

# PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-044

PC Meeting Date: 04-13-15

## Applicant Request

Donation Agreement for construction of a recreational facility

|                    |   |
|--------------------|---|
| Property Location: | 301 N. Holtzclaw Avenue                     |
| Property Owner:    | City of Chattanooga                         |
| Applicant:         | City of Chattanooga/Real Property/Gail Hart |

## Project Description

- Construction of “Miracle Field” by the Miracle League of Chattanooga and the subsequent donation of field to the City of Chattanooga.
- Miracle Field shall be used by the City as a public park for the purposes of amusement and recreation to be enjoyed by the public generally.
- The design and construction shall be intended primarily to benefit persons with special needs, including physical disabilities (per Resolution #27981 adopted by City Council on 8-5-2014).

## Site Analysis

### Site Description

- The proposed recreational facility will be built within Warner Park located at 301 North Holtzclaw between East 3<sup>rd</sup> Street and McCallie Avenue.
- Land Uses: Adjacent land uses (within Warner Park) include the zoo, softball fields, pool, and other public recreational activities.

### Zoning History

- The site is currently zoned C-2 Convenience Commercial.
- There has been no recent zoning activity on this site.

### Plans/Policies/Regulations

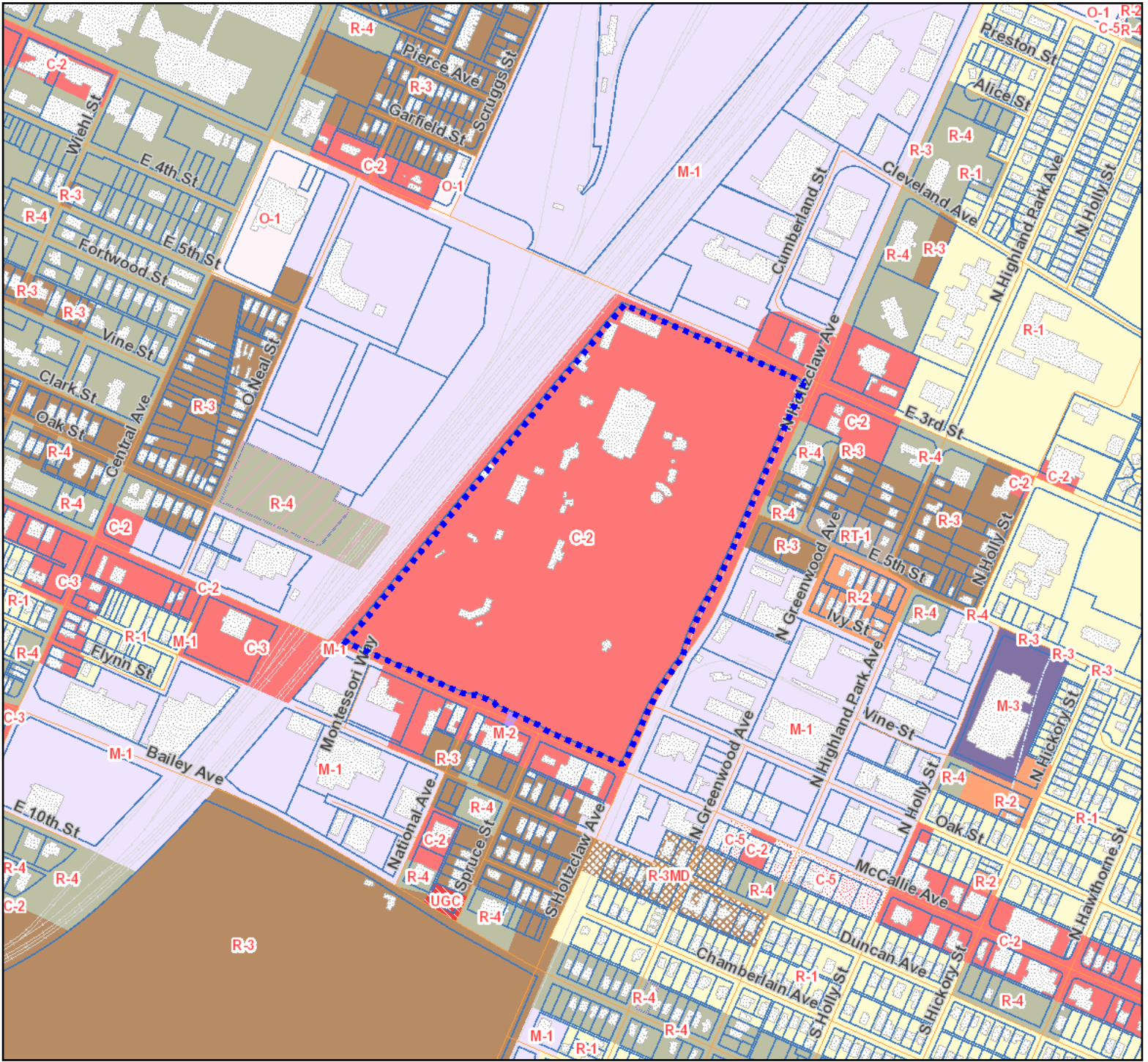
- The C-2 Convenience Commercial Zone allows residential and non-residential uses as well as public recreational uses and facilities.
- There is no current adopted land use plan for this area.

## Key Findings

- The proposed use is consistent and compatible with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposal would set a precedent for future requests.

## Staff Recommendation

Approve.



**MR 2015-044 Donation Agreement for Construction of a Recreational Facility**

**Chattanooga Hamilton County Regional Planning Agency**

641 ft