

First Reading: November 17, 2020
Second Reading: November 24, 2020

MR-2020-0132
Campbell Lewis
SSP Lucey LLC
Districts 8 & 9

ORDINANCE NO. 13624

AN ORDINANCE CLOSING AND ABANDONING MULTIPLE RIGHT-OF-WAYS: (1) PART OF THE 900 BLOCK OF BLUFF STREET; (2) PART OF THE 700 BLOCK OF BLUFF STREET; (3) PART OF THE 1300 BLOCK OF ANDERSON AVENUE; (4) PART OF THE 1300 BLOCK UNNAMED ALLEY; AND (5) PORTIONS OF RIGHT-OF-WAY OF THE 1300 BLOCK OF ANDERSON AVENUE, AS DETAILED ON THE ATTACHED MAP, SUBJECT TO CERTAIN CONDITIONS.

SECTION 1. BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That multiple right-of-ways: (1) part of the 900 block of Bluff Street; (2) part of the 700 block of Bluff Street; (3) part of the 1300 block of Anderson Avenue; (4) part of the 1300 block unnamed alley; and (5) portions of right-of-way of the 1300 block of Anderson Avenue, as detailed on the attached map, be and are hereby closed and abandoned:

Abandonment of part of the unopened 900 block of Bluff Street beginning at the southwest corner of Tax Map 146J-D-014 thence some 315 feet northwest to a point being some 5 feet west of the southwest corner of Tax Map 146J-D-011. Said street separates Lot 1, Final Plat of the Troxler Subdivision on Greenwood Avenue, Plat Book 118, Page 30, ROHC, from Lot 1, Final Plat of the Lucey Boiler Subdivision on Bluff Street, Plat Book 118, Page 14, ROHC. Tax Map Nos. 146J-D-001 and 012.

Abandonment of part of the unopened 700 block of Bluff Street beginning at the southwest corner of Tax Map 146J-D-002 thence some 144.10 feet northwest to its intersection with the south line of the 1300 block of Union Avenue. Said street separates Lot 43, Block 44, James Addition to Highland Park Number 2, Plat Book 4, Page 3, ROHC from Lot 1, Final Plat of the Lucey Boiler Subdivision on Bluff Street, Plat Book 118, Page 14, ROHC. Tax Map Nos. 146J-D-001 and 002.

Abandonment of part of the 1300 block of Anderson Avenue beginning at its intersection with the north line of the 1300 block of Bennett Street thence southeast some 400 feet to its intersection with the west line of the 1300 block of Anderson Avenue. Said part of said avenue separates Lots 65 thru 68, 74 and 75, Block C, Subdivision of Block C, James Addition to Highland Park Number 2, Plat Book 4, Page 3, from Lot 1, Final Plat of the Lucey Boiler Subdivision on Bluff Street, Plat Book 118, Page 14, ROHC. Tax Map Nos. 146J-D-001, 146O-A-004, 008 and 009.

Abandonment of an unnamed alley beginning at the northwest corner of Tax Map 146O-A-004 thence southeast some 102 feet to the northeast corner of said tax map. Said alley separates Lots 65 from Lots 72 thru 75, Block C, Subdivision of Block C of the James Addition to Highland Park Number 2, Plat Book 4, Page 3, ROHC. Tax Map Nos. 146O-A-004 thru 008.

Abandonment of a 14 foot wide part of the south right of way of the 1300 block of Anderson Avenue beginning at the northwest corner of 146O-A-010 thence 130 feet southeast to the northeast corner of said tax map. Said portion of said right of way separates Lot 31, Block 29, James Addition to Highland Park, Plat Book 3, Page 7, ROHC from the 1300 block of Anderson Avenue. Tax Map No. 146O-A-010.

Abandonment of a 12.5 foot wide part of the north right of way of the 1300 block of Anderson Avenue beginning with the southwest corner of 146J-D-014 thence 125 feet northwest to a point in the east property line of Tax Map 146J-D-001. Said portion of said right of way separates Lot 1, Final Plat of the Lucey Boiler Subdivision on Bluff Street, Plat Book 118, Page 14, ROHC from the 1300 block of Anderson Avenue. Tax Map No. 146J-D-001.

Abandonment of a 7.5 foot wide part of the south right of way of the 1300 block of Anderson Avenue beginning with the west line of an opened alley thence northwest 115 feet to the east line of Tax Map No. 146J-D-001.

