

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-153

PC Meeting Date: 12-14-15

Applicant Request**Mandatory Referral for Property Acquisition**

Property Location:	Portion of 5218 Little Debbie Parkway
Property Owner:	Joan E. Whittenberg, Trustee
Applicant:	City of Chattanooga/Real Property/Gail Hart

Project Description

- Proposal: Acquire property surrounding an adjacent pump station to build a new pump station. The City will be abandoning the existing station and rebuilding a new station to the north.
- Proposed Access: Existing access road from Ooltewah-Ringgold Road.
- Proposed Development Form: Not Applicable
- Proposed Density: Not Applicable

Site Analysis**Site Description**

- Location: The site is located within the city limits of Collegedale, Tennessee on the west side of Ooltewah-Ringgold Road just north of Ooltewah Middle School. It has a Little Debbie Parkway address because the property fronts that road.
- Current Access: The site is within the Wolftever Creek floodway and is accessed by an easement through adjacent property at 5163 Ooltewah-Ringgold Road.
- Current Development form: Not Applicable
- Current Land Uses: Wolftever Creek is adjacent to the site on the west side. Office, warehouse, and residential uses are located east of the site. Vacant land is north and south of the site.
- Current Density: Not Applicable

Zoning History

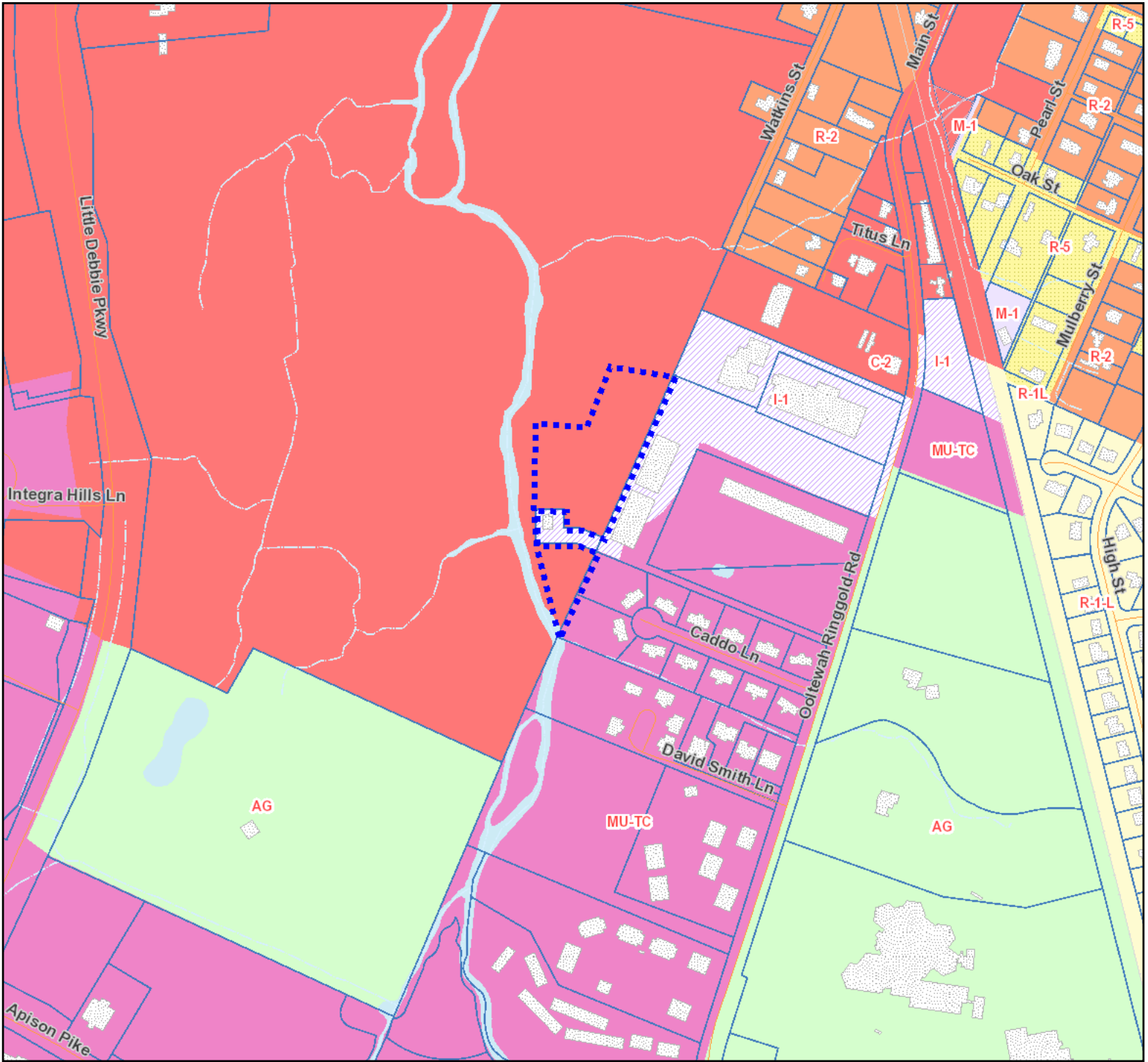
- The site is currently zoned C-2 Shopping Center Commercial (City of Collegedale).
- Properties north, south and west are zoned C-2 Shopping Center Commercial (City of Collegedale). Properties to the east are zoned I-1 Industrial and MU-TC Mixed use Town Center (City of Collegedale).
- Recent Activity:
 - In January 2015, the Planning Commission recommended approval of the acquisition of the adjacent pump station (Case #2015-013) per the terms of a City of Chattanooga Interlocal Agreement with the City of Collegedale dated September 6, 2000.
 - The Interlocal Agreement set up a lease agreement whereby the City of Collegedale deeded ownership of the sewer line after August 1, 2014.
 - The pump station acquisition involved an interceptor gravity sewer line, force main, pump station, easements, and fee property associated therewith.

Key Findings

- The proposed use is consistent with surrounding uses. An industrial site with warehouses is located to the east of the proposed location of the new pump station.

Staff Recommendation

Approve



MR 2015-153 Acquisition

450 ft

Chattanooga Hamilton County Regional Planning Agency