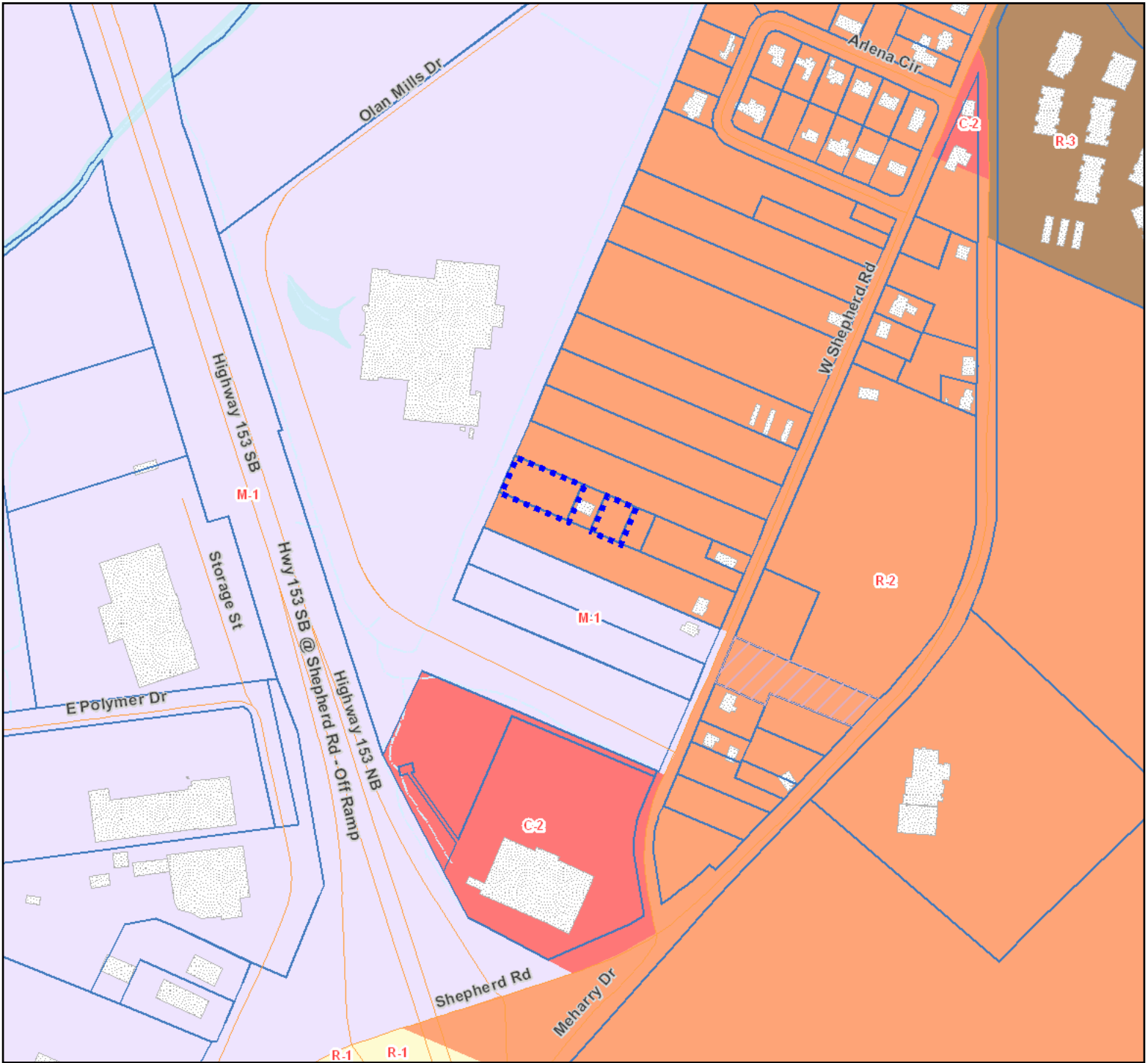


PUBLIC PROPERTY TRANSACTION APPLICATION FORM

CASE NUMBER:	MR 2014-084	Date Submitted: 7-10-2014	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
1 Applicant Request		(Mandatory Referral per TCA 13-4-104)	
Public Property	<input checked="" type="checkbox"/> Acquisition	<input checked="" type="checkbox"/> Surplus	
Other: (Acquisition Subject to approval by County Commission)			
2 Property Information			
Property Address:	2137 West Shepherd Road		
Property Tax Map Number(s):	148B-B-012 and 148B-B-014		
3 Proposed Development			
Reason for Request and/or Proposed Use:	Property to serve as greenspace area. Portion of surrounding area is M-1 use and other portion is residential. This buffer further promotes economic development and is intended to address the co-existence of the Shepherd Community and the new Coke United facility, as previously discussed at RPA, City Council and Shepherd Community meetings. The lots are depicted on the attached site plan marked as Exhibit I.		
4 Site Characteristics			
Current Zoning:	R-2		
Current Use:	Residential		
Adjacent Uses:	Residential and M-1		
5 Applicant Information			
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.			
Name: City of Chattanooga/ Real Property/ Gail Hart		Address: 274 E. 10th Street	
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner	
City: Chattanooga	State: TN	Zip Code: 37402	Email: hart_g@chattanooga.gov
Phone 1: 423-643-7502	Phone 2:	Phone 3:	Fax: 423-643-5079
6 Property Owner Information (if not applicant)			
Name: Hamilton County, ATTN: Paul Parker		Phone: 423-209-6444	
Address: 123 E. 7th Street, Mayfield Annex 4th floor, Chattanooga, TN. 37402			
Office Use Only:			
Planning District: 6		Neighborhood: Friends of East Brainerd, Brainerd-East Brainerd Chamber	
Hamilton Co. Comm. District: 5	Chatt. Council District: 6	Other Municipality:	
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:	
Checklist			
<input checked="" type="checkbox"/> Application Complete	<input checked="" type="checkbox"/> Ownership Verification	<input checked="" type="checkbox"/> Map of Proposed Zoning Area with dimensions	
<input type="checkbox"/> Site Plan, if required	<input checked="" type="checkbox"/> Total Acres to be considered: 0.7	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 11216-3463 and 11216-3464			
Plat Book/Page: 13-6		Notice Signs	Number of Notice Signs:
