

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-128

PC Meeting Date: 10-12-15

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

Property Location:	2003, 2005 & 2009 Vance Avenue
Property Owner:	Highland Park Commons, Inc.
Applicant:	City of Chattanooga/Real Property Gail Hart

Project Description

- Proposal: Construct a new Fire Station Number 5.

Site Analysis**Site Description**

- Location: The 0.6-acre vacant site is located on the north side of Vance Avenue between South Beech Street and South Willow Street.
- Current Access: Vance Avenue.
- Current Development form: One-story residential and community buildings within this immediate area. This site lies within the boundary of an Institutional Planned Unit Development (PUD) of the former Tennessee Temple University and Highland Park Baptist Church.
- 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/ Institutional Planned Unit Development (PUD) of the former Tennessee Temple University and Highland Park Baptist Church (Resolution 26947).
- The properties to the north are zoned R-4 Special Zone/ Institutional PUD. The property to the east is zoned R-4 Special. The property to the south is zoned R-1 Residential. The property to the west is zoned R-4 Special Zone.

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.
- The current Institutional PUD permits school campus uses and facilities as shown on the PUD Plan as approved by City Council in 2011 per Resolution 26947.
- 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.