
MEMORANDUM

To: Members of the Walden Planning Commission
Cc: Mariah Prescott, Town Administrator
From: Ashley Gates, Senior Planner
Date: September 16, 2026
Subject: Final Plat for Revised Lot 4 – Hefner Acres

Summary

Owner: William and Ghayda Davies
Address: 0 Anderson Avenue
Parcel Number: 098F C 005.02 & 005.03
Zoning: A-1 Agricultural
Request: Plat approval combining original lots into a single lot

Background

These lots were originally platted in the 1910s with a dedicated right-of-way intended to provide access. However, the right-of-way was never constructed to Town standards or formally accepted by the Town as a public street. It is therefore considered an unopened right-of-way.

Property owners have been permitted to construct private driveway access within the right-of-way, but the right-of-way remains under the Town's control. The Town is not currently responsible for paving or maintaining the access. If the Town chose to do so in the future, the right-of-way could potentially be improved to Town standards and accepted as a public street.

In May 2025, the Board of Mayor and Aldermen approved a special permit allowing access to the subject property through the unopened right-of-way at the property owner's expense, similar to access previously authorized for other properties in the vicinity.

In August 2026, a plat was submitted combining six original lots into a single lot. The plat does not create any additional lots or extend the existing right-of-way. Staff initially determined that the existing special permit provided access sufficient for purposes of the proposed lot combination. Hamilton County GIS/E-911 subsequently advised that, because multiple residences are accessed from the same driveway area, the access must be assigned a road name before an

address can be issued to the resulting lot. County staff has indicated that its primary concern is establishing a named roadway from which the affected properties can be addressed.

The Walden Subdivision Regulations do not provide for the creation of new private streets. Alternatively, improving and accepting the right-of-way as a public street would require the roadway to meet applicable Town standards and would create ongoing public maintenance responsibilities.

Closing or abandoning the existing right-of-way presents additional issues and should not be undertaken solely for addressing purposes without further review. Because several properties rely upon access within the right-of-way, abandonment would require consideration of existing property and access rights and the establishment of an appropriate private access and maintenance arrangement among the affected property owners.

Staff is therefore coordinating with Hamilton County GIS/E-911 to determine whether the existing access can simply be assigned a road name for addressing purposes while retaining its legal status as an unopened public right-of-way. Hamilton County has indicated that it does not itself establish the municipal definition of a private road and that documentation from the Town approving the roadway designation may be sufficient for addressing purposes.

Staff Recommendation

Staff recommends that the Planning Commission defer action on the plat pending resolution of the E-911 addressing requirement.

The proposed plat combines six existing lots into one lot and does not create any additional lots or extend the existing right-of-way. The Board of Mayor and Aldermen has previously authorized access to the property through the unopened right-of-way by special permit. Accordingly, staff does not presently identify a subdivision-related reason that the lot combination itself should be denied.

However, Hamilton County GIS/E-911 has indicated that an address cannot be assigned to the resulting parcel until the shared access is provided an appropriate road designation. Staff recommends that the Town first determine whether the existing access may be named for E-911 addressing purposes while remaining within the unopened public right-of-way.

