

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-127

PC Meeting Date: 10-12-15

Applicant Request**Mandatory Referral: Surplus Property**

Property Location:	809 South Willow Street
Property Owner:	City of Chattanooga/Real Property/Gail Hart
Applicant:	City of Chattanooga/Real Property/Gail Hart

Project Description

- Proposal: Surplus and swap this property for three adjacent parcels on which to construct a new Fire Station Number 5.

Site Analysis**Site Description**

- Location: The ½-acre site is located on the northwest corner of the intersection at Vance Avenue and South Willow Street.
- Current Access: Vance Avenue and South Willow Street.
- Current Development form: One-story residential and community buildings within this immediate area.
- Current Land Uses: A mixture of single-family homes and community buildings within a 500-foot radius of the site. The former Tennessee Temple University campus is north and west of this site.

Zoning History

- The site is currently zoned R-4 Special Zone.
- The property to the north is zoned R-4 Special Zone Institutional PUD. The property to the east is zoned R-3 Residential. The property to the south is zoned R-1 Residential. The property to the west is zoned R-4 Special Zone Institutional PUD.

Plans/Policies/Regulations

- The 2000 Highland Park Plan recommends “Institutional/Service Providers” uses at this location.
- The R-4 Special Zone permits office, multi-family residential, and fire halls.
- 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

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area since the Fire Hall will continue to be located in the designated Institutional/Service area recommended by the Plan.
- The proposed use is consistent with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed structure does not raise concerns regarding location, lighting, or height.

Staff Recommendation

Approve.