

PLANNING COMMISSION CASE REPORT

Case Number: 2016-055

PC Meeting Date: 04-11-16

Applicant Request

Mandatory Referral to Surplus City of Chattanooga Property

Property Location:	1200 King Street
Property Owner:	City of Chatt/Real Prop/Gail Hart
Applicant:	City of Chatt/Real Prop/Gail Hart

Project Description

- Proposal: Surplus to allow future transfer for potential parking garage construction

Site Analysis

Site Description

- Location: The 0.66 Acre site is a surface parking field located 400 feet from the King Street and Market Street intersection

Plans/Policies/Regulations

- The Downtown Plan (adopted by City Council in 2004) recommends new non-residential for this site.
- The current M-1 Manufacturing Zone permits most types of non-residential industrial uses, but does not permit residential uses.
- 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 parcel is currently being used by the City of Chattanooga for staff parking. The relocation of this use will need to be addressed by the City.
- Surplus of City land should be done for a higher and better use.
- This property is within the proposed Form Based Code Zoning Study Boundary.

Staff Recommendation

Approval