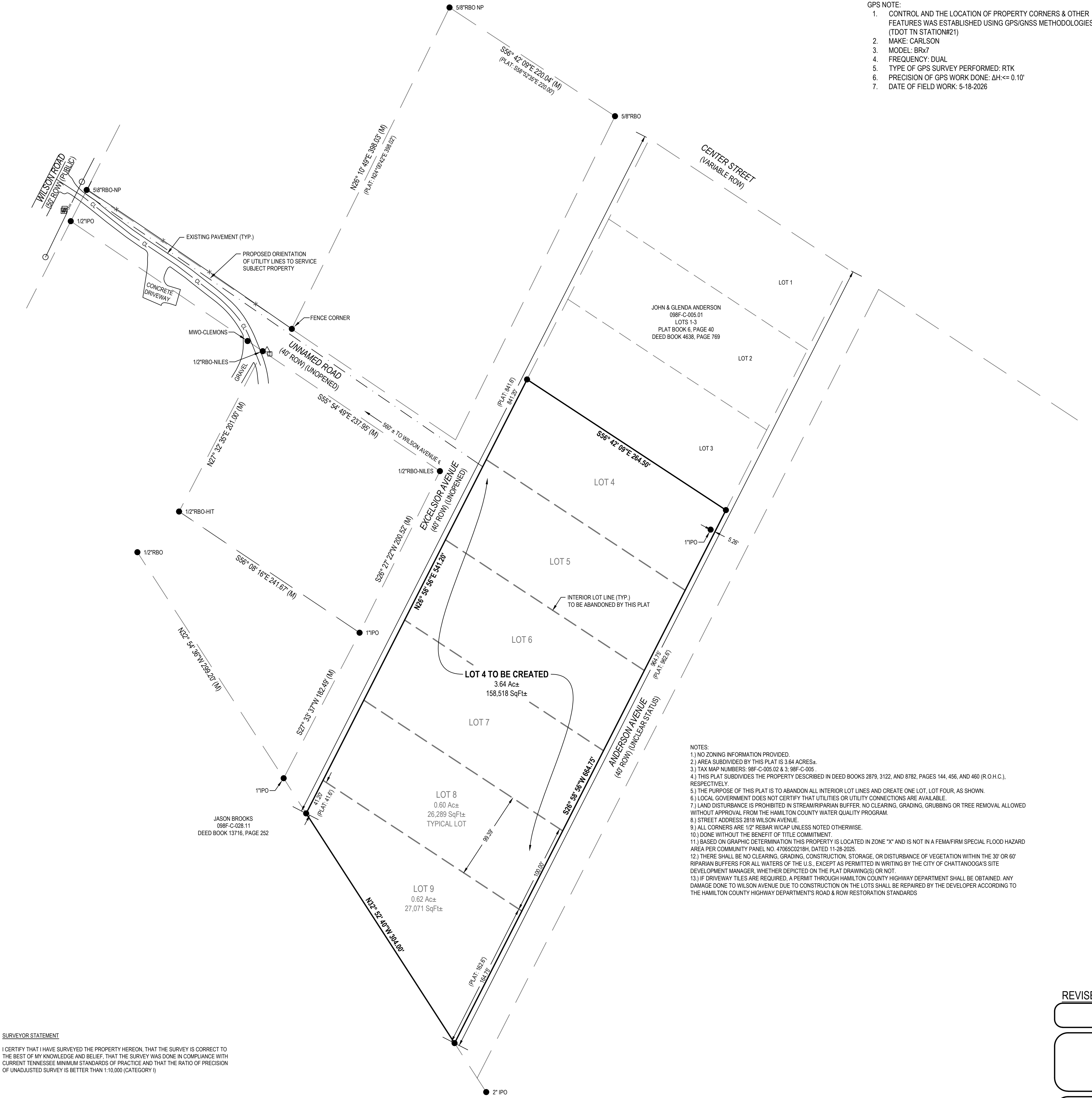
Staff does not recommend abandonment of the right-of-way or creation of a private road at this time. Either action would raise issues extending beyond the subject plat, including access rights for other properties, ownership and maintenance responsibilities, and consistency with the Town's prohibition on new private streets. These issues could result in significant expense for the Town. If Hamilton County ultimately determines that a change in the legal status of the right-of-way is necessary, staff recommends that the matter be reviewed separately by the Town Attorney and coordinated with all affected property owners before the Planning Commission considers a variance or other action.

SURVEYOR STATEMENT

I CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON, THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THAT THE RATIO OF PRECISION OF UNADJUSTED SURVEY IS BETTER THAN 1:10,000 (CATEGORY I)

