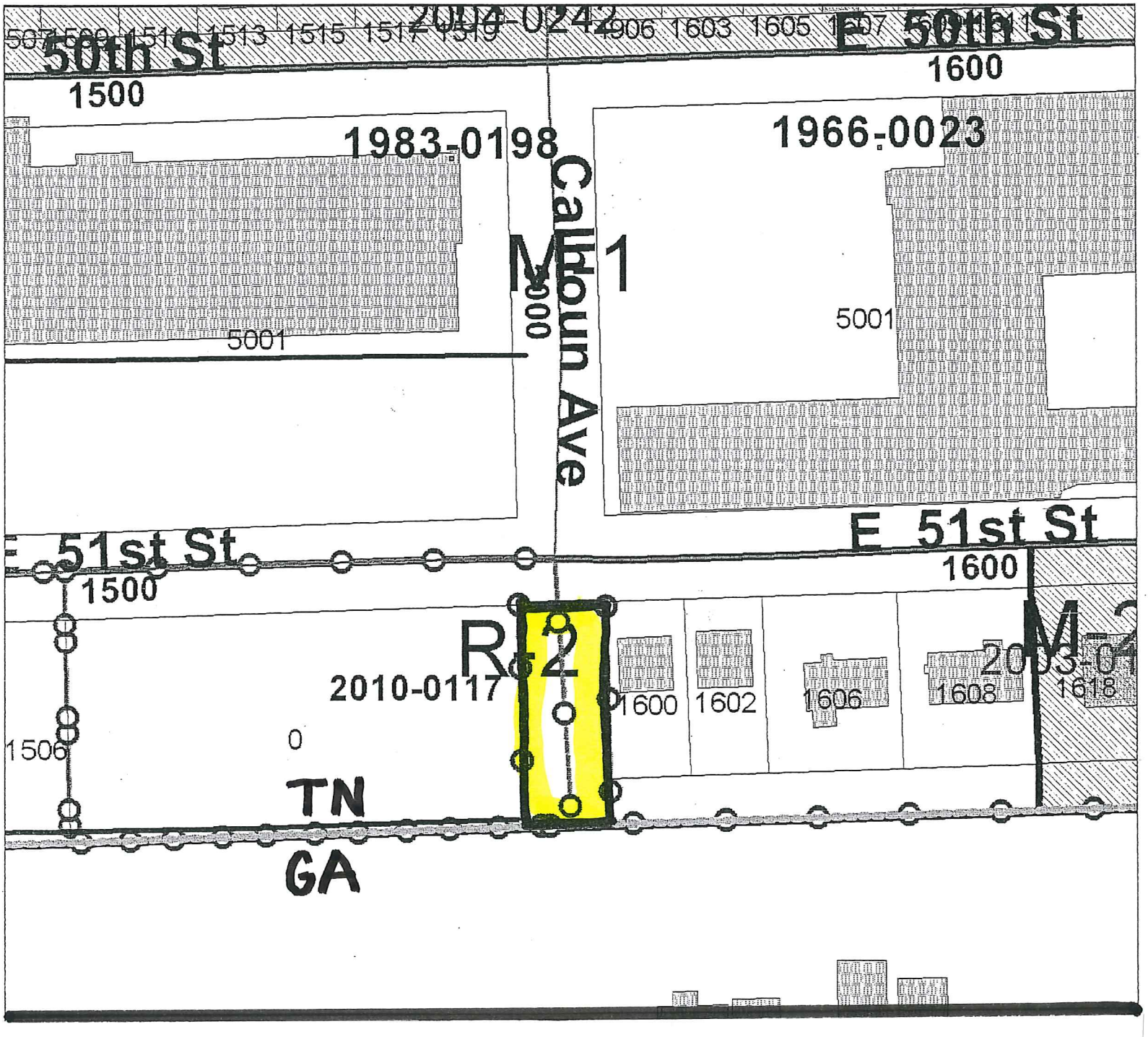
Karen Rennich

Karen Rennich
Interim Secretary

CHATTANOOGA - HAMILTON COUNTY REGIONAL PLANNING AGENCY

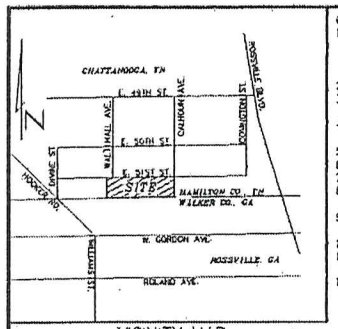
CHATTANOOGA
CASE NO.: 2010-0119
PC MEETING DATE: 9/13/2010
MR ABANDON STREET R-O-W

