

PUBLIC PROPERTY TRANSACTION APPLICATION FORM

CASE NUMBER:	MR 2014-057	Date Submitted: 05-13-2014	
(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: Franchise Agreement			
2 Property Information			
Property Address:	324 Vine Street		
Property Tax Map Number(s):	145D-B-009		
3 Proposed Development			
Reason for Request and/or Proposed Use:	To Provide Stormwater Detention Facilities and a Fire Vault		
4 Site Characteristics			
Current Zoning:	C-3		
Current Use:	Sidewalk & Planter		
Adjacent Uses:	Same		
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/Dept. of Transportation/Fritz Brogdon		Address: 1250 Market Street Suite 3100	
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: brogdon_f@chattanooga.gov
Phone 1: 423-643-6156	Phone 2:	Phone 3:	Fax:
6 Property Owner Information (if not applicant)			
Name: Vine Development Partners/Adam Green		Phone: 727-776-6517	
Address: 800 Market Street Chattanooga, TN 37402			
Office Use Only:			
Planning District: 8A		Neighborhood: N/A	
Hamilton Co. Comm. District: 4		Chatt. Council District: 7	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:	<input checked="" type="checkbox"/>	Deeds
<input checked="" type="checkbox"/>	Plats, if applicable	<input checked="" type="checkbox"/>	Deed Book(s): 10184-606
Plat Book/Page: 5-3		Notice Signs	Number of Notice Signs: 0
Filing Fee: N/A		Cash	Check
Check Number:		Planning Commission meeting date: June 9 th , 2014	
Application processed by: Marcia Parker			

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	MR-2014-057	PC Meeting Date: 06-09-14
Applicant Request:	Mandatory Referral for a Franchise Agreement	
Property Location:	324 Vine Street	
Property Owner:	Vine Development Partners/Adam Green	
Applicant:	City of Chattanooga/Transportation Department	
Staff Recommendation:	APPROVE	

PROJECT ANALYSIS

RPA Land Use & Transportation Comments

Project Description

The applicant is proposing a Franchise Agreement in order to provide stormwater detention facilities and a fire vault. A fire vault is the plumbing that provides fire sprinkler service to a building.

Site Description

The site currently is used for a sidewalk and planter. Surrounding adjacent properties are currently vacant and used for parking, a church, and legal services.

Zoning History

This site has had no recent zoning activity.

Plans/Policies

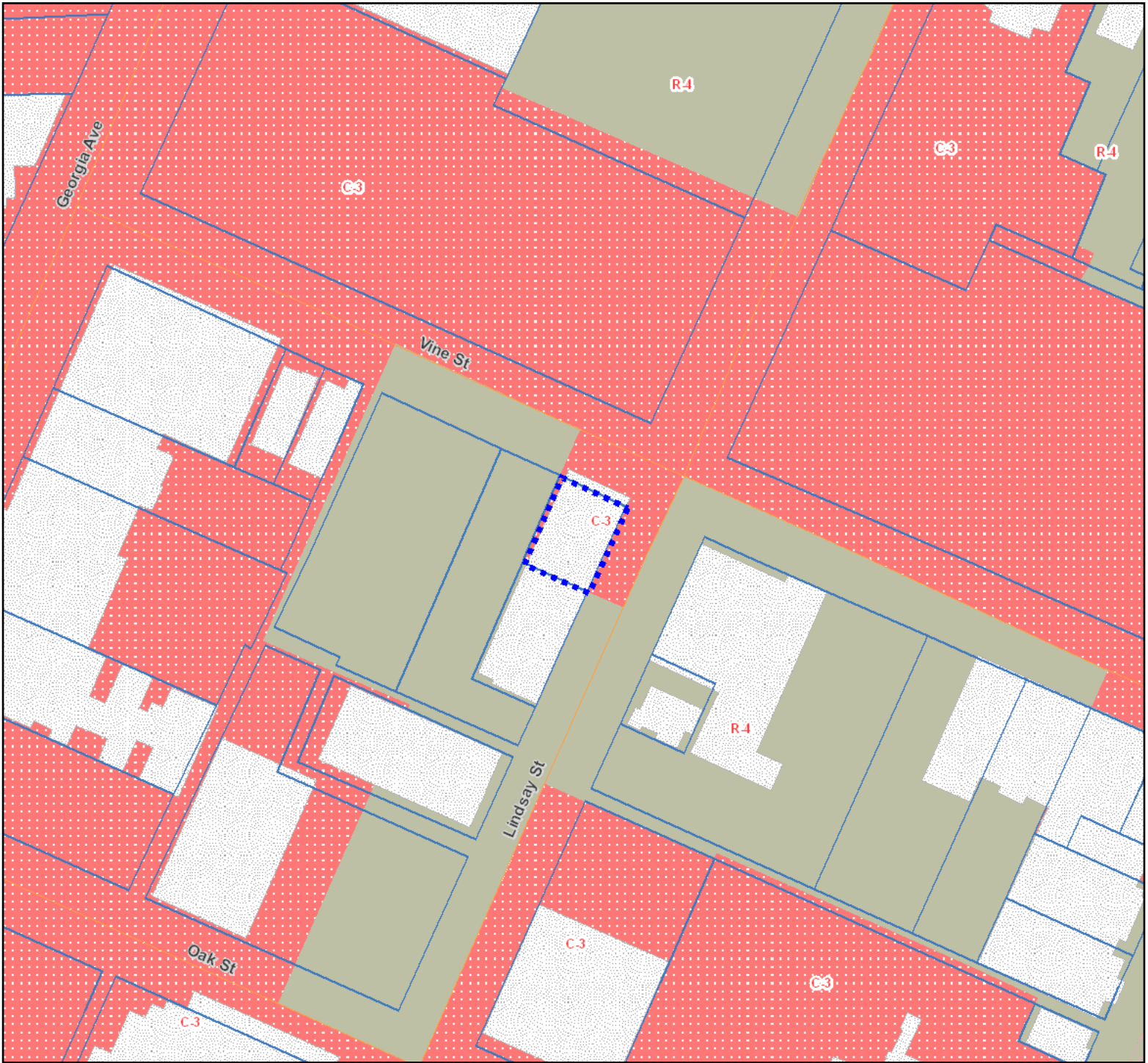
This site is within the 2004 Downtown Land Use Plan however a request of this specific nature is not addressed.

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 franchise agreement because the applicant intends to provide stormwater detention facilities and a fire vault.



MR 2014-057 Franchise Agreement



100 ft

Chattanooga Hamilton County Regional Planning Agency

