

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-081

PC Meeting Date: 06-08-15

Applicant Request

Public Property Acquisition

Property Location:	360 Greenway View Drive
Property Owner:	OBC Holdings, LLC
Applicant:	City of Chattanooga/Real Property/Gail Hart

Project Description

Proposal: Property is to be used for buffering and protection of the South Chickamauga Creek and Greenway adjacent to economic development.

Site Analysis

Site Description

- Location: The 1-acre vacant site is located between the Walmart shopping area and the west side of the Brainerd Levee.
- Current Access: Greenway View Drive
- Current Land Uses: North- Brainerd Levee; South- retail stores; East- Brainerd Levee; West- wetland areas.

Zoning History

- The site is currently zoned C-2 Convenience Commercial and is surrounded by the same zone on all sides.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

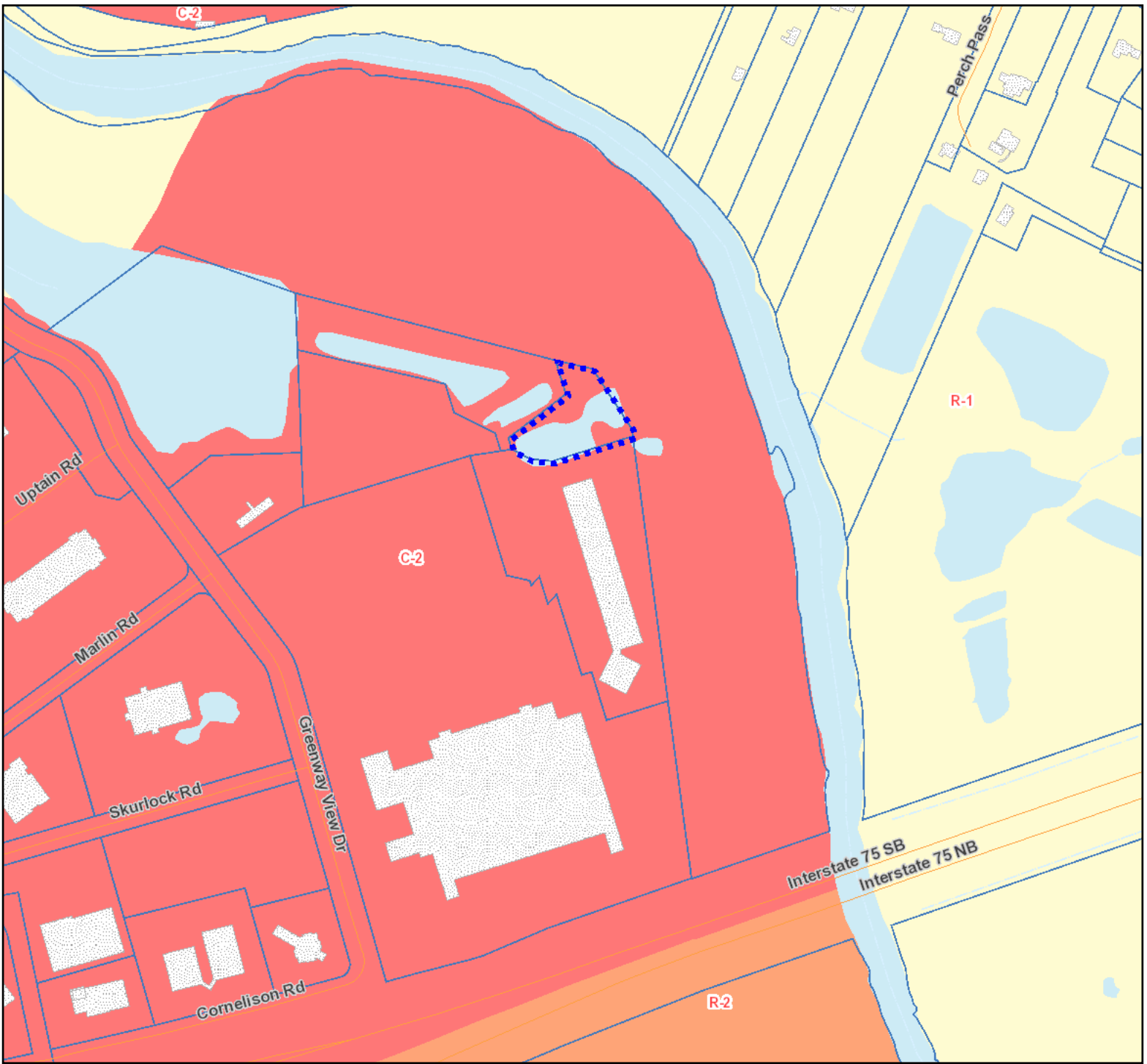
- The 2006 Brainerd Town Center Plan Update (not adopted by City Council) supports better connectivity to the South Chickamauga Creek Greenway.
- The 2009 Brainerd... A Vision for Today Plan (adopted by City Council in 2011) supports enhancing the greenway areas.
- The C-2 Convenience Commercial Zone permits retail and residential uses.

Key Findings


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

Staff Recommendation

Approve.




MR 2015-081 Acquisition



North

384 ft

Chattanooga Hamilton County Regional Planning Agency



RPA