

PLANNING COMMISSION CASE REPORT

Case Number: MR 2016-109

PC Meeting Date: 08-08-16

Applicant Request

Mandatory Referral for Acquisition of Property

Property Location:	2455 Hickory Valley Rd
Property Owner:	OM Hickory LLC (Dhaval Patel)
Applicant:	City of Chattanooga/Real Property/Gail Hart

Project Description

- Proposal: Procurement of a 3 acre parcel for the construction of a wet weather storage facility for the purpose of addressing sewer overflows in the area.

Site Analysis

Site Description

- Location: The 3 acre site is located west of the Robin Drive and Hickory Valley Road intersection.
- This parcel is in the 100-year floodplain.

Plans/Policies/Regulations

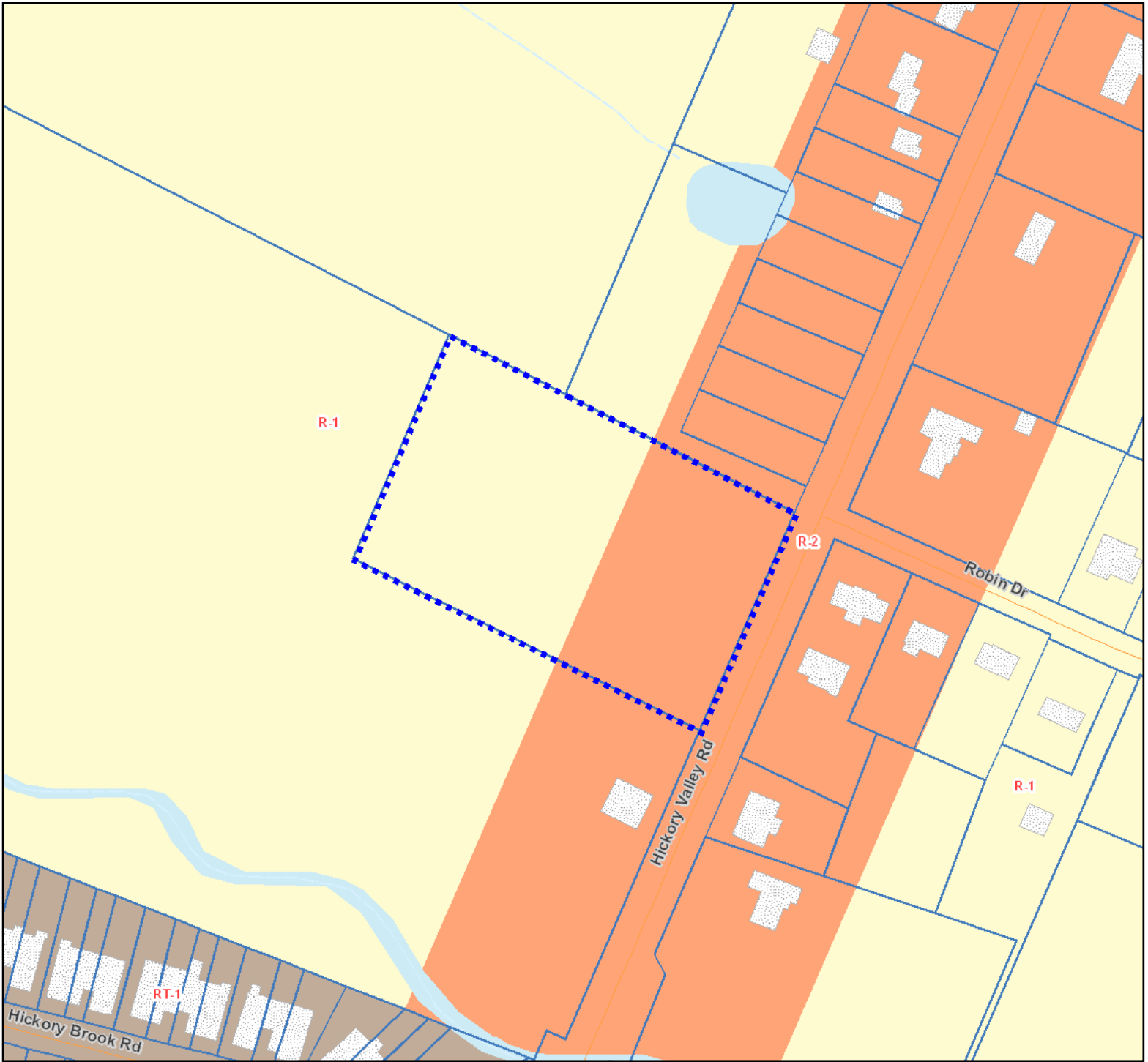
- The Shallowford Road-Lee Highway Area Plan (adopted by City Council in 2005) recommends low density residential uses, but also speaks to the flooding caused by the adjacent Friar Branch.

Key Findings




- The proposal is supported by the adopted Land Use Plan for the area which recommends improvements to handle storm water and sewer issues for the area.
- The proposal is not consistent with the development form of the area and should be located in a way to provide as much buffer from residential and commercial uses as possible.
- The proposed structure could raise concerns regarding location, lighting, or height based on the visual and odor based nuisances of the use.

Staff Recommendation

Approve



MR 2016-109 Acquisition

Chattanooga Hamilton County Regional Planning Agency 