SECTION 2. BE IT FURTHER ORDAINED, that this abandonment shall be subject to

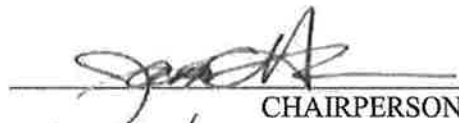
the following conditions:

- 1) The applicant shall obtain necessary permits and approvals from the City of Chattanooga Land Development Office as required for any subsequent construction work. Please note Council action for this item does not constitute a permit for construction work nor does it constitute technical approval of the street concepts attached to this abandonment;
- 2) Subject to the owner/developer's dedication of new right-of-way and construction of a public street network meeting the intent of the attached, providing north-south connectivity from Bennett Avenue to Union Avenue and connectivity to S. Greenwood Avenue via Anderson Avenue improvements; and
- 3) Subject to the retention of full-width utility easement(s) as required by said utilities, including but not limited to Tennessee American Water, as attached and in the location specified on the utility cards attached with this Ordinance. Easements may not apply to all right-of-way locations. Alignment and widths shall be coordinated with the respective utility to conform to existing utility locations.

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: November 24, 2020

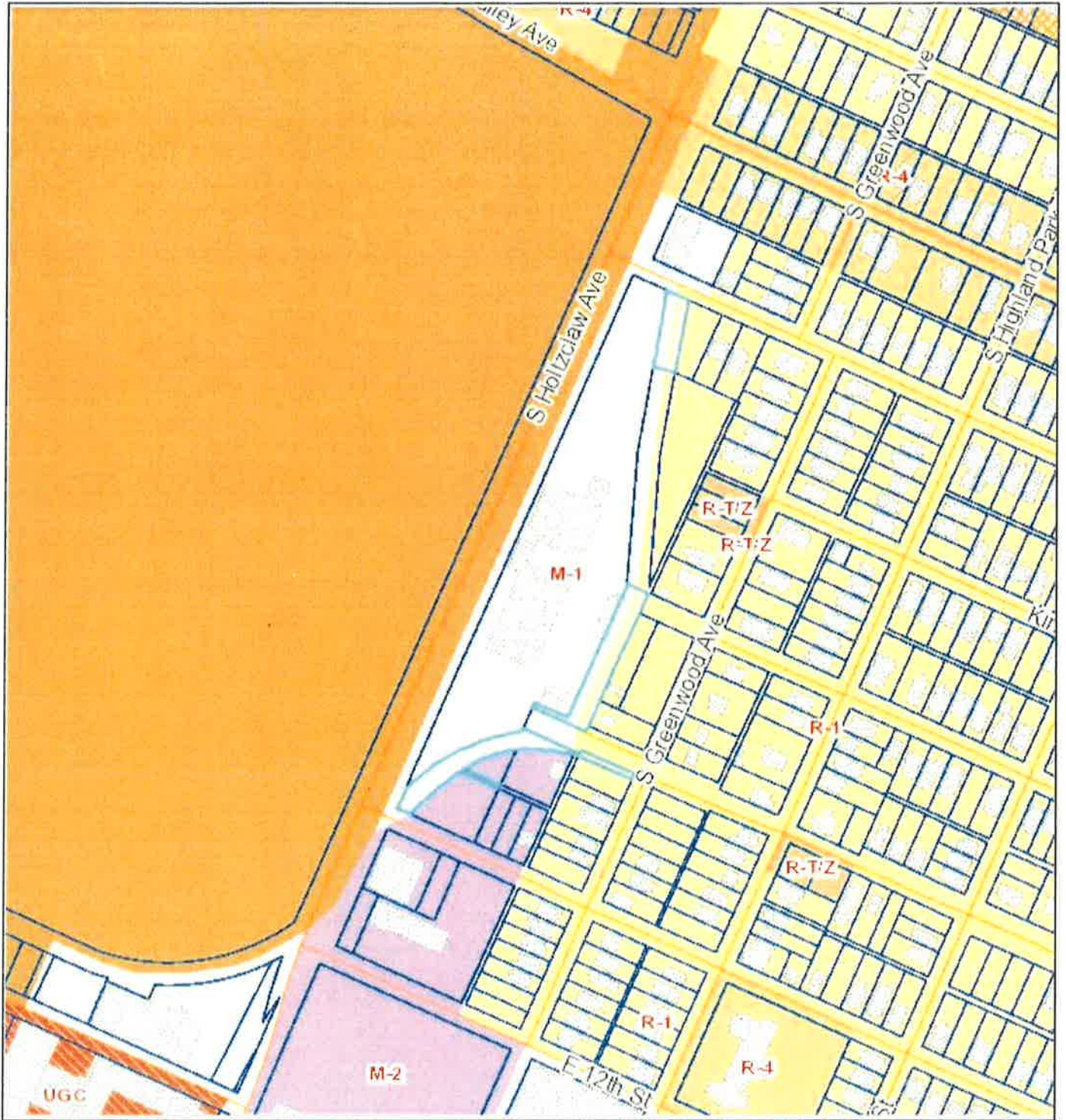

CHAIRPERSON

APPROVED: DISAPPROVED:

