

PLANNING COMMISSION CASE REPORT

Case Number: 2015-008

PC Meeting Date: 01-11-16

Applicant Request**Mandatory Referral to Surplus Property**

Property Location:	1600 Central Avenue
Property Owner:	City of Chattanooga
Applicant:	City of Chattanooga / Real Property Department

Project Description

- Proposal: Surplus property for transfer to YMCA for continued operation of the Y-CAP program.
- Proposed Access: Central Avenue and East 16th Street
- Proposed Development Form: Not applicable
- Proposed Density: Not applicable

Site Analysis**Site Description**

- Location: The site is located one block south of East Main Street on the southeast corner of the intersection of Central Avenue and East 16th Street.
- Current Access: Central Avenue and East 16th Street
- Current Development form: Not applicable
- Current Land Uses: Warehousing and office uses surrounds the site on all sides.
- Current Density: Not applicable

Zoning History

- The site is currently zoned M-1 Manufacturing.
- The properties on all sides of the site are zoned M-1 Manufacturing. Some properties located east of the site are zoned R-3 Residential.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

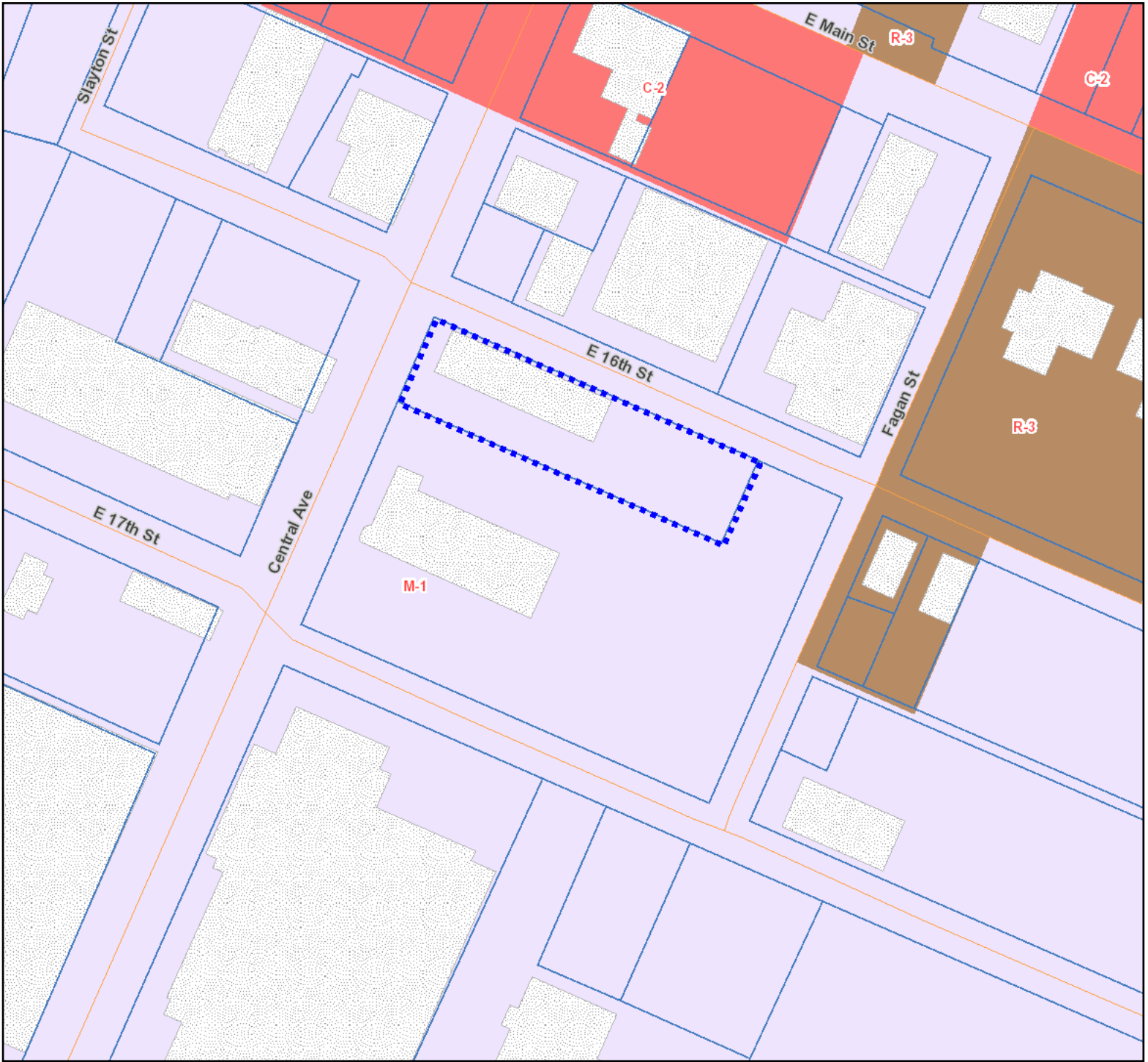
- There is no current adopted land use plan for this area.
- The M-1 Manufacturing Zone permits most types of non-residential uses, but does not permit residential uses.
- Mandatory Referrals: Tennessee Code Annotated (13-4-104) requires the Planning Commission to review the widening, narrowing, relocation, 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 site was a former fire hall and is currently used by the YMCA for its Y-CAP program. The proposal is to continue the use at this location.
- Surplus of this property is a reasonable request.
- The proposal to surplus this property does not raise concerns regarding use, location, lighting, noise, or height.

Staff Recommendation

Approve.



MR 2016-008 Declare Surplus



127 ft

Chattanooga Hamilton County Regional Planning Agency

