

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-126

PC Meeting Date: 10-12-15

Applicant Request

Mandatory Referral: Acquisition of Property

Property Location:	4001 St. Elmo Avenue
Property Owner:	Anthony Lebron & Lisa H. Davis
Applicant:	City of Chattanooga/Real Property/Gail Hart

Project Description

- Proposal: The Chattanooga Transportation Department proposes to acquire property (659 square feet) needed for pedestrian/sidewalk enhancements on St. Elmo Avenue.

Site Analysis

Site Description

- Location: The 659 square foot area is a portion of parcel 1550-F-018 fronting the west side of St. Elmo Avenue at the intersection with Ochs Highway.
- Current Access: St. Elmo Avenue
- Tennessee Department of Transportation Functional Classification: Urban Principal Arterial
- Current Land Uses: This site in question is currently part of the front parking area for an existing business fronting St. Elmo Avenue. Across the street to the east is commercial property also proposed to be acquired by the City to also make pedestrian enhancements.

Zoning History

- The site is currently zoned C-2 Convenience Commercial.
- The properties to the west, north, and east are zoned C-2 Convenience Commercial. The property to the south is zoned R-1 Residential.

Plans/Policies/Regulations

- The Circulation Plan within the St. Elmo Community Plan (adopted by City Council in 2001) recommends pedestrian improvements with bicycle connections in this area.
- 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

- Case MR 2015-0125 is a complementary request that is part of the Chattanooga Department of Transportation project to create a bicycle/pedestrian path to connect the St. Elmo residential neighborhood to the commercial center
- The proposal is supported by the recommendations of the adopted Land Use Plan and is part of a larger transportation project, the Virginia Avenue Neighborhood Greenway, that will tie into the Riverwalk.

Staff Recommendation

Approve.