

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-031

PC Meeting Date: 03-09-15

Applicant Request**Mandatory Referral for Acquisition of Property**

Property Location:	2005 South Willow Street
Property Owner:	Chattanooga City & Hamilton County
Applicant:	City of Chattanooga Real Property Department

Project Description

- The property is currently jointly owned by the City of Chattanooga and Hamilton County.
- The City of Chattanooga desires to acquire Hamilton County's interest to maintain the property as a City of Chattanooga public park.

Site Analysis**Site Description**

- The 1.4-acre vacant site is located on the west side of South Willow Street at the East 20th Street intersection.
- Access: Currently, access to the site is from South Willow Street and the alley on the north side.
- Land Uses: North- residential; East- vacant school, residential, commercial; South- vacant building (former Army Reserve Center); West- warehousing.

Zoning History

- The site is currently zoned M-1 Manufacturing which permits most non-residential uses.
- In 2012, the City Council approved a Mandatory Referral to surplus this site (parcel 156G-B-014.01) and the adjacent parcel (156G-B-014) which included the former Army Reserve Center (Resolution 27813). Parcel 156G-B-014 was sold in 2014. Parcel 156G-B-014.01 is still under joint ownership of the City of Chattanooga and Hamilton County.
- In 2012, the Oak Grove Neighborhood expressed to the City Council a desire that this property be used for soccer, baseball, and similar active recreational uses.
- There has been no recent zoning activity on this site.

Plans/Policies

- The Oak Grove Neighborhood Plan (adopted by City Council in 2004) recommends a park and/or recreation use for this site so as to "maintain, strengthen and augment existing community assets."

Key Findings

- The proposed use is compatible with surrounding uses.
- The proposed use is supported by the adopted land use plan.

Staff Recommendation

Approve