

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

MR-2022-0137
3709-3819 Holding, LLC
c/o Eshco Real Estate
District 7

ORDINANCE NO. 13891

AN ORDINANCE CLOSING AND ABANDONING A PORTION OF THE UNOPENED RIGHT-OF-WAY LOCATED IN THE 1500 BLOCK OF E. 38TH STREET, 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 a portion of the unopened right-of-way located in the 1500 block of E. 38th Street, as detailed on the attached map, be and is hereby closed and abandoned:

Abandonment of an unopened portion of the 1500 block of East 38th Street beginning at the west line of the 3800 block of Calhoun Avenue thence southwest some 152 feet to a dead-end. Said portion of said street separates Lots 8 and 9 of Block 124 from Lots 1 and 16 of Block 135 East End Land Company's Addition Number 1, Plat Book 2, Page 22, ROHC. Tax Map Numbers 168A-Q-001 and 002.

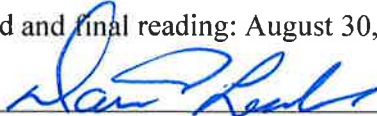
SECTION 2. BE IT FURTHER ORDAINED, That this Ordinance shall be subject to the following conditions:

- 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; and

- 2) Subject to the retention of full-width utility easement(s) as required by said utilities, including, but not limited to Chattanooga Electric Power Board (EPB), 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

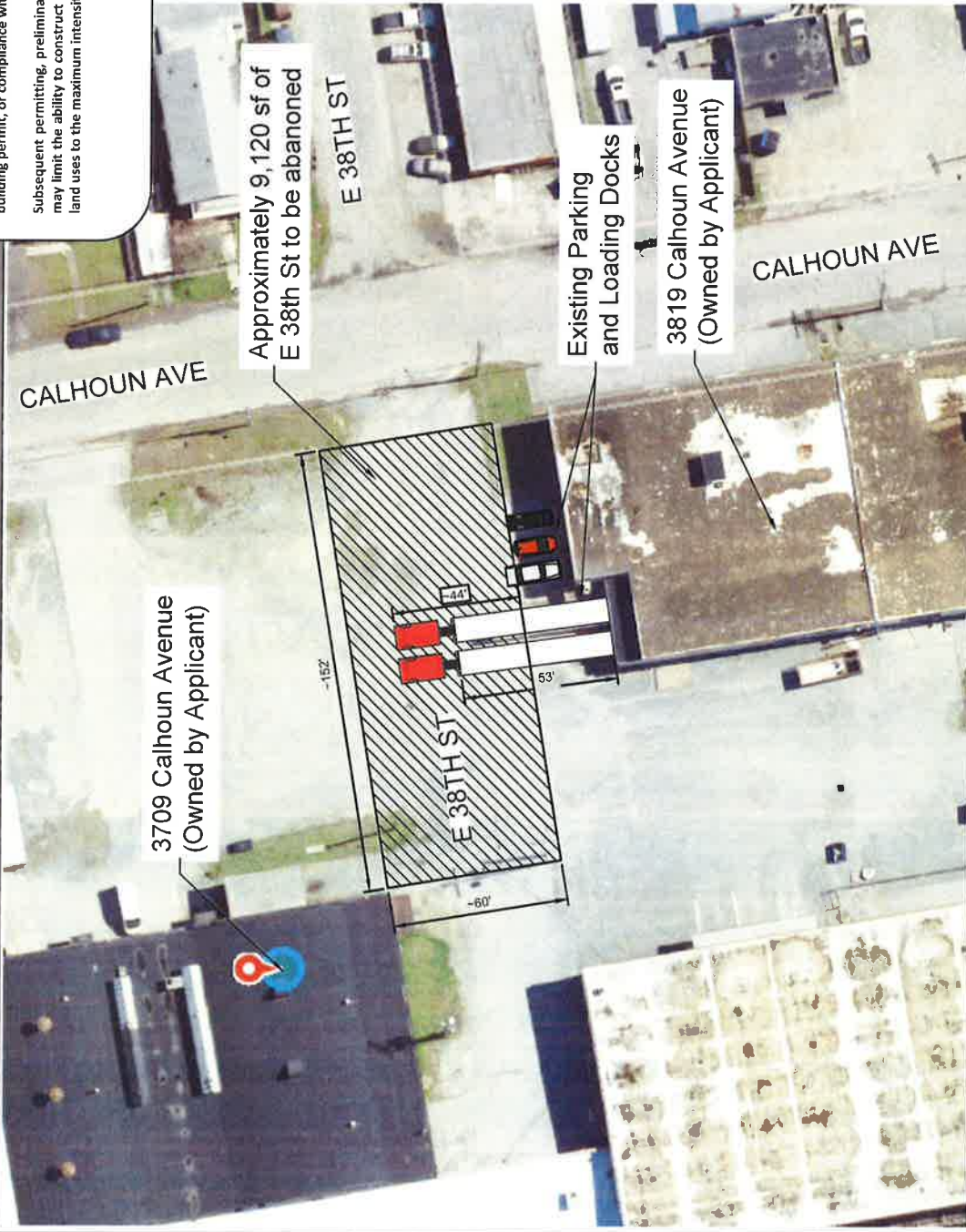
APPROVED: DISAPPROVED:



MAYOR

/mem

GISM0 5



3709 Calhoun Avenue
(Owned by Applicant)

Approximately 9,120 sf of
E 38th St to be abandoned

Existing Parking
Docks
and Loading Docks

3819 Calhoun Avenue
(Owned by Applicant)

Legend
Parcels

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.

