



Hamilton County Board of Commissioners RESOLUTION

No. 1016-23

P.C. NO. 2016-128)

A RESOLUTION GRANTING THE ABANDONMENT OF TWO (2) PORTIONS OF THE 1000 BLOCK OF LITTLE SORREL ROAD

WHEREAS, Fatherson Partnership Two petitioned the Chattanooga-Hamilton County Regional Planning Commission to grant the abandonment of two (2) portions of the 1000 block of Little Sorrel Road, and said Planning Commission after hearing recommended that this petition be approved; and

WHEREAS, Fatherson Partnership Two requested that the County Commission consider said petition and notice has been published in a newspaper in general circulation in Hamilton County that the County Commission will hold a public hearing on October 19, 2016, concerning the passage of this Resolution as required by law, and such hearing having been held.

NOW, THEREFORE, BE IT RESOLVED, BY THIS COUNTY LEGISLATIVE BODY IN SESSION ASSEMBLED: That the zoning regulations of Hamilton County be amended granting the abandonment of two (2) portions of the 1000 block of Little Sorrel Road. Abandonment of two (2) portions of right-of-way within the 1000 block of Little Sorrel Road recorded in the Final Plat of Stonewall Farm Subdivision in Plat Book 99, Page 82, R.O.H.C. The two (2) portions to be abandoned are described within Exhibit "A" and Exhibit "B" as shown on each exhibit right-of-way survey prepared by Richmond Surveying Company, dated 7-21-2016 and made part of the case file. Tax Map 092 Parcel 063, 092G-J-039 and 092G-K-065.

BE IT FURTHER RESOLVED, THAT THIS RESOLUTION TAKE EFFECT FROM AND AFTER ITS PASSAGE, THE PUBLIC WELFARE REQUIRING IT.

CERTIFICATION OF ACTION

Approved:

Rejected:

Approved:

Vetoed:

County Clerk

County Mayor

October 19, 2016

Date

MR-2016-128 Hamilton County
September 12, 2016

RESOLUTION

WHEREAS, Fatherson Partnership Two, petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the County Mayor and Members of the County Commission the abandonment of two (2) portions of the 1000 block of Little Sorrel Road.

Abandonment of two (2) portions of right-of-way within the 1000 block of Little Sorrel Road recorded in the Final Plat of Stonewall Farm Subdivision in Plat Book 99, Page 82, R.O.H.C. The two (2) portions to be abandoned are described within Exhibit "A" and Exhibit "B" as shown on each exhibit right-of-way survey prepared by Richmond Surveying Company, dated 7-21-2016 and made part of the case file. Tax Map 092 Parcel 063, 092G-J-039 and 092G-K-065.

AND WHEREAS, the Planning Commission held a public hearing on this petition on September 12, 2016,

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

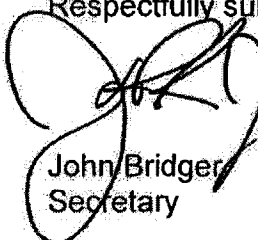
AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development,

AND WHEREAS, the Planning Commission has determined that the proposal is would not set a precedent for future requests.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on September 12, 2016, recommended to the County Mayor and Members of the County Commission that this petition be approved.

Respectfully submitted,



John Bridger
Secretary



MR 2016-128 Abandonment

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. MR-2016-128:
Approve.



