

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number: MR-2015-012

PC Meeting Date: 01-12-15

Applicant Request

Mandatory Referral for amending an existing public conservation easement

Property Location:	5612 Hixson Pike
Property Owner:	Clear Creek Church of Christ
Applicant:	City of Chattanooga Real Property Department

Project Description

- To improve the routing of the greenway to reduce construction costs and make the project more feasible to fund and construct.
- Provide a publicly accessible trailhead immediately adjacent to Hixson Pike.
- The amended conservation easement alters the legal description and location of the conservation easement from following along the edge of the creek through wetlands to a shorter route that follows drier ground to a proposed City greenway trailhead at the front of the Clear Creek Church of Christ.
- The amended conservation easement also eliminates a small public access corridor from the back of the church parking lot to the creek for a potential canoe launch location, as the church would rather have the public parking in plain view in front of their building.

Site Analysis

Site Description

- The site is located on the east side of Hixson Pike, just south of the Middle Valley Road intersection.
- The site's rear property line follows the North Chickamauga Creek.
- Most of the 96-acre site is wooded and lies within the North Chickamauga Creek floodway.
- The church and parking areas are outside of the floodway.

Zoning History

- Half of the site is zoned C-2 Convenience Commercial and half is zoned R-2 Residential.
- There was a request to rezone this site to R-3 Residential in 1998, but the request was withdrawn.
- There has been no recent zoning activity involving this property.

Plans/Policies

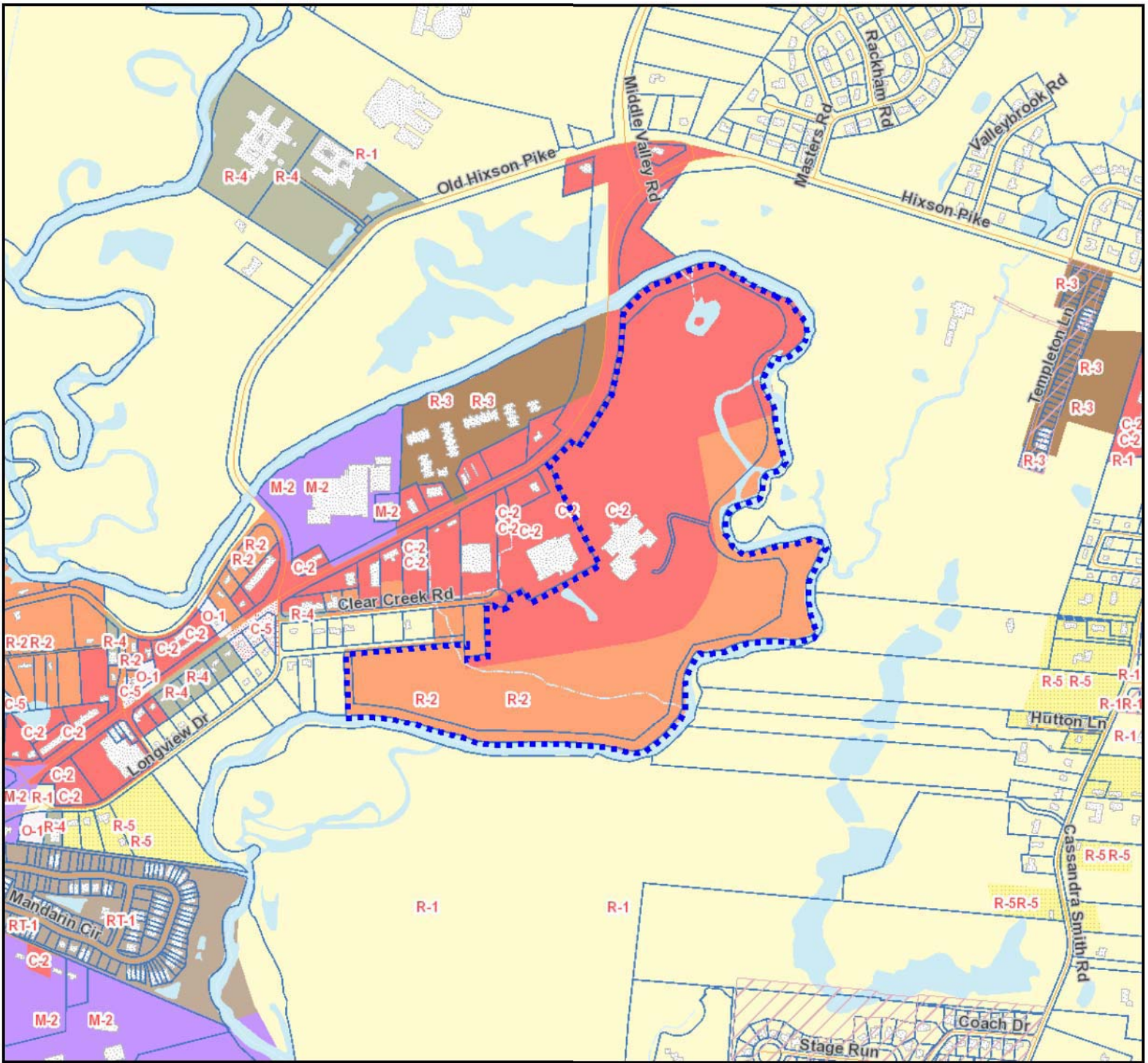
- The site is covered by the Hixson-North River Community Plan (adopted in 2005).
- The plan supports the proposed public conservation easement at this location.

Key Findings

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area.
- The proposal is consistent with the development form of the area.
- The proposal is consistent/compatible with surrounding uses.

Recommendation

- Approve.



MR 2015-012 Amendment of an Existing Conservation Easement