1 in. = 80.0 feet



PLANNING COMMISSION RECOMMENDATION FOR CASE NO. 2010-119: Deny

2010-119



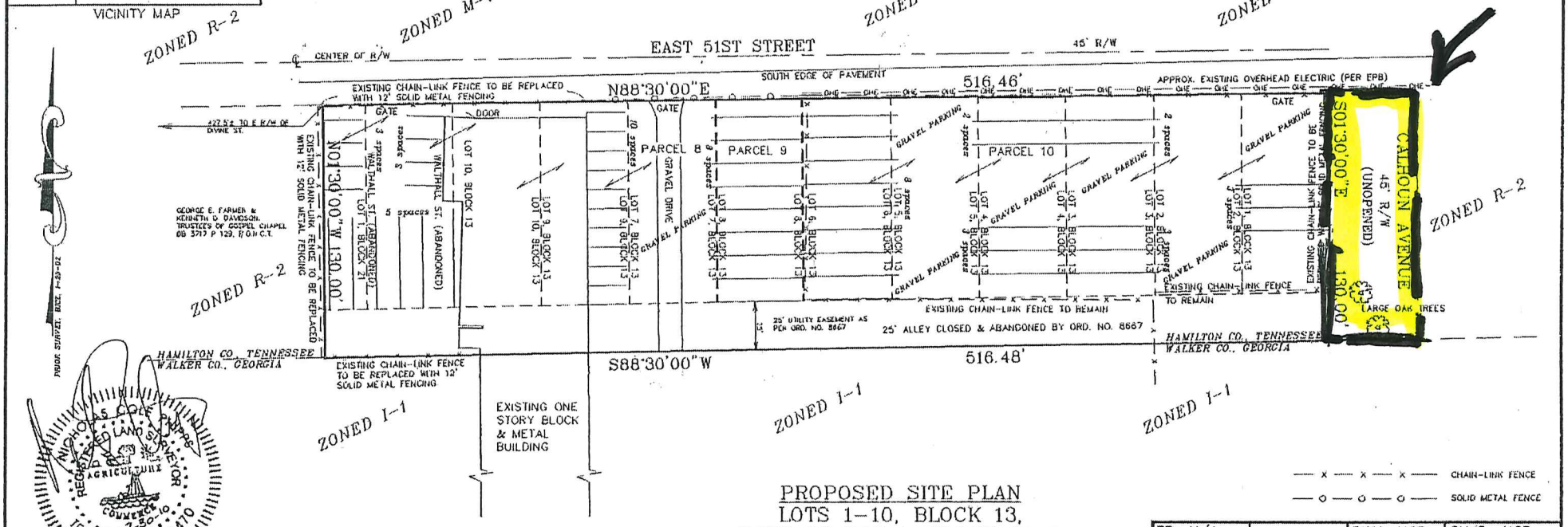
VICINITY MAP

GENERAL SITE NOTES:
1. OWNER(S): PAGE FAMILY PROPERTIES, LLC, JAMES C. & JOHNNIE F. PAGE
   P.O. BOX 2404
   CHATTANOOGA, TN 37409
   (423) 309-4316 (RUBY PAGE)
2. TAX MAP 168-P "C" 8, 9 & 10
3. AREA: PARCEL 8: 0.60± AC., PARCEL 9: 0.13± AC., PARCEL 10: 0.81± AC.; TOTAL 1.54± AC.
4. NO UTILITIES LOCATED AT THIS TIME. UTILITIES SHOWN HEREON PROVIDED BY INFORMATION AND/OR DOCUMENTS PRESENTED TO SURVEYOR.
5. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. CURRENT ZONING: R-2; REQUESTED ZONING: M-1.
7. NO NEW UTILITIES PROPOSED.
8. EXISTING CHAIN-LINK FENCE SHOWN HEREON TO BE REPLACED ON NORTH, EAST AND WEST BOUNDARIES WITH 12' HIGH SOLID METAL FENCING.
9. PROPOSED SITE TO MEET LANDSCAPE ORDINANCE & OTHER TYPICAL LAND DEVELOPMENT OFFICE/ENGINEERING REQUIREMENTS.
10. ALL EXISTING TREES AND VEGETATION TO BE RETAINED.
11. LANDSCAPING TO BE DONE BY PAGE FAMILY PROPERTIES, LLC AND THE BARN NURSERY.
12. ALL PARKING LOTS ARE GRAVEL.