175 ft



Chattanooga Hamilton County Regional Planning Agency



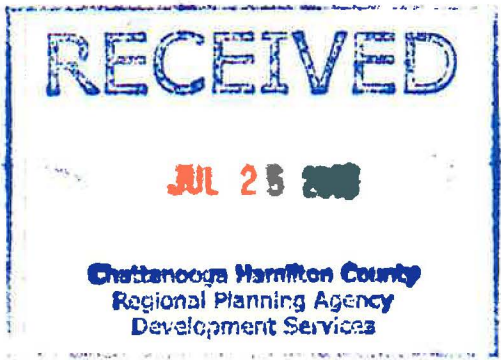
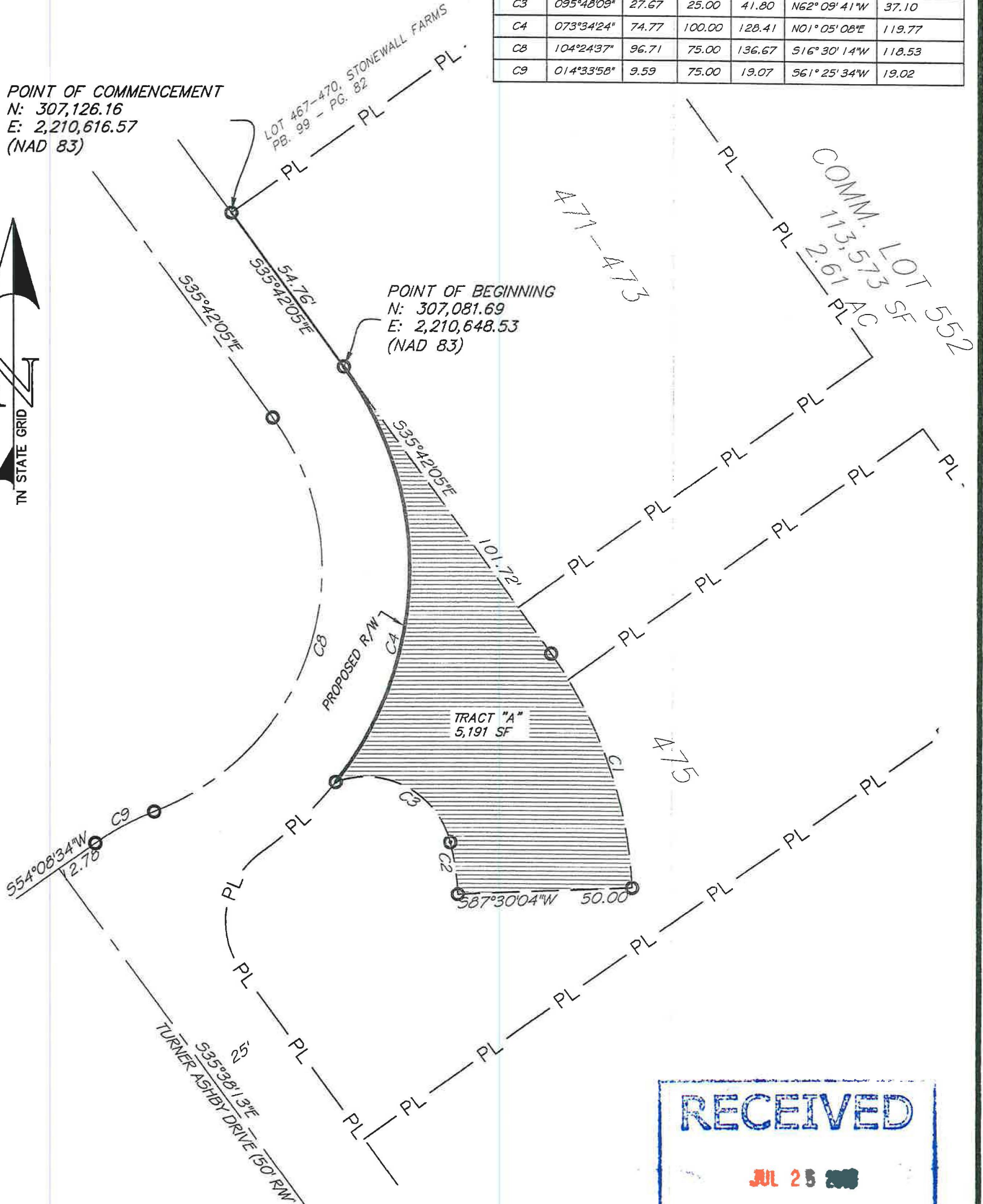
NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THE RIGHT OF WAY TO BE ABANDONED BY THE CITY OF CHATTANOOGA AND CONVEYED TO FATHERSON PARTNERSHIP.
2. THIS SURVEY SHOWS THE AREA TO BE ABANDONED BASED ON THE PRESENT RIGHT OF WAY OF LITTLE SORREL ROAD AS PER PLAT RECORDED IN PLAT BOOK 99, PAGE 82, ROHCT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON TN. STATE GRID AND WAS OBTAINED USING SATELLITE OBSERVATION.

