

**PUBLIC PROPERTY TRANSACTION APPLICATION FORM**

<b>CASE NUMBER:</b>	MR 2014-058	<b>Date Submitted:</b> 05-19-2014
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)		
<b>1 Applicant Request</b> (Mandatory Referral per TCA 13-4-104)		
<b>Public Property</b>	<b>Acquisition</b>	<input checked="" type="checkbox"/> <b>Surplus</b>
Other:		
<b>2 Property Information</b>		
Property Address:	4000-8599 block of Bonny Oaks Drive	
Property Tax Map Number(s):	130- 001.08	
<b>3 Proposed Development</b>		
Reason for Request and/or Proposed Use:	Surplus entire parcel for the purpose of future economic development	
<b>4 Site Characteristics</b>		
Current Zoning:	M-1	
Current Use:	Vacant	
Adjacent Uses:	Manufacturing & Commercial	
<b>5 Applicant Information</b>		
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 East 10 <sup>th</sup> Street	
Check one:	<input checked="" type="checkbox"/> I <b>am</b> the property owner	<input type="checkbox"/> I am <b>not</b> the property owner
City: Chattanooga	State: TN	Zip Code: 37402
Phone 1:423-643-7502	Phone 2:	Phone 3:
		Fax: 423-643-5079
<b>6 Property Owner Information</b> (if not applicant) (JOINT OWNERSHIP WITH HAMILTON COUNTY)		
Name: City of Chattanooga/Hamilton County/ATTN: Paul Parker	Phone: 423-209-6444	
Address: 123 East 7 <sup>th</sup> Street, 4 <sup>th</sup> Floor, Chattanooga, TN 37402		
<b>Office Use Only:</b>		
Planning District: 6	Neighborhood: N/A	
Hamilton Co. Comm. District: 5	Chatt. Council District: 6	Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:
<b>Checklist</b>		
<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: 345.26	<input checked="" type="checkbox"/> Deeds
		<input type="checkbox"/> Plats, if applicable
Deed Book(s):7497-485		
Plat Book/Page: N/A	Notice Signs	Number of Notice Signs: 0
Filing Fee: N/C	Cash	Check
		Check Number:
Planning Commission meeting date: June 9 <sup>th</sup> , 2014	Application processed by: Marcia Parker	

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Case Number:</b>	<b>MR-2014-058</b>	<b>PC Meeting Date: 06-09-14</b>
<b>Applicant Request:</b>	<b>Mandatory Referral: Declare Surplus</b>	
<b>Property Location:</b>	<b>4000-8599 block Bonny Oaks Drive</b>	
<b>Property Owner:</b>	<b>City of Chattanooga and Hamilton County (Joint Ownership)</b>	
<b>Applicant:</b>	<b>City Chattanooga/Real Property Office</b>	
<b>Staff Recommendation:</b>	<b>APPROVE</b>	

## PROJECT ANALYSIS

### RPA Land Use & Transportation Comments

#### Project Description

The applicant is asking for a mandatory referral to declare surplus property jointly owned by the City of Chattanooga and Hamilton County for the purpose of future economic development.

#### Site Description

The 345.26 acre site is currently vacant. It is within the Enterprise South Industrial Park with manufacturing and commercial uses in the surrounding area. There is an internal railway track system within the requested site.

#### Zoning History

This site was annexed into the City of Chattanooga in April 1998. Prior to annexation, the property was an M-1 Industrial District. After annexation the zoning remained the same and was designated as an M-1 Manufacturing Zone.