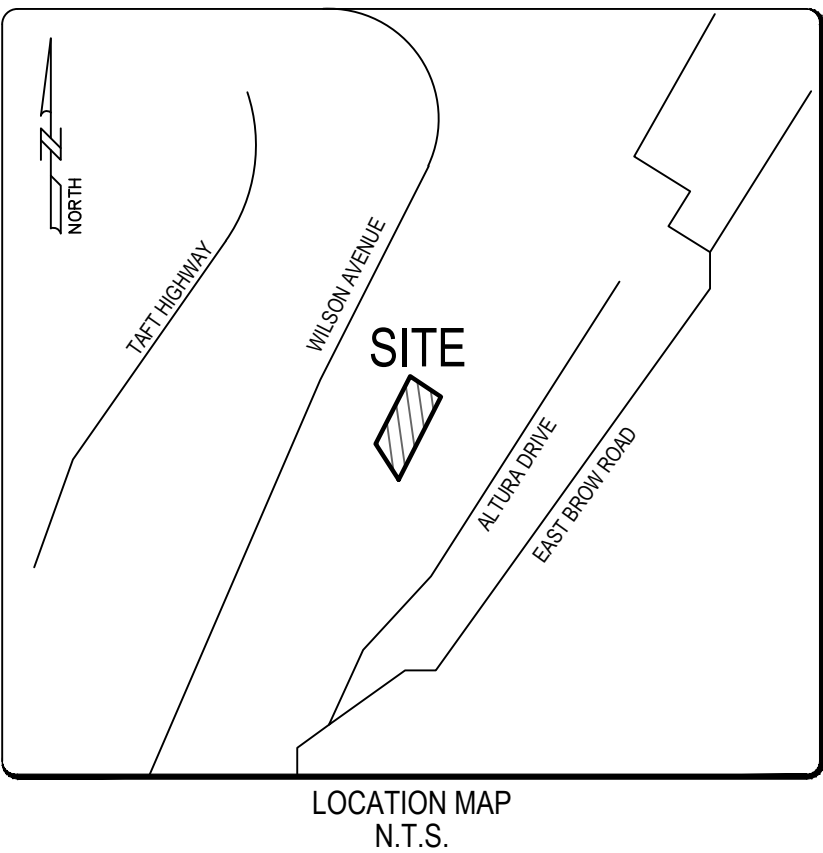
REVIEW

DWG. NO.: 2026-184-2



- GPS NOTE:
- CONTROL AND THE LOCATION OF PROPERTY CORNERS & OTHER FEATURES WAS ESTABLISHED USING GPS/GNSS METHODOLOGIES (TDOT TN STATION#21)
 - MAKE: CARLSON
 - MODEL: BRx7
 - FREQUENCY: DUAL
 - TYPE OF GPS SURVEY PERFORMED: RTK
 - PRECISION OF GPS WORK DONE: $\Delta H \leq 0.10'$
 - DATE OF FIELD WORK: 5-18-2026

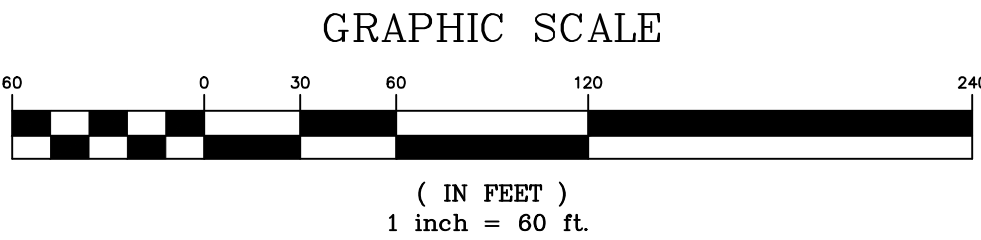
APPROVED FOR RECORDING
HAMILTON COUNTY
GEOSPATIAL TECHNOLOGY
DATE _____
BY _____
HAMILTON COUNTY WWTA
DATE _____
BY _____
JURISDICTIONAL AUTHORITY
DATE _____
BY _____
CHATTA/HAM CNTY REGIONAL
PLANNING COMMISSION
DATE _____
BY _____