CASE NOTES (CASE NO. 2010-069):
1. TAX MAP 168-P "C" 8 & 9
2. AREA: PARCEL 8: 0.60± ACRES, PARCEL 9: 0.13± ACRES TOTAL OF 0.73± AC.)
2. PROPERTY ADDRESS: 1500-1506 E. 51ST ST.
3. APPLICANT REQUEST: REZONING FROM CURRENT R-2 TO REQUESTED M-1.
4. PROPOSED DEVELOPMENT/USE: VEHICLE/HEAVY EQUIPMENT STORAGE & MAINTENANCE.
5. DESCRIPTION: REUSE EXISTING BUILDING (APPROX. 8,320 SF ON TN SIDE).
6. TRASH TO BE PICKED UP ONCE A WEEK BY SERVICE ON GA SIDE (DUMPSTER).
7. OPERATING HOURS: MONDAY-SATURDAY, 8 A.M. TO 6 P.M.
8. NO OUTSIDE STORAGE.
9. —— X —— X —— EXISTING 6' HIGH CHAIN-LINK FENCE WITH VEGETATION.
10. —— O —— O —— EXISTING 8' HIGH SOLID METAL FENCING.
11. REPLACE EXISTING 6' HIGH CHAIN-LINK FENCE WITH 12' SOLID METAL FENCING FOR ADEQUATE LANDSCAPE, SIGHT SCREENING & NOISE REDUCTION BUFFERS TO REDUCE NEGATIVE IMPACTS TO THE SURROUNDING NEIGHBORHOOD.

CASE NOTES (CASE NO. 2010-117):
1. TAX MAP 168-P "C" 10
2. PROPERTY ADDRESS: 1562 E. 51ST ST.
3. APPLICANT REQUEST: REZONING FROM CURRENT R-2 TO REQUESTED M-1.
4. PROPOSED DEVELOPMENT/USE: VEHICLE PARKING AND HEAVY EQUIPMENT; PROPERTY ADJOINS CASE NO. 2010-069 (1500-1506 E. 51ST ST.).
5. 6' FENCED WITH VEGETATION.
6. GRAVEL LOT.
7. HOURS OF OPERATION: MONDAY-SATURDAY, 8 A.M. TO 6 P.M.
8. REPLACE EXISTING 6' HIGH CHAIN-LINK FENCE WITH 12' SOLID METAL FENCING FOR ADEQUATE LANDSCAPE, SIGHT SCREENING & NOISE REDUCTION BUFFERS TO REDUCE NEGATIVE IMPACTS TO THE SURROUNDING NEIGHBORHOOD.

CASE NOTES (CASE NO. 2010-119):
1. PROPERTY INFORMATION: CLOSING AND ABANDONING OF UNOPENED 5100 BLOCK OF CALHOUN AVENUE (45' R/W) (ADJOINING PARCEL 10, CASE NO. 2010-117).
2. AREA AFFECTED: 45'x130'=0.13± ACRES.
3. CURRENT USE: CURRENTLY IN USE BY THE ADJACENT LAND OWNER AT 1600 E. 51ST ST.
4. AFFECTED AREA TO REMAIN AS A BUFFER.
5. EXISTING LARGE OAK TREES AND VEGETATION ON FENCING.



NICHOLAS COCK CAMPBELL
REGISTERED LAND SURVEYOR
AGRICULTURE COMMERCE
TENNESSEE NO. 2470
87-50-10

NOTE: THIS DRAWING IS NOT COPYRIGHTED SO COPY AWAY.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PROPOSED SITE PLAN
LOTS 1-10, BLOCK 13,
PART OF LOT 1, BLOCK 21 &
AN ABANDONED PORTION OF
HENDERSON (WALTHALL) STREET
PLAT BOOK 5 PAGE 50
DEED BOOK 8877 PAGE 344
DEED BOOK 9207 PAGE 17
CITY OF CHATTANOOGA
HAMILTON COUNTY, TENNESSEE

—— X —— X —— X —— CHAIN-LINK FENCE
—— O —— O —— O —— SOLID METAL FENCE

FB: N/A		DWN: NCP	CHKD: NCP
SCALE: 1"=50'	DATE: 07-30-10	PJ. NO: 09-2013B	

Action Survey & Development Company
515 AIRPORT ROAD, SUITE 105
CHATTANOOGA, TENNESSEE 37421
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