

**Chattanooga-Hamilton County Regional Planning Agency
PLANNING COMMISSION STAFF REPORT**

CASE NUMBER: MR-2018-0015	PC MEETING DATE: 01/08/18	APPLICANT: City of Chatt/Real Property/Gail Hart
PROPERTY OWNER: City of Chattanooga	PROPERTY ADDRESS: 3300 Brannon Ave.	TAX MAP PARCEL ID: 156P-E-016
JURISDICTION: City of Chattanooga	SUMMARY OF REQUEST: Mandatory Referral to surplus property to sell and transfer City of Chattanooga property for donation to First Lutheran Church who shall use the property for the benefit of the Clifton Hills Community.	

SITE PHOTOGRAPHS



Public Notice Sign



The Site Looking North



Park Playground & Parking Lot

PROPERTY DESCRIPTION

LOCATION Caruthers Park located on Brannon Ave.	ACCESS Brannon Ave.	NATURAL RESOURCES The site is located in the 100 & 500 Year Floodplain & there is a stream on a portion of the site.
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ZONING, REGULATIONS & POLICIES

ZONING HISTORY	The site is zoned R-2 Residential Zone. The property to the north and west is zoned R-1 Residential Zone. The property to the south is zoned R-2 Residential Zone. The property to the west is zoned R-2 Residential Zone & M-1 Manufacturing Zone.
PLANS	The Rossville Blvd. Community Plan (adopted by City Council in 2004) recommends recreation and open space for the site.

OTHER DEPARTMENT COMMENTS

Open Spaces Department	James Bergdoll, the Director of Parks Maintenance, and Akousa Cook, Parks Planner reviewed the case and were assured by Gail Hart that this is only impacting the parcel the building is located on and the donation will relieve the City of any liability obligations. The department is curious how the parking will be handled but has no objections to the donation.
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DISCUSSION OF STAFF RECOMMENDATION

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	COMPATIBLITLY WITH ADOPTED PLANS The Rossville Blvd. Community Plan recommends maintaining this site as a park for the community.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	COMPATIBILITY WITH ADJACENT LAND USES A proposed community center is a similar use to a public park and compatible with adjacent residential uses.
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	COMPATIBILITY WITH SURROUNDING ZONES The R-2 Residential Zone surrounds a majority of the site.

STAFF RECOMMENDATION

APPROVE