LEGEND OF SYMBOLS

CLCLR	CENTERLINE ROAD	TB	TOP BANK
TC	TOP CURB	TS	TOE SLOPE
BC	BOTTOM CURB	BD	BOTTOM DITCH
IPFIPO	IRON PIPE FOUND	BLD	BUILDING
IRFIPO	IRON REBAR FOUND	FFE	FINISH FLOOR ELEVATION
ES	EDGE GRAVEL	EW	EDGE WATER
EPICOP	EDGE PAVEMENT	NS	NAIL SET
CMF RW MON	CONCRETE MONUMENT FOUND	CHW	OVERHEAD WIRE
TYP	TYPICAL	W	WATER LINE
EPB	EPB MANHOLE	ST	STORM SEWER LINE
SMH	SANITARY/STORM MANHOLE	SS	SANITARY SEWER LINE
WM	WATER METER	G	GAS LINE
UP	UTILITY POLE	UGE	UNDERGROUND ELECTRIC
LP	LIGHT POLE	COM	BURIED COMMUNICATION LINE
CN	CLEANOUT	BL	BUILDING LINE
CB	CATCH BASIN	HDPE	HIGH DENSITY POLYETHYLENE
GV	GAS VALVE	CONC	CONCRETE
GM	GAS METER	GW	GUY WIRE
FH	FIRE HYDRANT	PIV	POST INDICATOR VALVE
WV	WATER VALVE	EB	ELECTRIC BOX
TP	TELEPHONE PEDESTAL	GT	GREASE TRAP
FP	FIRE DEPARTMENT CONNECTION	TRB	TRAFFIC BOX
ICV	IRRIGATION CONTROL VALVE	T	TREES (AS DESCRIBED)
SP	SPIGOT	P	POWER METER
S	SIGN	SSIST	UNABLE TO DETERMINE TERMINUS
ACU	AIR CONDITIONING UNIT	●	PROPERTY CORNER (AS DESCRIBED)

* NOTE: ALL SYMBOLS WILL NOT APPLY TO YOUR SURVEY.



REVISED PLAT LOT 4

HEFNER ACRES

SUBDIVISION OF THE PROPERTY DESCRIBED IN DEED BOOKS 2879, 3122, AND 8782, PAGES 144, 456, AND 460, RESPECTIVELY, DESCRIBING LOTS 4 THROUGH 9 OF THE SIMS & CLEGG ADDITION SUBDIVISION AS DEPICTED IN PLAT BOOK 6, PAGE 40 (R.O.H.C.), LYING IN HAMILTON COUNTY, TENNESSEE



HOPKINS SURVEYING GROUP

175 Hamm Road – P.O. Box 4366
Chattanooga, Tennessee 37405

(423) 267-3751 Office
Copyright – By Hopkins Surveying Group

DRAWN BY: BL	SHEET NO.: 1 OF 1	DWG No: 2026-184-2
SCALE: 1" = 60'	DATE: 6-10-2026	REF. DWG.:
PROPERTY ADDRESS: 2818 WILSON AVENUE, WALDEN, TENNESSEE		TAX MAP No.: 98F-C-005.02 & 3; 98F-C-005

OWNER STATEMENT

I CERTIFY THAT I AM THE OWNER IN FEE
SIMPLE OF THE PROPERTY SHOWN AND
ADOPT THIS AS MY PLAN OF SUBDIVISION.

OWNER
ADDRESS
CITY STATE ZIP
PHONE

WATER QUALITY NOTES:

- A. WATER QUALITY EASEMENTS AND OTHER DRAINAGE FACILITIES INSTALLED BY THE DEVELOPER CANNOT BE FILLED, ALTERED, OR CHANGED IN ANY WAY WITHOUT PERMISSION FROM THE HAMILTON COUNTY WATER QUALITY PROGRAM.
- B. THE OWNER OF ALL LOTS ARE RESPONSIBLE TO MAINTAIN WATER QUALITY EASEMENTS TO THE STANDARDS OF THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS.
- C. THE GOVERNMENT OF HAMILTON COUNTY IS NOT RESPONSIBLE TO CONSTRUCT OR MAINTAIN WATER QUALITY EASEMENTS OR ANY DRAINAGE RELATED FACILITIES.
- D. THE HAMILTON COUNTY WATER QUALITY PROGRAM RESERVES THE RIGHT AT ANY TIME TO ACCESS WATER QUALITY EASEMENTS TO INSPECT AREAS AND FACILITIES.
- E. THE HAMILTON COUNTY WATER QUALITY PROGRAM RULES AND REGULATIONS SHALL APPLY TO ANY DISCHARGE OF STORM FROM THIS SUBDIVISION.