0 50.00 100.00 Feet

NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
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Disclaimer: This map is to be used for reference only, and no other use or reliance on the same is authorized. This map was automatically generated using HCGIS Mapping System. Parcel lines are shown for reference only and are not intended for conveyances, nor is it intended to substitute for a legal survey or property abstract.

GISMO 5



Legend
Parcels

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NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
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3709 Calhoun Ave
168A Q 001
(owned by applicant)

Open R/W

Open R/W

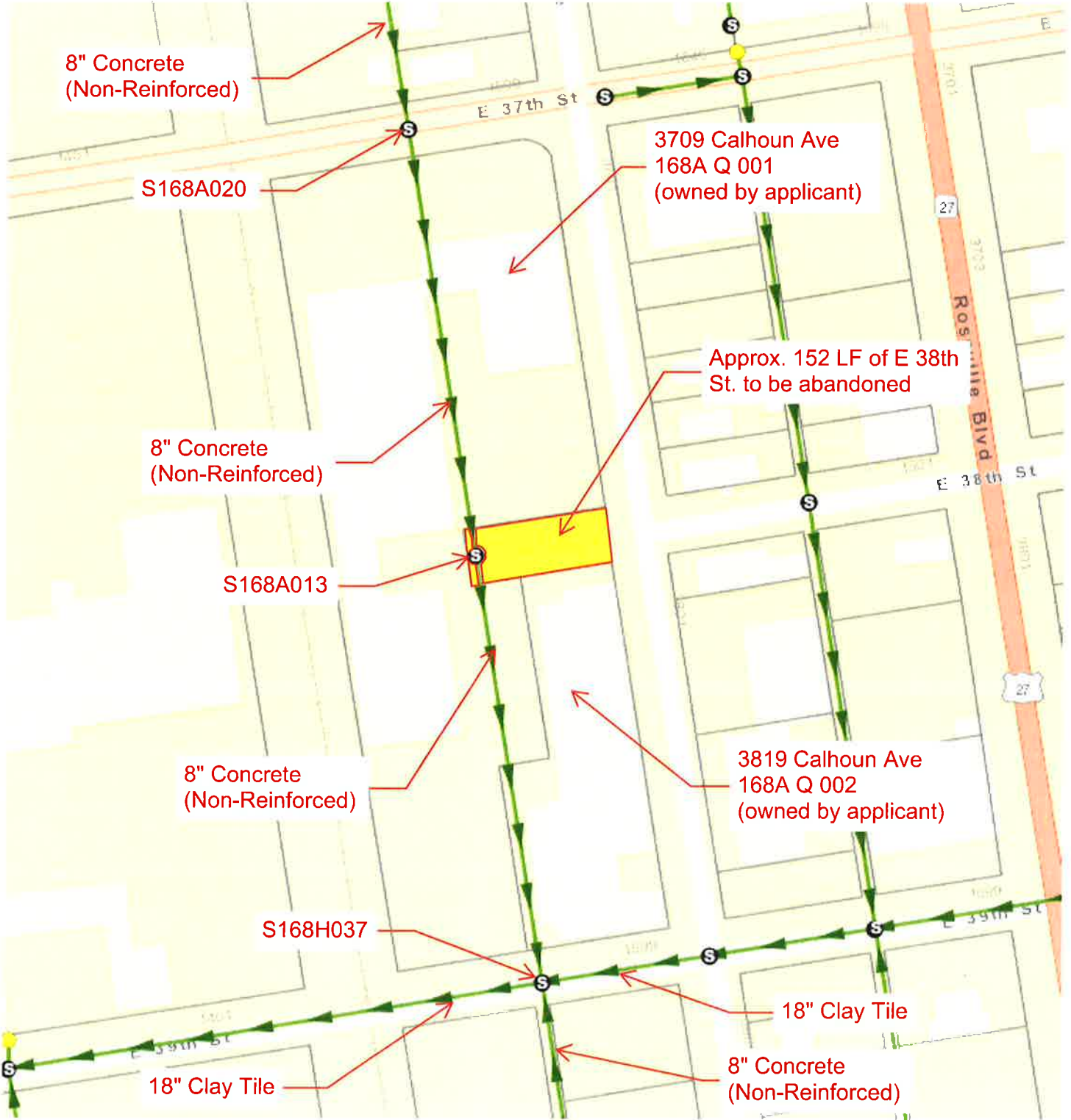
Approx. 150 LF of E 38th
St. to be abandoned

