

PUBLIC PROPERTY TRANSACTION APPLICATION FORM

CASE NUMBER:	MR 2014-067	Date Submitted: 06-11-2014					
(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	Surplus					
Other:							
2 Property Information							
Property Address:	Properties located in the 300 blk of W. Matlock St & 1300 blk Spears Ave						
Property Tax Map Number(s):	126L-A-007 and 126L-B-001						
3 Proposed Development							
Reason for Request and/or Proposed Use:	Acceptance of donation of proposed bike park in cooperation with the Trust for Public Land						
4 Site Characteristics							
Current Zoning:	R-1						
Current Use:	Vacant						
Adjacent Uses:	Residential						
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 type="checkbox"/> I am the property owner	<input checked="" 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: Greg Vital		Phone:					
Address: P. O. Box 249, Georgetown, TN 37336							
Office Use Only:							
Planning District: 8b		Neighborhood: Hill City/North Shore Neighborhood					
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 checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Total Acres to be considered: 1.96 acres	<input checked="" type="checkbox"/>	Deeds	<input checked="" type="checkbox"/>	Plats, if applicable
Deed Book(s): 10196/254							
Plat Book/Page: 1/27			<input checked="" type="checkbox"/>	Notice Signs	Number of Notice Signs: 1		
<input checked="" type="checkbox"/>	Filing Fee: N/A	<input type="checkbox"/>	Cash	<input type="checkbox"/>	Check	Check Number:	
Planning Commission meeting date: 07-14-2014				Application processed by: Jennifer Ware			

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	MR-2014-067	PC Meeting Date: 07-14-14
Applicant Request:	Mandatory Referral for property acquisition	
Property Location:	Properties located in the 300 block W. Matlock Street and 1300 block Spears Avenue	
Property Owner:	Greg Vital	
Applicant:	City of Chattanooga/Real Property	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The City of Chattanooga is proposing to acquire property by donation for a proposed bike park in cooperation with the Trust for Public Land.

Site Description

The 1.7 acre site currently is zoned R-1 Single-Family Residential Zone and is vacant. Adjacent property uses are single-family residential.

Zoning History

There have been no recent rezoning changes to the site. A related street closure in April of this year (Case MR-2014-018) was approved by Ordinance 12827. This street closure was a portion of the unopened 100 through 200 blocks of Matlock Street. The area of closure lies between the requested properties.

Plans/Policies

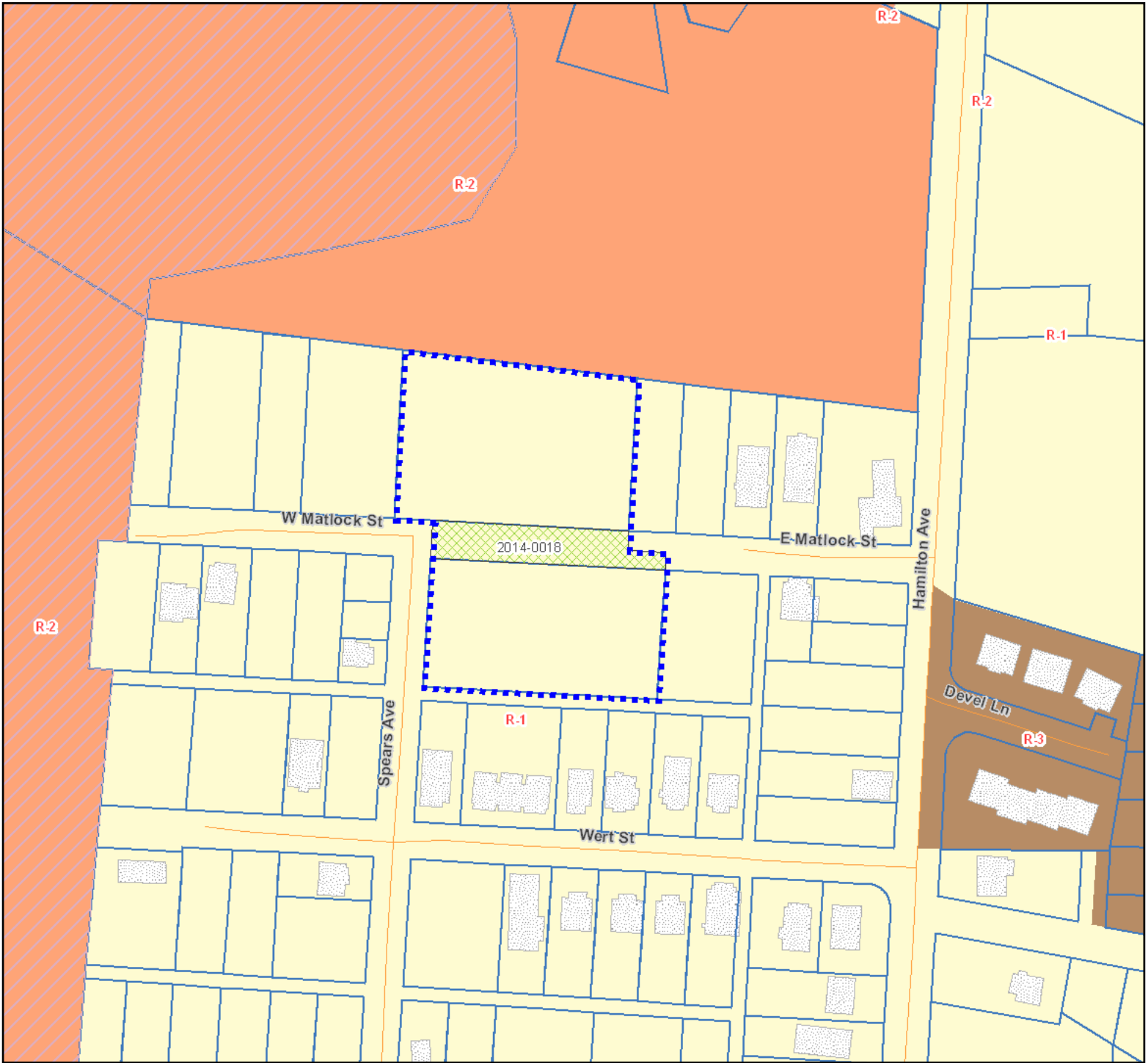
This site is within the 2003 Hill City - North Side Land Use Plan. Although the land use plan recommends urban single family residential land use for the site, the plan also recommends adding "more parks and playgrounds to get children off the street". The plan also references Chattanooga's *Recreate 2008 Plan* which stated that Stringer's Ridge "could serve as preserved open space". The site is adjacent to Stringer's Ridge Park.

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 because parks are a permitted use within the R-1 Residential Zone. Furthermore, the 2003 Hill City – North Side Land Use Plan recommends adding more parks and playgrounds and preserving Stringer's Ridge as open space.



MR 2014-067 Acquisition

150 ft

Chattanooga Hamilton County Regional Planning Agency