

PUBLIC PROPERTY TRANSACTION APPLICATION FORM

CASE NUMBER:	MR 2014-063	Date Submitted: 06-06-2014					
(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	Acquisition	Surplus					
Other: Lease Agreement							
2 Property Information							
Property Address:	3202 Kellys Ferry Road, Chattanooga, TN. 37402						
Property Tax Map Number(s):	154G-K-001						
3 Proposed Development							
Reason for Request and/or Proposed Use:	Leasing 1,250± square feet for a pottery studio.						
4 Site Characteristics							
Current Zoning:	R-2						
Current Use:	Arts Center						
Adjacent Uses:	Residential and Commercial						
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:		Phone:					
Address:							
Office Use Only:							
Planning District: 7		Neighborhood: Lookout Valley Neighborhood Association					
Hamilton Co. Comm. District: 6		Chatt. Council District: 1	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: 10 acres	<input checked="" type="checkbox"/>	Deeds	<input type="checkbox"/>	Plats, if applicable
Deed Book(s): 3488-565							
Plat Book/Page: 11-6				Notice Signs		Number of Notice Signs: N/A	
Filing Fee: N/A			Cash		Check		Check Number:
Planning Commission meeting date: 07-14-2014				Application processed by: Trevor Slayton			

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	MR-2014-063	PC Meeting Date: 07-14-14
Applicant Request:	Mandatory Referral for lease agreement	
Property Location:	3202 Kellys Ferry Road	
Property Owner:	City of Chattanooga/Real Property	
Applicant:	Same	
Staff Recommendation:	APPROVAL	

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

The City of Chattanooga is proposing to lease a 1,250 square feet portion of the John A. Patton Youth and Family Development Center for use as a pottery studio.

Site Description

The site is the current John A. Patton Youth and Family Development Center owned by the City of Chattanooga. The former elementary school is located on a 10 acre tract with residential uses to the north and west and commercial uses to the south and east.

Zoning History

There have been no recent zoning changes on this site. The property is currently zoned R-2 Residential Zone.

Plans/Policies

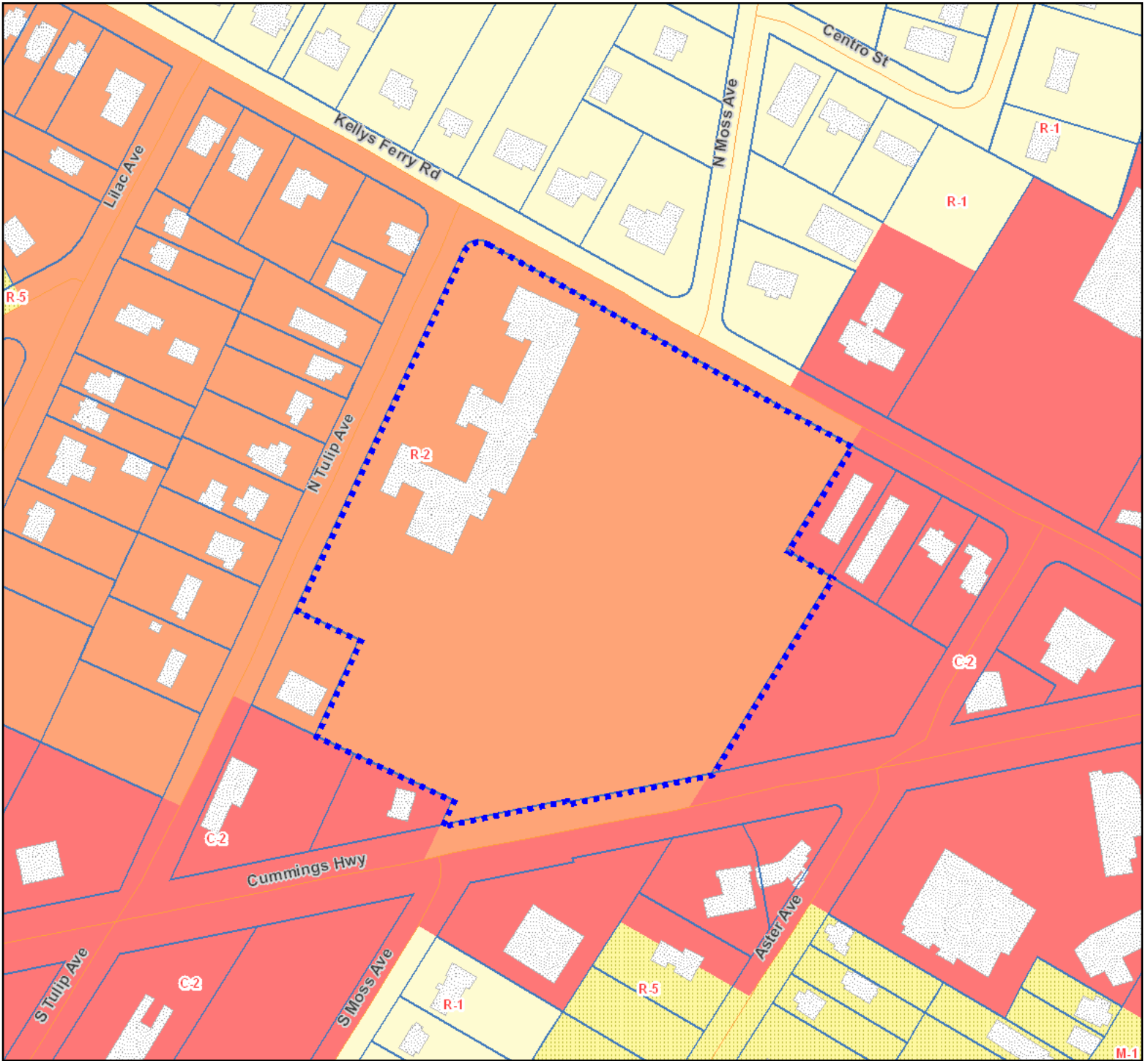
This site is within the 2003 Lookout Valley Land Use Plan. The plan recommends parks, open space, and recreation uses for this site. Improving "educational, recreational, and social opportunities for all members of our multi-generational community" is a tenet of the Lookout Valley mission statement. As of plan adoption in 2003, the John A. Patten Youth and Family Development Center, which was referred to at the time as the John A. Patten Recreation Center, was home to Ballet Tennessee and was used by private groups including the Busy Bee Quilters, Tennessee Speed and Strength, the Chattanooga Wood Workers Association, the Boy Scouts, and the Lookout Valley Neighborhood Association.

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 request to enter into a lease agreement because the proposed use is consistent with the Lookout Valley Area Plan. Furthermore, the Land Development Office confirmed that community-owned not-for-profit buildings are a permitted use by-right in the R-2 Residential Zone.



MR 2014-063 Lease Agreement

Chattanooga Hamilton County Regional Planning Agency

201 ft