Unopen R/W

3819 Calhoun Ave
168A Q 002
(owned by applicant)

Unopen R/W

Closed R/W



8" Concrete
(Non-Reinforced)

S168A020

8" Concrete
(Non-Reinforced)

S168A013

8" Concrete
(Non-Reinforced)

S168H037

18" Clay Tile

E 37th St

3709 Calhoun Ave
168A Q 001
(owned by applicant)

Approx. 152 LF of E 38th
St. to be abandoned

27

E 38th St

Rosville Blvd

27

3819 Calhoun Ave
168A Q 002
(owned by applicant)

18" Clay Tile

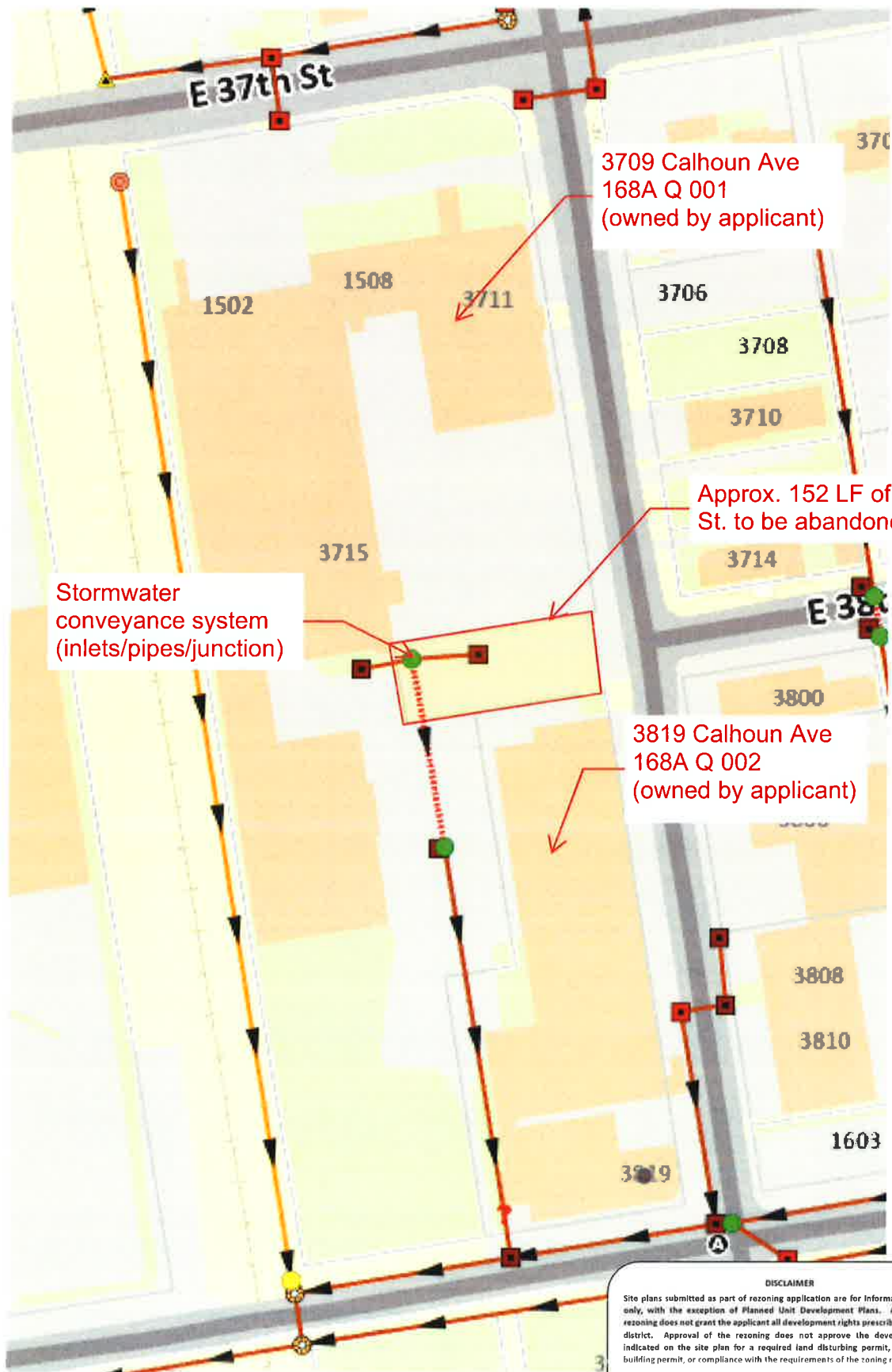
8" Concrete
(Non-Reinforced)

E 39th St

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Stormwater conveyance system (inlets/pipes/junction)

3709 Calhoun Ave
168A Q 001
(owned by applicant)

Approx. 152 LF of E 38th St. to be abandoned

3819 Calhoun Ave
168A Q 002
(owned by applicant)

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