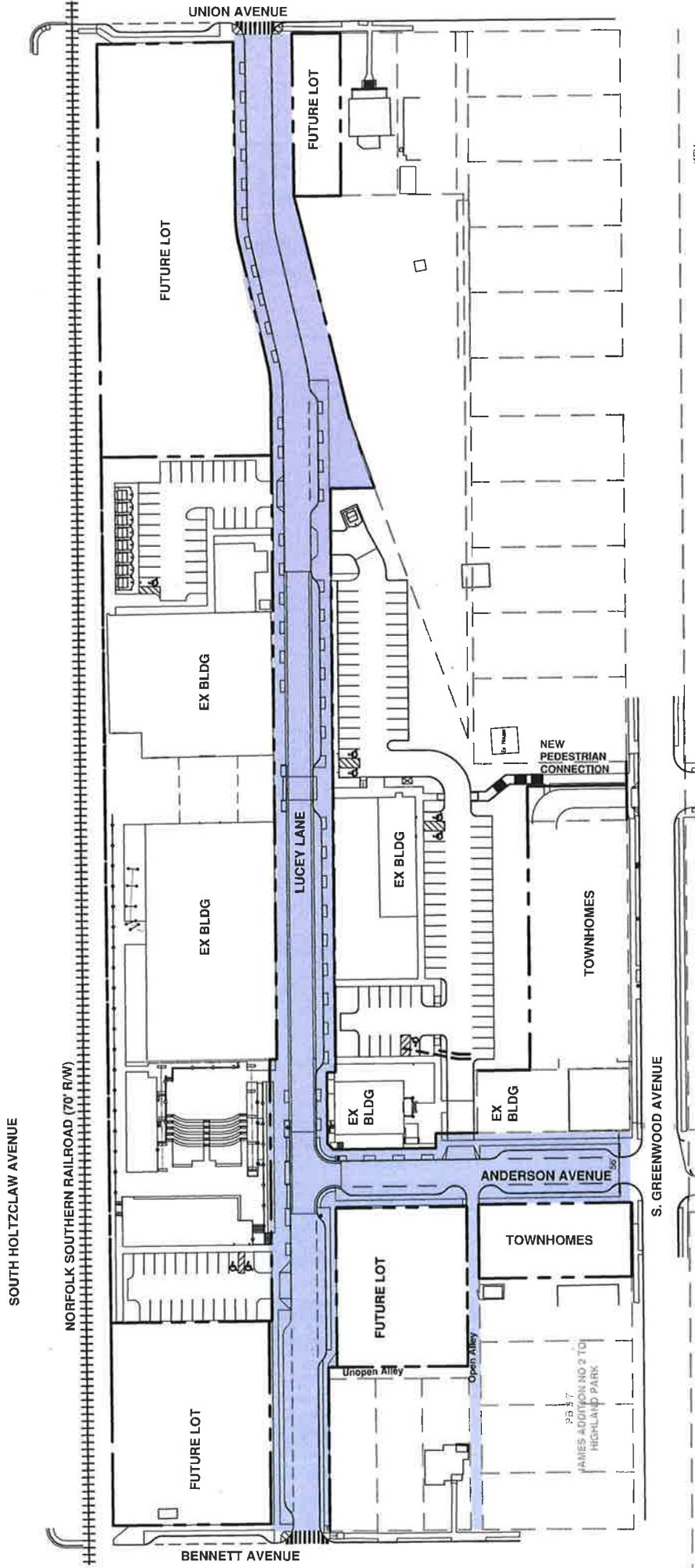

MAYOR

/mem

MR 2020-0132 Abandonment



PLANNING COMMISSION RECOMMENDATION
FOR CASE NO.MR-2020-0132: Approve.