From: Strauss, Benjamin BenS@hamiltontn.gov
Subject: Address Request
Date: Jul 28, 2025 at 3:37:06 PM
To: [REDACTED]

Hello,

Attached is the address request form for parcel 098F C 005.03. The assigned address is 2818 Wilson Ave. There is no need to sign this form since you requested the address online, this is just for your records as proof this is a valid address obtained from our office. Let me know if you have any questions.

If permits are needed, please contact one of the following departments:
Hamilton County • Building Inspection: [423-209-7860](tel:423-209-7860)

Ben Strauss

GIS Technician
Hamilton County
[REDACTED]



HAMILTON COUNTY GEOSPATIAL TECHNOLOGY

Address Request Form

Do not write anything on heavy grey areas

Staff: Ben Strauss	Date: 07 / 28 / 2025 (MM-DD-YYYY)
Structure Type: Residential ☒ or Commercial ☐	Duplex ☐ Multiplex ☐ Vacant ☒
	Suite ☐ Apartment ☐ Single Family ☐
	Other _____

Name: Mr. Henderson	Contact Number: 
Owner of said property? Yes ☐ or No ☐	If No, please state your business with the said parcel _____

Address Assignment	Tax Map Number
2818 Wilson Ave.	Tax Map 098F Group C Parcel 005.03

Additional Notes: _____

Addressing Assignment Disclaimer

*The above mentioned address is given for the express purpose of initiating the permitting process only. This form in no way guarantees the said address number or street as the permanent address designation for this property. All addresses are subject to change. Please keep this receipt for future reference.

Authorization of Address Assignment	
Geospatial Technology Staff Signature:	<i>Benjamin Strauss</i>
Requestor Signature: Request made by email no signature required	
Date: 7/28/25	

Hamilton County Geospatial Technology
1250 Market Street Suite 1010
Chattanooga, TN 37402
423-209-7760

Jason Shaneyfelt-Manager

RESOLUTION 2025-625

**A RESOLUTION OF THE TOWN OF WALDEN, TENNESSEE GRANTING A SPECIAL
USE PERMIT TO PROVIDE ACCESS TO THE EXISTING LOTS OF RECORD ON
ANDERSON AVENUE IN ACCORDANCE WITH ZONING ORDINANCE SECTIONS
3.03, 3.04 AND 8.01**

WHEREAS, property owners James Garner, Linda Hodge and Thomas Hodge, have applied for a special permit to access the unaddressed lots of record identified as Parcels 005, 005.02 and 005.03 on Hamilton County Tax Map 098F Group C via the unopened right-of-way that connects to Wilson Avenue in order to allow for the future construction of single-family residential homes; and

WHEREAS, Section 3.03 states, "Lots whose only access is a private road or easement are not permitted unless a Special Permit is granted by the Board of Mayor and Aldermen;" and

WHEREAS, Section 3.04 prohibits the construction of any building on any lot "which does not abut on an existing town accepted and publicly maintained street or road unless a Special Permit for access to such lot by a private road or easement has been granted by the Board of Mayor and Aldermen;" and

WHEREAS, the Zoning Ordinance requires that "[t]he Board shall determine that the proposed use will not be in conflict with the adopted plans of the Town of Walden and shall generally consider (i) the effect the proposed use will have on adjacent property; (ii) the public health, safety, morals and general welfare; and (iii) the need for such development"; and

WHEREAS, the Walden Planning Commission, at their regular meeting on January 23, 2025, reviewed the application, found it to be consistent with the adopted plans of the Town of Walden, and has recommended approval of the special permit to access the existing lots of record that are located within Parcels 005, 005.02 and 005.03 on Hamilton County Tax Map 098F Group C; and

WHEREAS, upon the recommendation of the staff planner from the Southeast Tennessee Development District that the proposed use is appropriate, and upon the Board finding that the proposed use will not be in conflict with the adopted plans of the Town of Walden generally considering (i) the effect the proposed use will have on adjacent property; (ii) the public health, safety, morals and general welfare; and (iii) the need for such development;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF WALDEN, TENNESSEE, that there be and is hereby granted a special permit for access to the lots of record that are located within Parcels 005, 005.02 and 005.03 on Hamilton County Tax Map 098F Group C via the unopened right-of-way that connects to Wilson Avenue.