Curve Table						
Curve #	Delta	Tangent	Radius	Length	CH. BEARING	CH. DISTANCE
C1	033°12'08"	37.27	125.00	72.44	S19°06'01"E	71.43
C2	011°45'39"	7.72	75.00	15.39	N08°22'46"W	15.37
C3	095°48'09"	27.67	25.00	41.80	N62°09'41"W	37.10
C4	073°34'24"	74.77	100.00	128.41	N01°05'08"E	119.77
C8	104°24'37"	96.71	75.00	136.67	S16°30'14"W	118.53
C9	014°33'58"	9.59	75.00	19.07	S61°25'34"W	19.02

POINT OF COMMENCEMENT
 N: 307,126.16
 E: 2,210,616.57
 (NAD 83)

POINT OF BEGINNING
 N: 307,081.69
 E: 2,210,648.53
 (NAD 83)



I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1/10,000, AS SHOWN HEREON, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHMOND SURVEYING CO.
 363 1st STREET, SW
 CLEVELAND, TN. 37311
 PHONE: (423) 479-7749

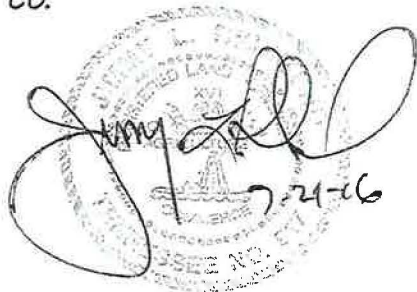


Exhibit "A"

RIGHT-OF-WAY SURVEY

PLAT OF A SURVEY TO SHOW THE ABANDONMENT OF A PORTION OF LITTLE SORREL ROAD RIGHT OF WAY, LYING IN THE THIRD CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE.

DATE: 7-21-2016

SCALE: 1" = 30'



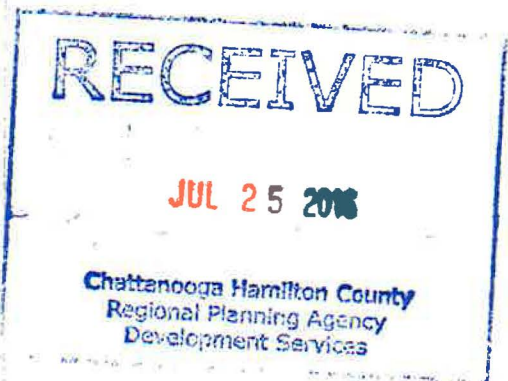
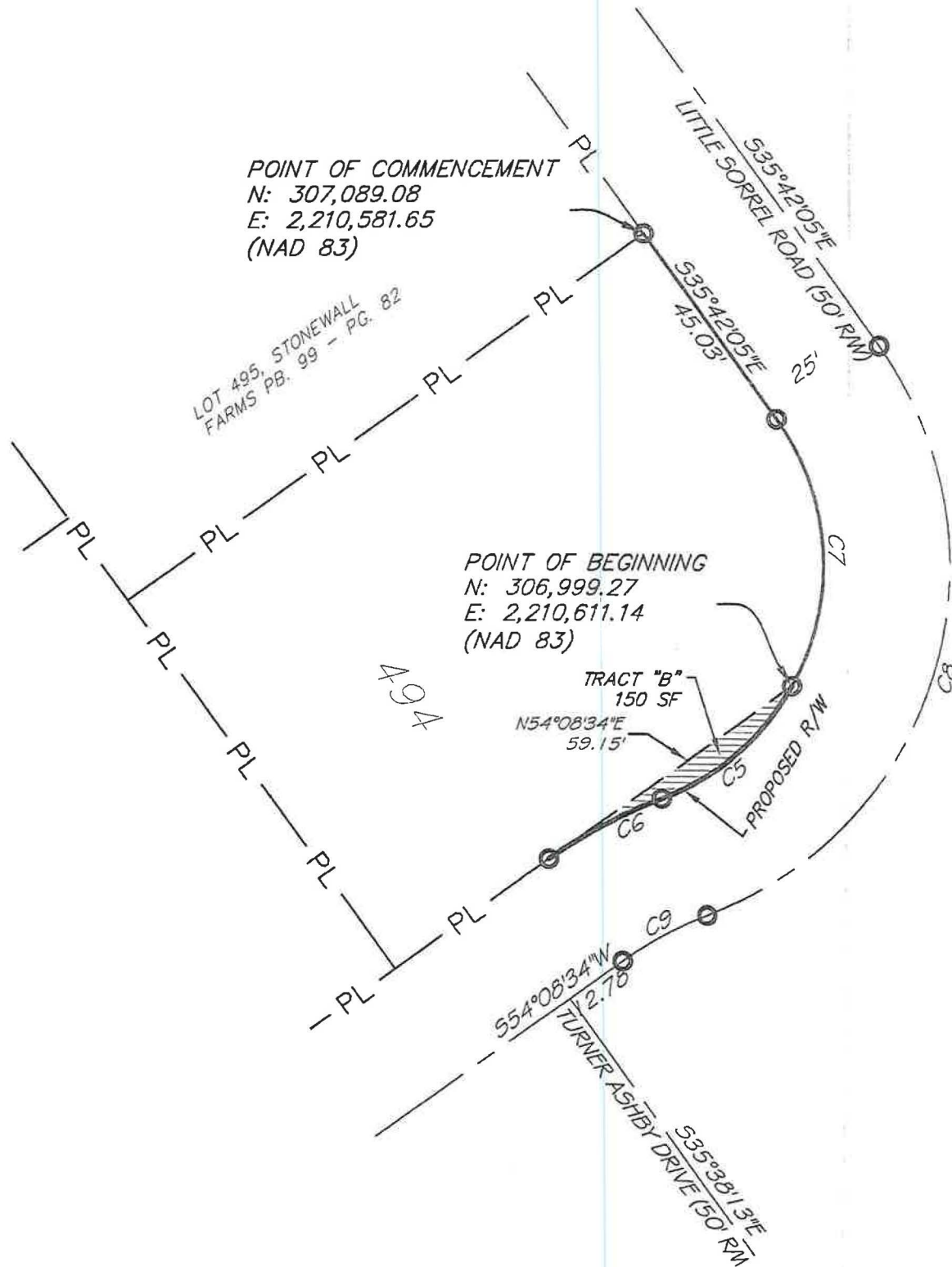
1" = 30'

