

**PLANNING COMMISSION CASE REPORT**

Case Number: MR 2015-125

PC Meeting Date: 10-12-15

**Applicant Request****Mandatory Referral: Property Acquisition**

<b>Property Location:</b>	<b>4008 St. Elmo Avenue</b>
<b>Property Owner:</b>	<b>Pornpimorn Vongsunsunee (Popi)</b>
<b>Applicant:</b>	<b>City of Chattanooga/Real Property/Gail Hart</b>

**Project Description**

- Proposal: The City of Chattanooga Transportation Department proposes to use this property to improve pedestrian enhancements.

**Site Analysis****Site Description**

- Location: The approximately 3,000 square foot triangular site is the northernmost portion of parcel 155O-L-020 located between St. Elmo Avenue at the Ochs Highway intersection on the west side and the Virginia Avenue right-of-way on the east side.
- Current Access: St. Elmo Avenue
- Tennessee Department of Transportation Functional Classification: Urban Principal Arterial
- Current Land Uses: This site in question is currently part of property used for a restaurant and parking on the south side of it. On the west side of the site is a traffic signal at the convergence of St. Elmo Avenue and Ochs Highway. On the east side of the site is an unimproved 25-foot right-of-way for Virginia Avenue which lies to the rear of commercial properties fronting Tennessee Avenue.

**Zoning History**

- The site and all surrounding properties are currently zoned C-2 Convenience Commercial.

**Plans/Policies/Regulations**

- The Circulation Plan within the St. Elmo Community Plan (adopted by City Council in 2001) recommends pedestrian improvements with bicycle connections in this area.
- Mandatory Referrals: Tennessee Code Annotated (13-4-104) requires the Planning Commission to review the widening, narrowing, relocation, vacation, change in use, acceptance, *acquisition*, sale or lease of any street or public way, ground, place, property or structure. Failure of the Planning Commission to act within 30 days shall be deemed an approval.

**Key Findings**

- Case MR 2015-0126 is a complementary request that is part of the Chattanooga Department of Transportation project to create a bicycle/pedestrian path to connect the St. Elmo residential neighborhood to the commercial center
- The proposal is supported by the recommendations of the adopted Land Use Plan and is part of a larger transportation project, the Virginia Avenue Neighborhood Greenway, that will tie into the Riverwalk.

**Staff Recommendation**

Approve.