

**PLANNING COMMISSION CASE REPORT**

Case Number: 2016-002

PC Meeting Date: 01-11-16

**Applicant Request****Mandatory Referral to Surplus Public Property**

<b>Property Location:</b>	<b>1815 East Main Street</b>
<b>Property Owner:</b>	<b>City of Chattanooga/Real Property/Gail Hart</b>
<b>Applicant:</b>	<b>City of Property/Real Property/Gail Hart</b>

**Project Description**

- Proposal: Surplus property, and redevelop through an RFP process with the objective of creating an urban mixed-use, neighborhood-friendly development.
- Proposed Access: Unknown
- Proposed Development Form: Unknown
- Proposed Density: Not applicable

**Site Analysis****Site Description**

- Location: The 2.41-acre site is located at the southern edge of the Highland Park neighborhood on the north side of Main Street between South Hawthorne Street and South Orchard Knob Avenue.
- Current Access: South Hawthorne Street, South Orchard Knob Avenue, and East 14<sup>th</sup> Street
- Current Development form: The neighborhood is urban in form with lots placed within a well-connected grid network of streets and alleys. There are mostly one-story and some two-story buildings within a 500 foot radius of this site.
- Current Land Uses: Single-family homes are located west, north, and northeast of the site. Commercial uses are located east and south of the site on East Main Street.
- Current Density: Not applicable

**Zoning History**

- The site is currently zoned M-2 Light Industrial.
- Properties to the north and some to the east and west are zoned R-1 Residential. Properties to the south and adjacent properties east and west on Main Street are zoned C-2 Convenience Commercial.
- There has been no recent zoning activity on this site.

**Plans/Policies/Regulations**

- The 2000 Highland Park Plan recommends industrial use at this location. However, the plan also notes that a stable, neighborhood-serving commercial core is essential to the successful revitalization of Highland Park. It also recommends along the “neighborhood edges” (includes Main Street) that “a dual program of commercial rehab and infill is recommended to enhance neighborhood retail opportunities and eliminate blighted conditions found among existing vacant or underutilized commercial buildings.”
- The M-2 Light Industrial Zone permits a long list of light manufacturing, assembling, production, warehousing, and wholesaling uses but no retail sales or other commercial uses unless directly related to one of the permitted 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.

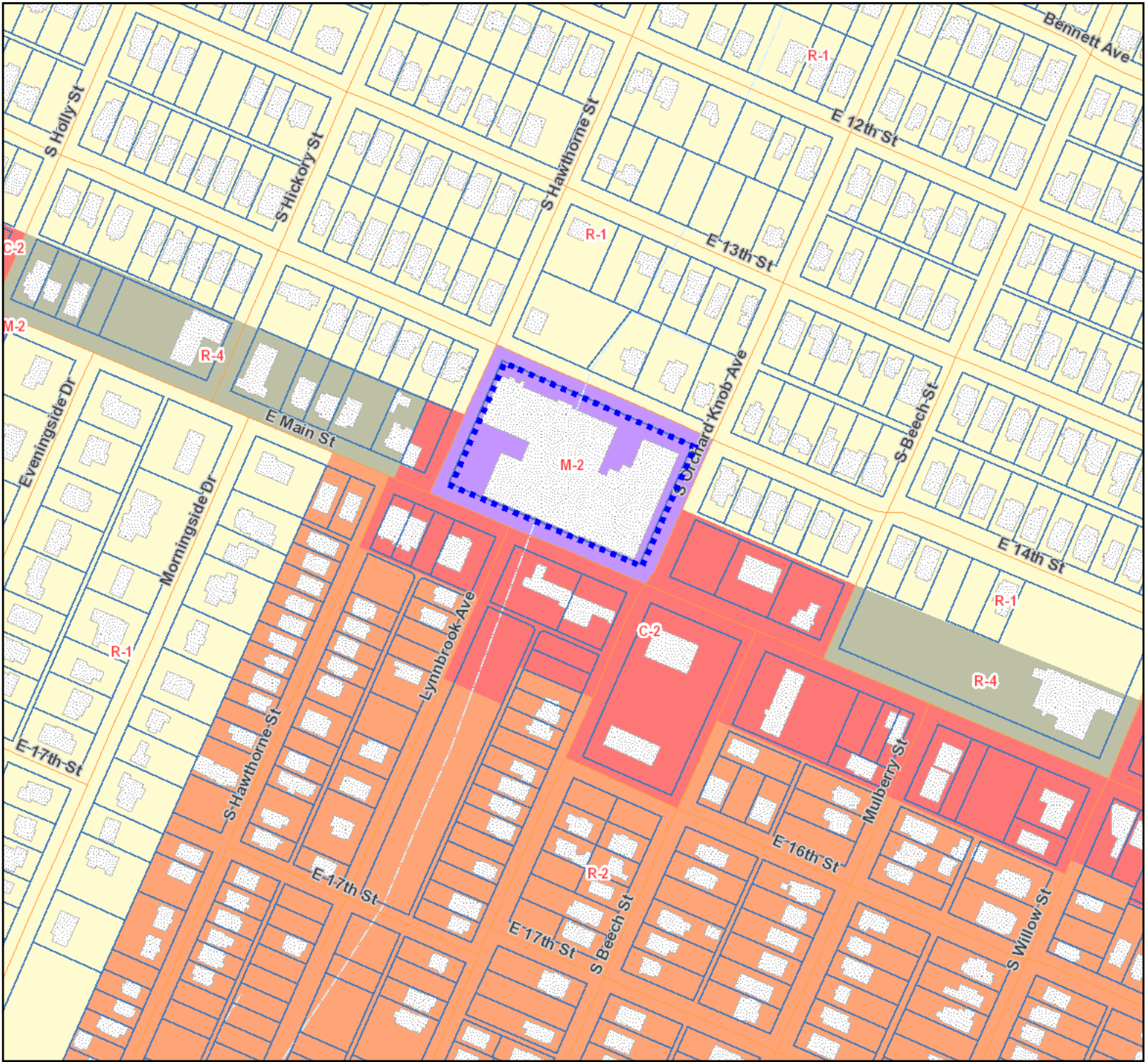
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### **Key Findings**

- The intent for the surplus is to redevelop a former manufacturing/warehousing site into an urban, neighborhood serving commercial development. RPA staff recommends that the City follow the recommendations of the Highland Park Neighborhood Plan relating to urban, pedestrian friendly commercial redevelopment along Main Street.

### **Staff Recommendation**

Approve



# MR 2016-002 Declare Surplus

269 ft

**Chattanooga Hamilton County Regional Planning Agency**