RE: MR 2016-128

NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SHOW THE RIGHT OF WAY TO BE ABANDONED BY THE CITY OF CHATTANOOGA AND CONVEYED TO FATHERSON PARTNERSHIP.
2. THIS SURVEY SHOWS THE AREA TO BE ABANDONED BASED ON THE PRESENT RIGHT OF WAY OF LITTLE SORREL ROAD AS PER PLAT RECORDED IN PLAT BOOK 99, PAGE 82, ROHCT.
2. BEARINGS FOR THIS SURVEY ARE BASED ON TN. STATE GRID AND WAS OBTAINED USING SATELLITE OBSERVATION.

Curve Table						
Curve #	Delta	Tangent	Radius	Length	CH. BEARING	CH. DISTANC
C5	039°56'04"	18.17	50.00	34.85	S48°44'31"W	34.15
C6	014°33'58"	12.78	100.00	25.42	S61°25'34"W	25.35
C7	064°28'33"	31.53	50.00	56.27	S03°27'48"E	53.34
C8	104°24'37"	96.71	75.00	136.67	S16°30'14"W	118.53
C9	014°33'58"	9.59	75.00	19.07	S61°25'34"W	19.02



I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1/10,000, AS SHOWN HEREON, AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHMOND SURVEYING CO.
 363 1st STREET, SW
 CLEVELAND, TN. 37311
 PHONE: (423) 479-7749

Exhibit "B"

RIGHT-OF-WAY SURVEY
 PLAT OF A SURVEY TO SHOW THE ABANDONMENT OF A PORTION OF LITTLE SORREL ROAD RIGHT OF WAY, LYING IN THE THIRD CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE.

