

PLANNING COMMISSION CASE REPORT

Case Number: 2015-056

PC Meeting Date: 04-11-16

Applicant Request

Mandatory Referral for a Lease Agreement with the City of Chattanooga

Property Location:	15 Tremont Street
Property Owner:	City of Chattanooga/Hamilton County
Applicant:	City of Chatt/Real Property/Gail Hart

Project Description

- Proposal: Enter into a Lease Agreement with the Charles H. Coolidge Medal of Honor Heritage Center.

Site Analysis

Site Description

- Location: The 2.26 acre site is located between Tremont Street and the Walnut Street pedestrian bridge and fronts the Tennessee River.

Plans/Policies/Regulations

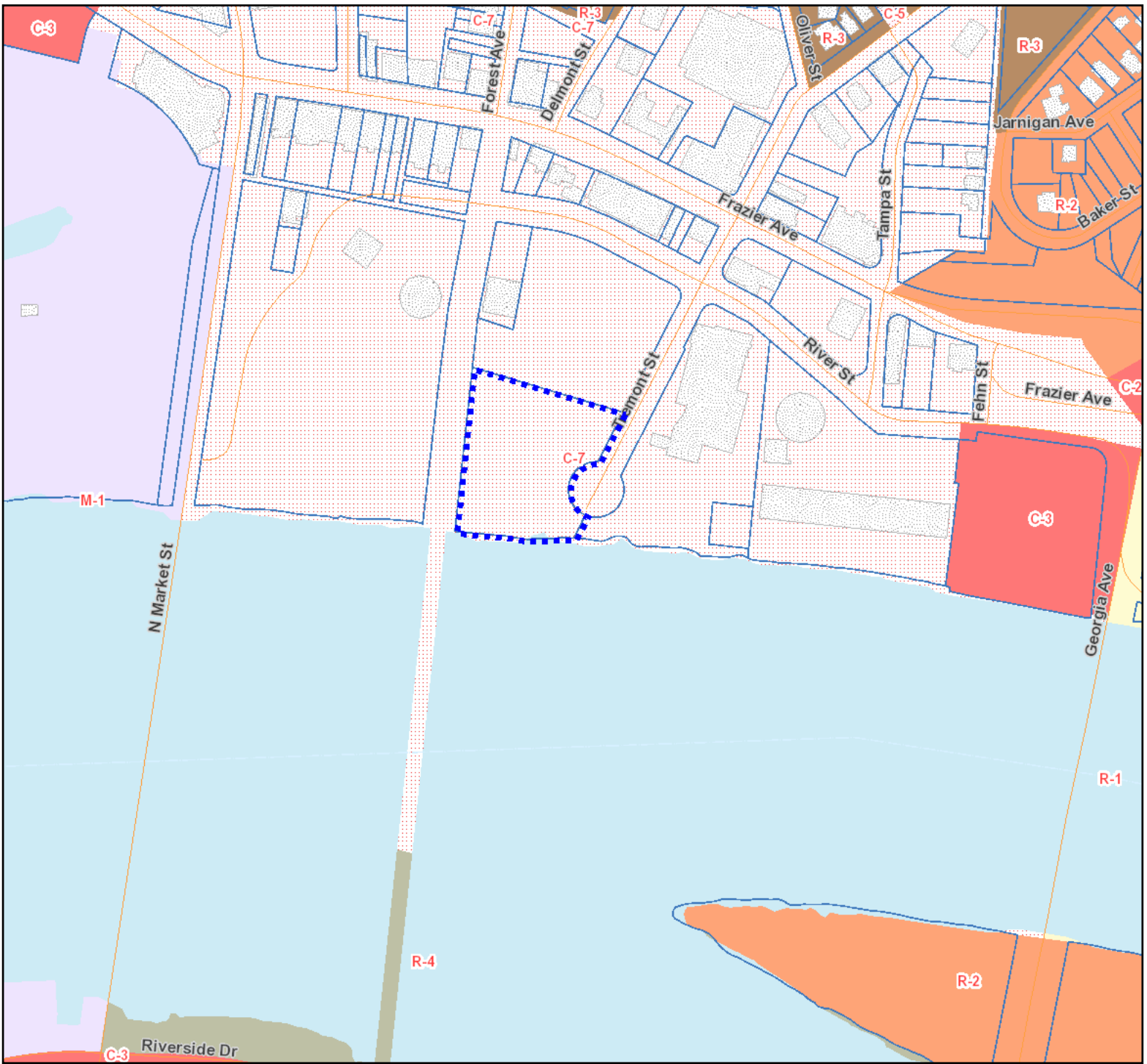
- The North Shore Plan (adopted by City Council in 2007) recommends Parks and Open Space for this site.
- The C-7 North Shore Commercial/Mixed Use Zone permits a mix of residential and non-residential uses, but site design approval is required by the North Shore Review Committee.
- Mandatory Referrals: 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

- Development on parkland should be minimized to 5% of acreage.
- The C-7 North Shore Commercial/Mixed Use Zone requires review of development by the North Shore Review Committee.

Staff Recommendation

Approve



MR 2016-056 Lease Agreement

316 ft

Chattanooga Hamilton County Regional Planning Agency