5/13/2025

Yea: 3

Nay: 0

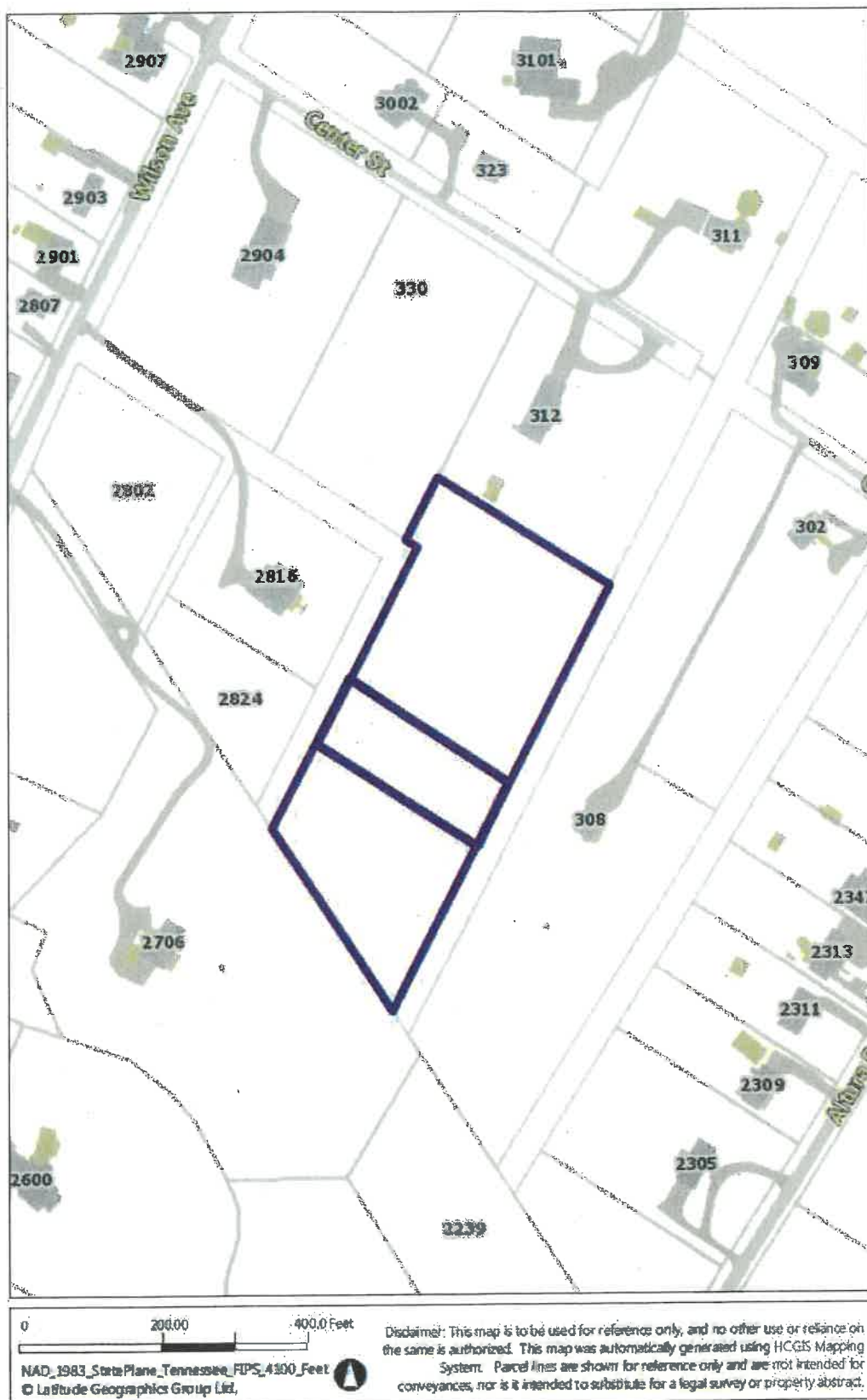
A handwritten signature in blue ink, appearing to read "Lee Davis", written over a horizontal line.