#### Plans/Policies

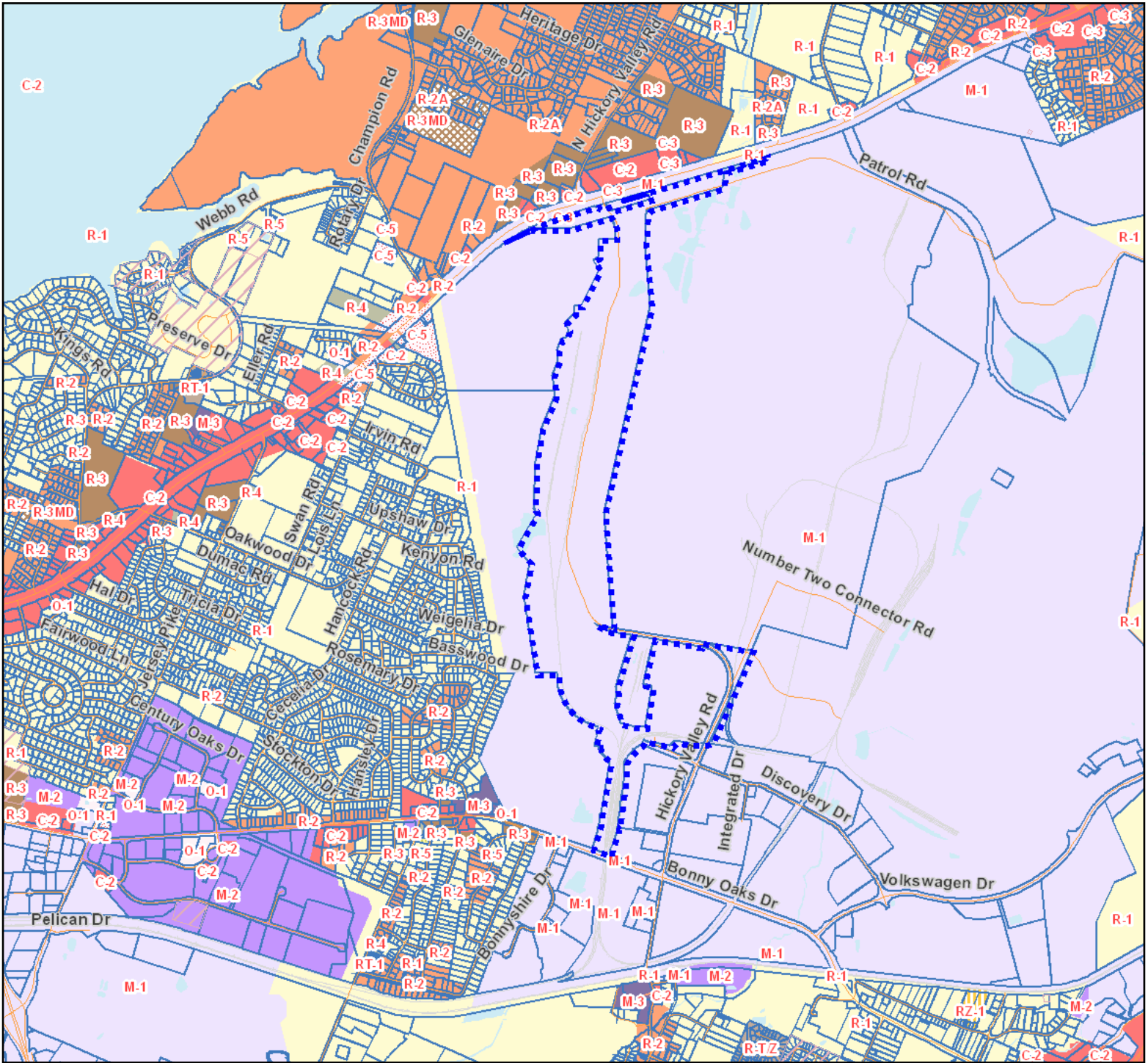
This site is within the 2002 Highway 58 Community Plan; however, a request of this specific nature is not addressed in the plan.

### 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 declare surplus property for the purpose of future economic development.



# MR 2014-058 Declare Surplus

2,500 ft

**Chattanooga Hamilton County Regional Planning Agency**

Chattanooga-Hamilton County  
Regional Planning Agency