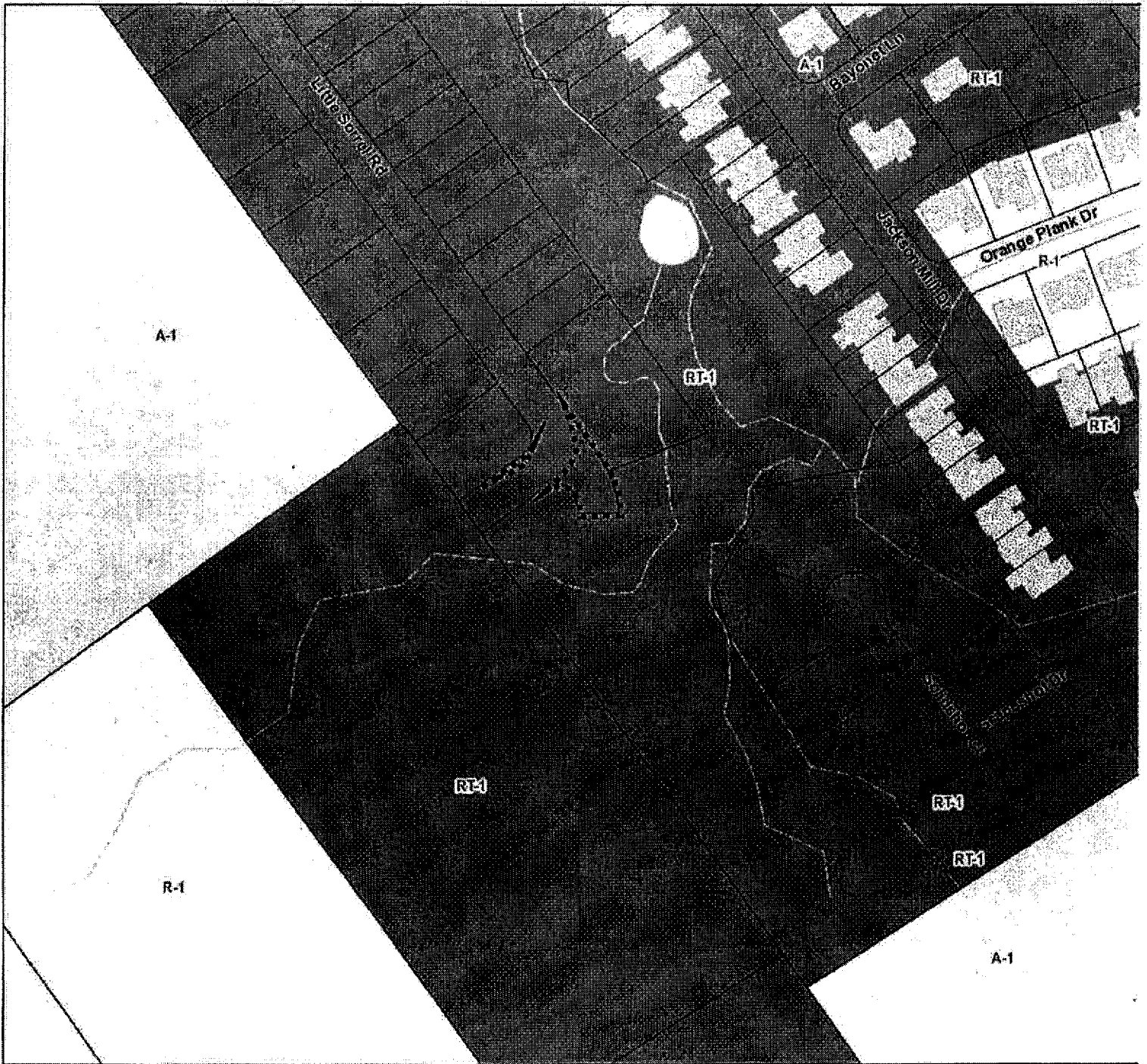
DATE: 7-21-2016

SCALE: 1" = 30'



1" = 30'

RE: MR 2016-128



MR 2016-128 Abandonment

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. MR-2016-128:
Approve.



175 ft



Chattanooga Hamilton County Regional Planning Agency



PLANNING COMMISSION CASE REPORT

Case Number: MR 2016-128

PC Meeting Date: 09-12-16

Applicant Request

Mandatory Referral to Abandon and Close a Street Right-Of-Way

Property Location:	100 block of Little Sorrel Road
Property Owner:	Fatherson Partnership Two
Applicant:	Fatherson Partnership Two

Project Description

- Proposal: Applicant is requesting closure and abandonment of right-of-way due to change in road geometry.

Site Analysis

Site Description

- Location: Two (2) Portions of the 1000 block of Little Sorrel Rd Right-of-way
- Tiers: There is an existing roadway here which categorizes this request as Tier 1. Tier 1 is defined as, "Rights-of-way 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."

