

First Reading: August 23, 2022
Second Reading: August 30, 2022

MR-2022-0152
Dennis C. Potter
District 4

ORDINANCE NO. 13889

AN ORDINANCE CLOSING AND ABANDONING AN UNOPENED RIGHT-OF-WAY BETWEEN 7757 AND 7759 IGOU GAP ROAD, 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 an unopened right-of-way between 7757 and 7759 Igou Gap Road, as detailed on the attached map, be and is hereby closed and abandoned:

Abandonment of the unopened and unnamed 1900 block of a future road beginning at the northeast corner of 7757 Igou Gap Road thence southwest 243.73 feet to the north line of the 7700 block of Igou Gap Road. Said road separates Lots 1 and 2, Corrective Plat of the Regency Woods Subdivision Addition 1 and 2, Plat Book 47, Page 302, ROHC. Tax Map Numbers 159B-B-005 and 009.

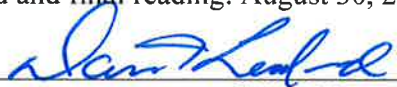
SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be subject to the following conditions:

- 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;
- 2) Subject to a mutually agreeable driveway easement being preserved to satisfy access to the abutting properties, driveway access and services remaining out of the roundabout, and dedicating any right-of-way along Igou Gap Road (if needed) in order to preserve complete public use of the roundabout and all of its features; and

- 3) Subject to the retention of full-width utility easement(s) as required by said utilities, including, but not limited to City of Chattanooga, the Chattanooga Electric Power Board (EPB), and Tennessee American Water Company, as attached to this Ordinance. Easements may not apply to all abandoned right-of-way locations. Alignment and widths shall be coordinated with the respective utility to conform to existing utility locations.

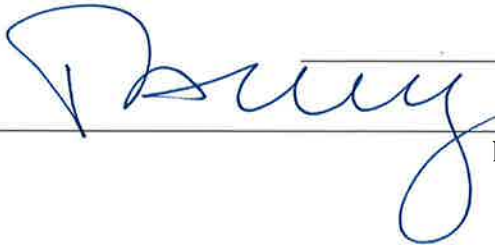
SECTION 3. BE IT FURTHER ORDAINED, That this Ordinance shall take effect two (2) weeks from and after its passage.

Passed on second and final reading: August 30, 2022



CHAIRPERSON

APPROVED: DISAPPROVED:



MAYOR

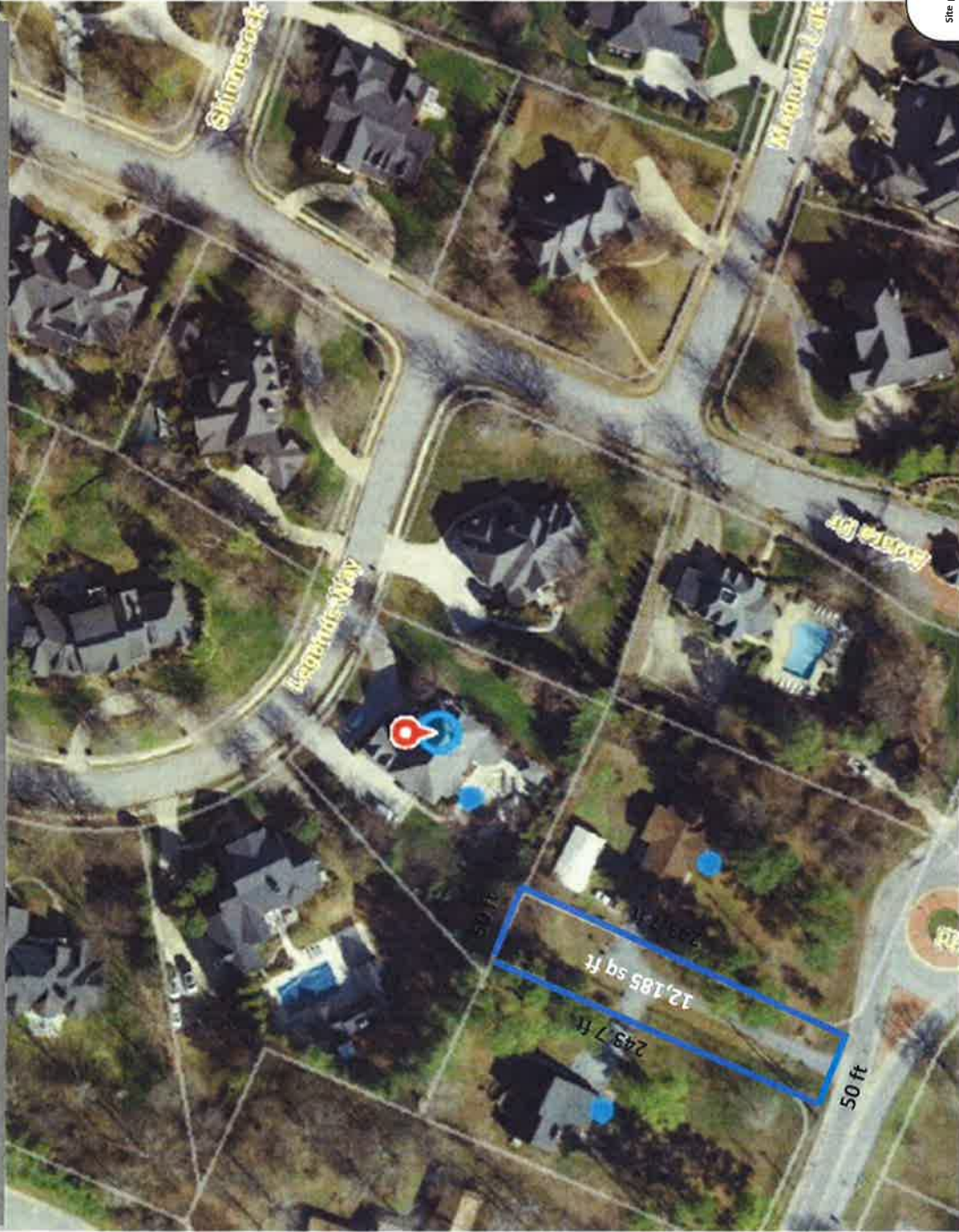
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IGOU GAP SITE PLAN



Legend
Parcels

The usage of this ROW will be the existing driveway that has been there for the past 23 years of more.



Disclaimer: This map is to be used for reference only, and no other use of information is authorized. This map is not a legally binding document. Any use of this information is at the user's risk. The user is responsible for verifying any and all information, and is not intended to substitute for a legal survey or engineering plan.

Scale: 1" = 100' Feet
100' Feet
200' Feet

NAC: 2003, Stauffer, Tennessee PPS-4100, Feet
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DISCLAIMER

Site plans submitted as part of rezoning application are for informational purposes only, with the exception of Planned Unit Development Plans. Approval of the rezoning does not grant the applicant all development rights prescribed in the zoning district. Approval of the rezoning does not approve the development layout indicated on the site plan for a required land disturbing permit, grading permit, building permit, or compliance with the requirements of the zoning regulations.

Subsequent permitting, preliminary site plan and plat review, and final plat review may limit the ability to construct allowable land uses as well as construct allowable land uses to the maximum intensity and/or density of the approved zoning district.