Mayor Lee Davis

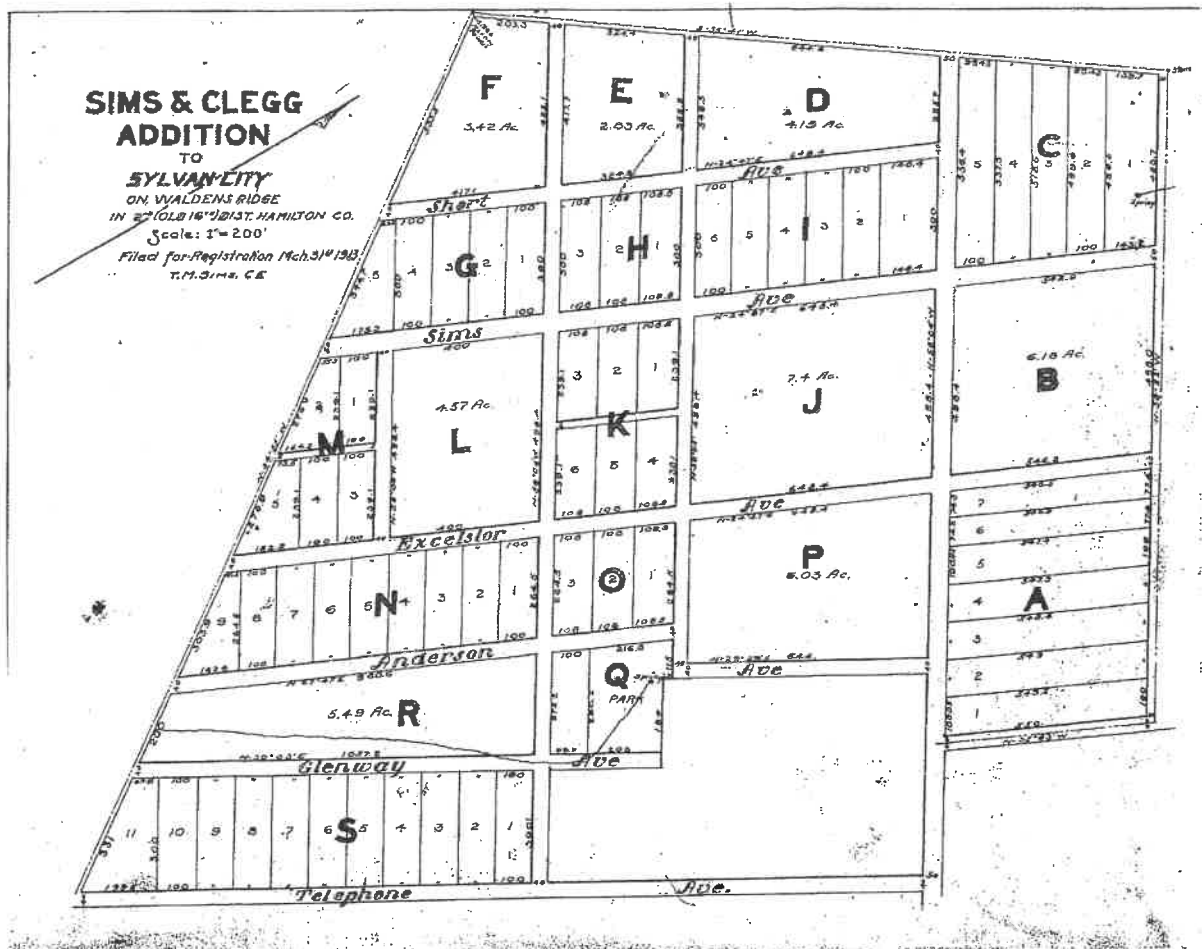
A handwritten signature in blue ink, appearing to read "Stacy Stewart", written over a horizontal line.

