

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-152

PC Meeting Date: 12-14-15

Applicant Request**Mandatory Referral for a Lease Agreement**

Property Location:	1714 Duncan Avenue
Property Owner:	City of Chattanooga
Applicant:	City of Chattanooga Real Property Department

Project Description

- Proposal: Enter a lease agreement with Signal Centers Incorporated for the property at 1714 Duncan Avenue for the operation of Baby University whose mission is to coach families to effectively prepare children for life-long success. The site is currently owned by the City of Chattanooga and used by the Highland Park Neighborhood Association. Signal Centers, Inc. is a non-profit corporation.
- Proposed Access: Rear alley via South Hawthorne Street.
- Proposed Development Form: Not applicable
- Proposed Density: Not applicable

Site Analysis**Site Description**

- Location: The site is located on the southwest corner of the Duncan Avenue and South Hawthorne Street intersection.
- Current Access: Rear alley via South Hawthorne Street.
- Current Development form: 1-story building on a 6,500 square foot lot
- Current Land Uses: The site is currently used by the Highland Park Neighborhood Association. Single-family homes are located east, south, and west of the site. Office uses are located to the north.
- Current Density: Not applicable

Zoning History

- The site is currently zoned R-1 Residential.
- The properties to the north are zoned R-4 Special Zone. The properties to the east, south, and west are zoned R-1 Residential.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

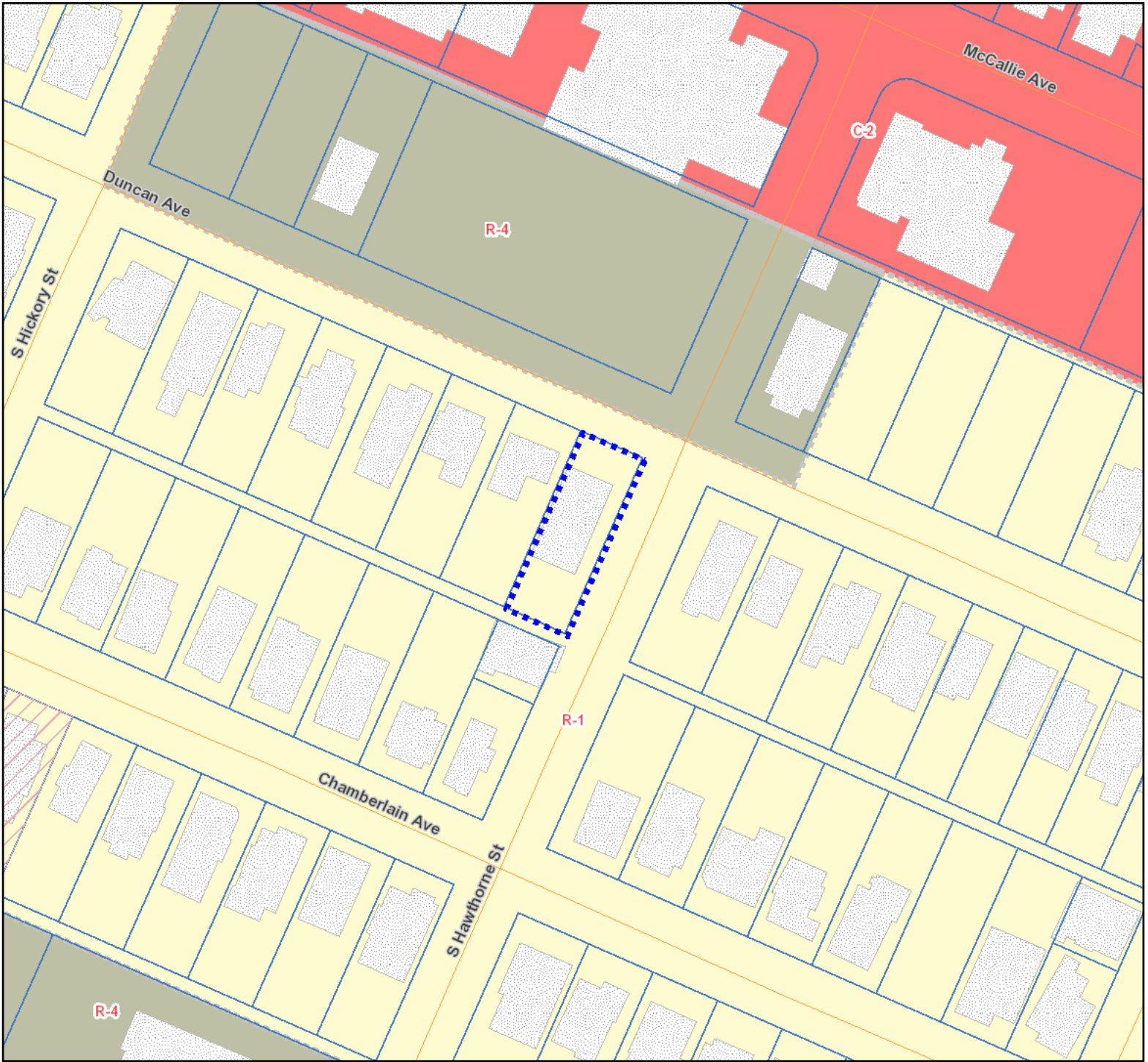
- The 2000 Highland Park Plan does not have a specific recommendation for this site. Highland Park Neighborhood Association will have continued access to the building through a sublease agreement with Signal Centers, Inc.
- The R-1 Residential Zone permits single-family dwellings, schools, religious facilities, and community owned not-for-profit buildings.

Key Findings

- The proposed use is for a center for counseling and related offices. This is not proposed to be used as a day care.
- The proposed use is compatible with surrounding uses.
- The proposal is consistent with the development form of the area.




Staff Recommendation

Approve




MR 2015-152 Lease Agreement

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Chattanooga Hamilton County Regional Planning Agency



RPA