KEY:
 PROPOSED R/W'S

Mandatory Referral
Lucey Quarter Mixed-Use
 901 S. Holtzclaw Avenue
 Chattanooga, TN
 NEW RIGHTS OF WAY
 EX-4
 11/02/20



SOUTH HOLTZCLAW AVENUE

NORFOLK SOUTHERN RAILROAD (70' R/W)

UNION AVENUE

FUTURE LOT

FUTURE LOT

EX BLDG

EX BLDG

LUCEY LANE

EX BLDG

NEW PEDESTRIAN CONNECTION

TOWNHOMES

EX BLDG

EX BLDG

ANDERSON AVENUE

S. GREENWOOD AVENUE

FUTURE LOT

FUTURE LOT

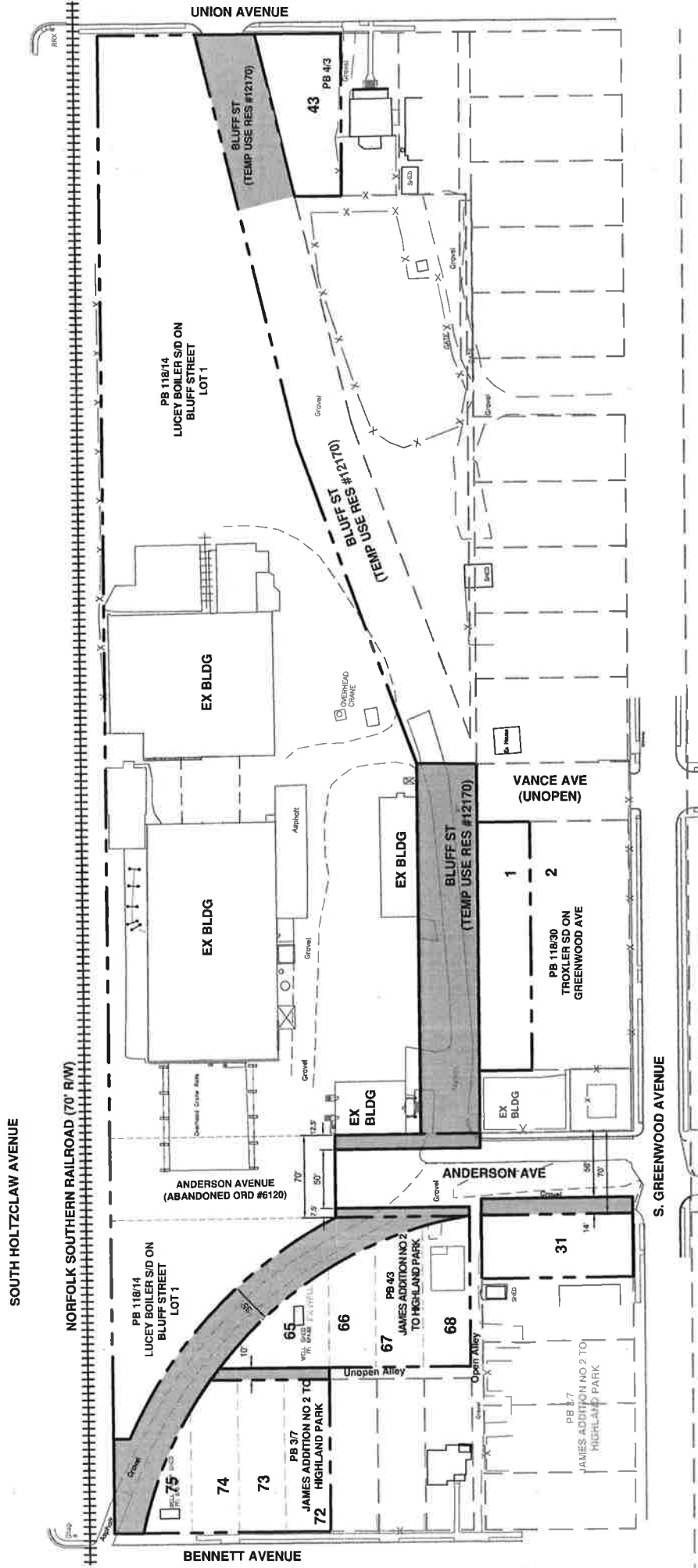
TOWNHOMES

Unopen Alley

Open Alley

25 17
 JAMES ADDITION NO 2 TO
 HIGHLAND PARK

BENNETT AVENUE



KEY:
 RW TO BE ABANDONED

MULTIPLE RIGHTS OF WAY
 TO BE ABANDONED
 CASE 2020-0132
 EX-1
 10/20/20

Mandatory Referral
Lucey Quarter Mixed-Use
 901 S. Holtzclaw Avenue
 Chattanooga, TN