Filing Fee: N/A	Cash	Check	Check Number:
Planning Commission meeting date: 8-11-2014		Application processed by: Trevor Slayton	



MR 2014-084 Acquisition and Surplus

361 ft

Chattanooga Hamilton County Regional Planning Agency

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	MR -2014-084	PC Meeting Date: 08-11-14
Applicant Request:	Mandatory Referral for the acquisition and surplus of two (2) parcels	
Property Location:	2137 West Shepherd Road	
Property Owner:	City of Chattanooga and Hamilton County- Joint Ownership	
Applicant:	City of Chattanooga/Real Property	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS**RPA Land Use & Transportation Comments****Project Description**

The City of Chattanooga and Hamilton County proposes to acquire the properties as part of the economic development, partnering with the adjoining property owner for the new Coke United facility. The properties will then be transferred to the adjoining property owner.

Site Description

The two (2) parcels of land, one parcel consisting of 19,100 square feet and the other parcel of 800 square feet, are currently vacant and jointly owned by the City of Chattanooga and Hamilton County as back tax properties. Property to the west is the former Olan Mills facility, properties to the north and east are residentially zoned and vacant. Property to the south is a single-family residential use.

Zoning History

There have been no recent zone changes on the sites. The current R-2 Residential Zone was established at the time of annexation into the City of Chattanooga in 1968.

Plans/Policies

This site is within the 2005 Shallowford Road -Lee Highway Area Plan. This site is also within the 2014 Zoning Policy of the Shepherd Area and Airport. Neither document addresses the acquisition or surplus of property.

City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

RPA Summary

The Regional Planning Agency recommends approval of the proposed acquisition and surplus because Coke United intends to acquire the properties from the City of Chattanooga to provide a buffer between the Coke United distribution center and the neighborhood to the east. Coke United has expressed that all existing easements on the property will be maintained, including the easement allowing the residents of parcel 148B B 013 to access West Shepherd Road via parcel 148B B 014.