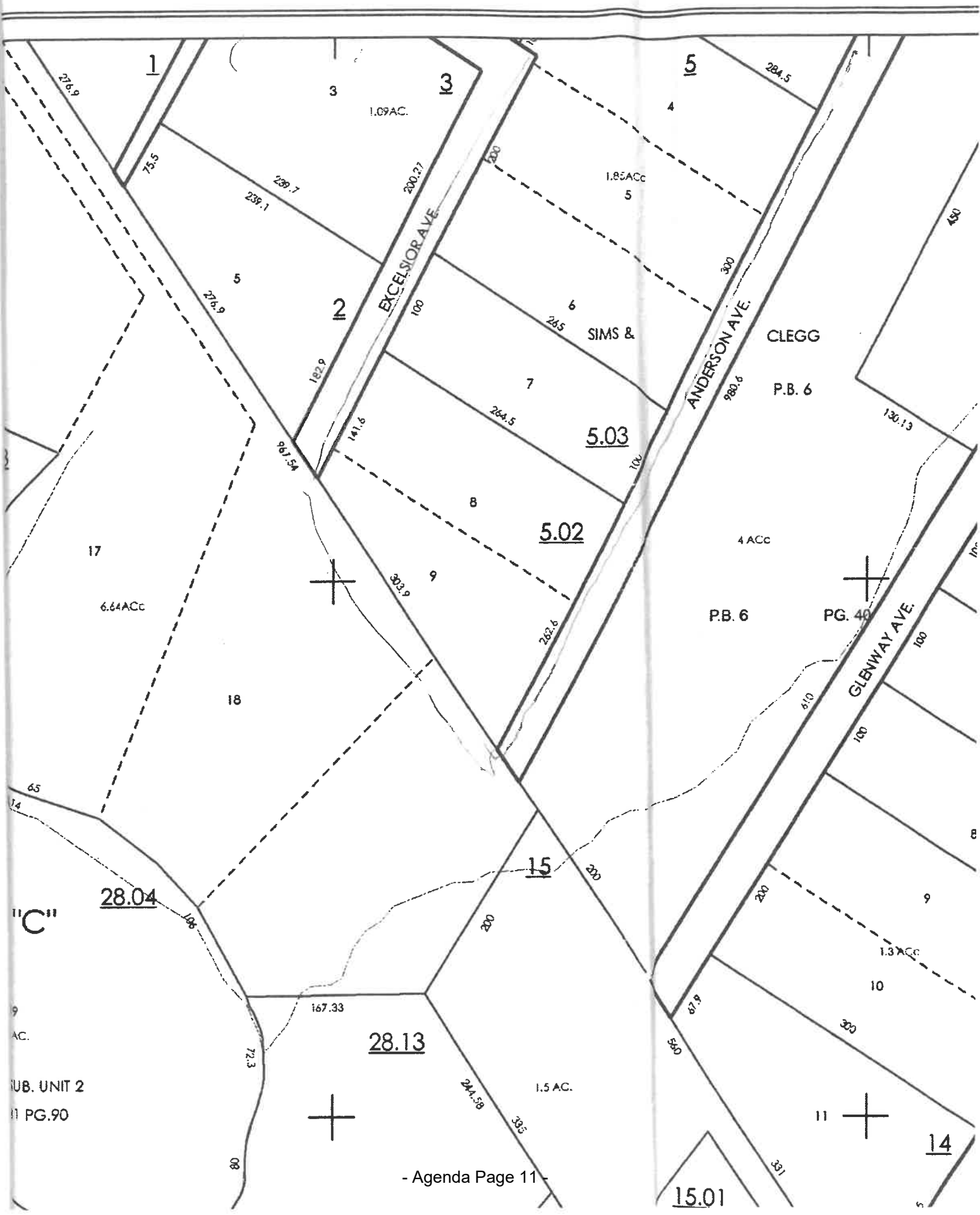
Recorder Stacy Stewart

Attachment 1. Map of Parcels.



Attachment 2. Recorded Plat







Powered by CRS Data

TV

Map for Parcel Address: 0 Anderson Pike TN Parcel ID: 089A.C.001



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 Information Deemed Reliable But Not Guaranteed. © OpenStreetMap

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