

PUBLIC PROPERTY TRANSACTION APPLICATION FORM

CASE NUMBER:	MR 2014-056	Date Submitted: 5-13-2014
(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 (Expired lease attached with application)		
2 Property Information		
Property Address:	1004 Crutchfield Street	
Property Tax Map Number(s):	136C-G-001	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Renewal of a long expired lease for the area known as Garfield Park	
4 Site Characteristics		
Current Zoning:	R-1	
Current Use:	Park	
Adjacent Uses:	Residential and Manufacturing	
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
Phone 1: 423-643-7502	Phone 2:	Phone 3:
		Fax: 423-643-5079
6 Property Owner Information (if not applicant)		
Name: Cincinnati New Orleans Pacific Texas Railway, Norfolk Southern Corp	Phone: Herb Wilson at 1-404-962-5556	
Address: C/o Herb Wilson, Real Estate, 1200 Peachtree Street NE-12th Floor, Atlanta, Ga. 30309-3579		
Office Use Only:		
Planning District: 8b	Neighborhood: Riverside Area Community Club	
Hamilton Co. Comm. District: 4	Chatt. Council District: 8	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	Total Acres to be considered:	<input checked="" type="checkbox"/> Deeds <input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 1405-687		
Plat Book/Page: 16-33	Notice Signs	Number of Notice Signs: N/A
Filing Fee: N/A	Cash	Check
		Check Number:
Planning Commission meeting date: 06-09-2014	Application processed by: Trevor Slayton	

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	MR-2014-056	PC Meeting Date: 06-09-14
Applicant Request:	Mandatory Referral: Lease agreement	
Property Location:	1004 Crutchfield Street	
Property Owner:	Cincinnati New Orleans Pacific Texas Railway Co./Norfolk Southern Corporation	
Applicant:	City of Chattanooga/Real Property Office	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing to renew an expired lease agreement for the area known as Garfield Park.

Site Description

The site currently is used as a park/playground and is approximately 0.77 of an acre. Adjacent uses are residential and manufacturing.

Zoning History

This site has no recent zoning activity.

Plans/Policies

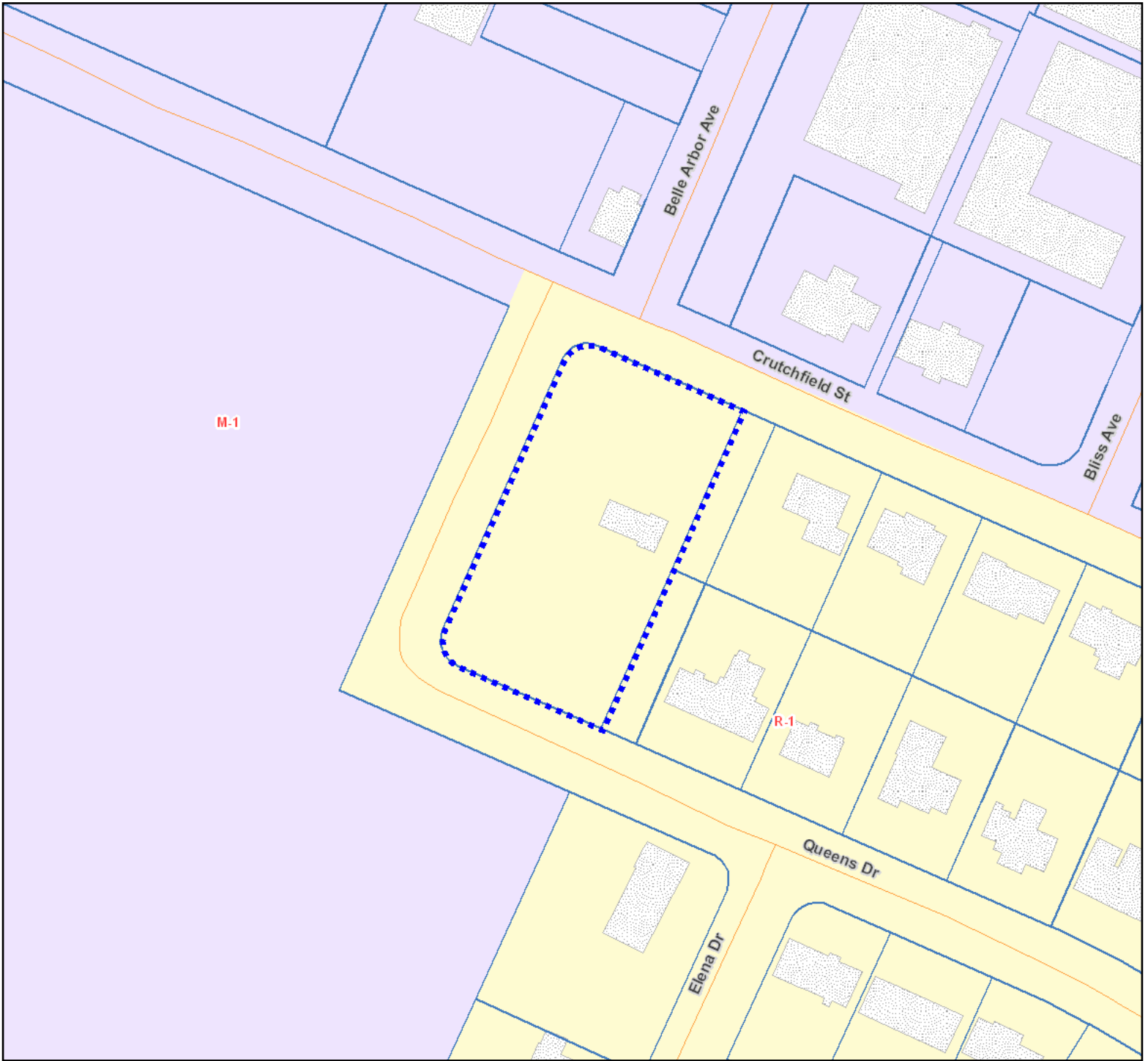
There is no current adopted Land Use Plan for this area.

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 renewal of the lease agreement because the site is currently used as a park/playground which is an allowable use in the R-1 Residential Zone.



MR 2014-056 Lease Agreement



100 ft

Chattanooga Hamilton County Regional Planning Agency