Plans/Policies/Regulations

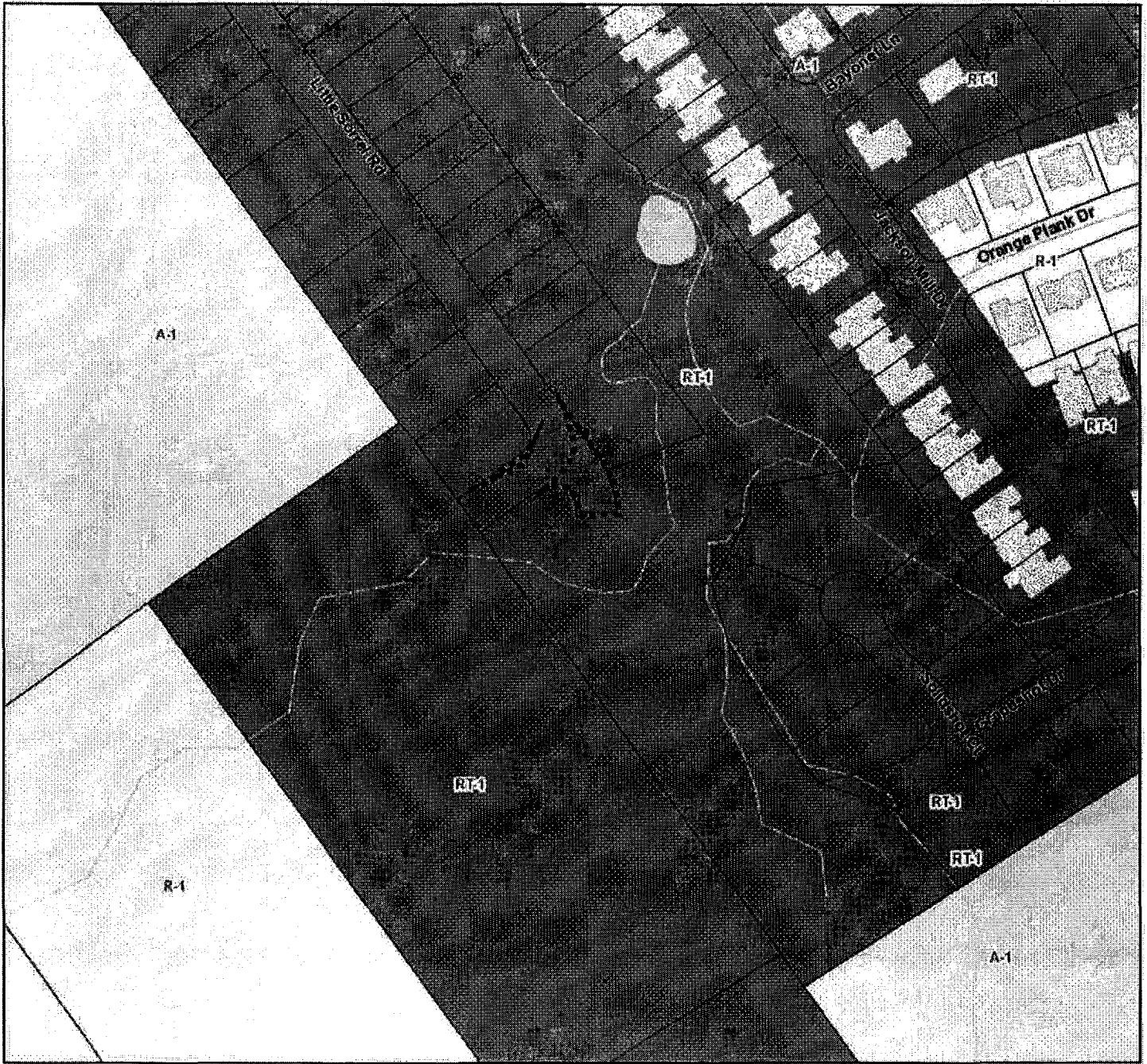
- Tennessee Code Annotated (13-4-104) requires the Planning Commission to review the widening, narrowing, relocation, vacation, change in use, acceptance, acquisition, sale or lease of any street or public way, ground, place, property or structure. Failure of the Planning Commission to act within 30 days shall be deemed an approval.
- The City of Chattanooga Right-Of-Way Closure and Abandonment Policy, adopted by the City Council on February 4, 1997 (Resolution #21267), gives guidance regarding alley and street right-of-way closure and abandonment requests. The intent of the policy is to retain rights-of-way for public use and only to recommend the permanent closure and abandonment of rights-of-way when it is concluded that the public has no further need to retain the right-of-way and that its abandonment is necessary to achieve a significant private or public interest.

Key Findings

- The proposal is consistent with the development form of the area.
- The proposal would not set a precedent for future requests.

Staff Recommendation

Approve



MR 2016-128 Abandonment

Chattanooga Hamilton County Regional Planning Agency

175 ft