

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

CASE NUMBER: MR 2018-0123	PC MEETING DATE: 07/09/2018	APPLICANT: City of Chattanooga/Real Property/Gail Hart
PROPERTY OWNER: City of Chattanooga	PROPERTY ADDRESS: 100 E. 11 th Street	TAX MAP PARCEL ID: 145E-B-009
JURISDICTION: City of Chattanooga	SUMMARY OF REQUEST: Mandatory Referral to surplus property and advertise through the RFP process for the development and revitalization of the property in conformity with the requirements and goals of the Innovation District Plan. The general plan is to renovate the existing building with ground floor uses that will activate the street and office uses on the upper floors.	

SITE PHOTOGRAPHS



Site



Looking west on E. 11th St.



Looking north from Lindsay St.

PROPERTY DESCRIPTION

LOCATION Central Business District	ACCESS 11 th and Lindsay Streets	NATURAL RESOURCES There are no steep slopes on the property. The property is not located in the 100 year flood hazard area.
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ZONING, REGULATIONS & POLICIES

ZONING HISTORY	This property was rezoned in 2016 from C-3 Central Business Zone to U-CX-6 Urban-Commercial Mixed Use Zone (6 story max.) as part of the downtown Form-Based Code.
PLANS	The MLK Community Plan (2009) recommends a civic use for this site. The Downtown Plan (2004) recommends retail uses on the ground floor of most downtown commercial buildings with office or residential uses on upper floors with densities of 12 du/ac minimum. Any new development should have an urban form with buildings built to the sidewalk, parking to the rear, landscaping with 15% tree cover, and multi-story buildings with heights similar to neighboring buildings.

OTHER DEPARTMENT COMMENTS

No other department provided comments for this case.

DISCUSSION OF STAFF RECOMMENDATION

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	COMPATIBILITY WITH ADOPTED PLANS The proposed renovation of this building with a mix of uses is compatible with the Downtown Plan .
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	COMPATIBILITY WITH ADJACENT LAND USES The adjacent land uses are primarily civic or mixed use, some with retail on the ground floor, which are compatible with the proposed development.

Yes No N/A

COMPATIBILITY WITH SURROUNDING ZONES

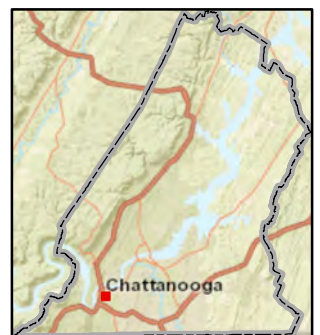
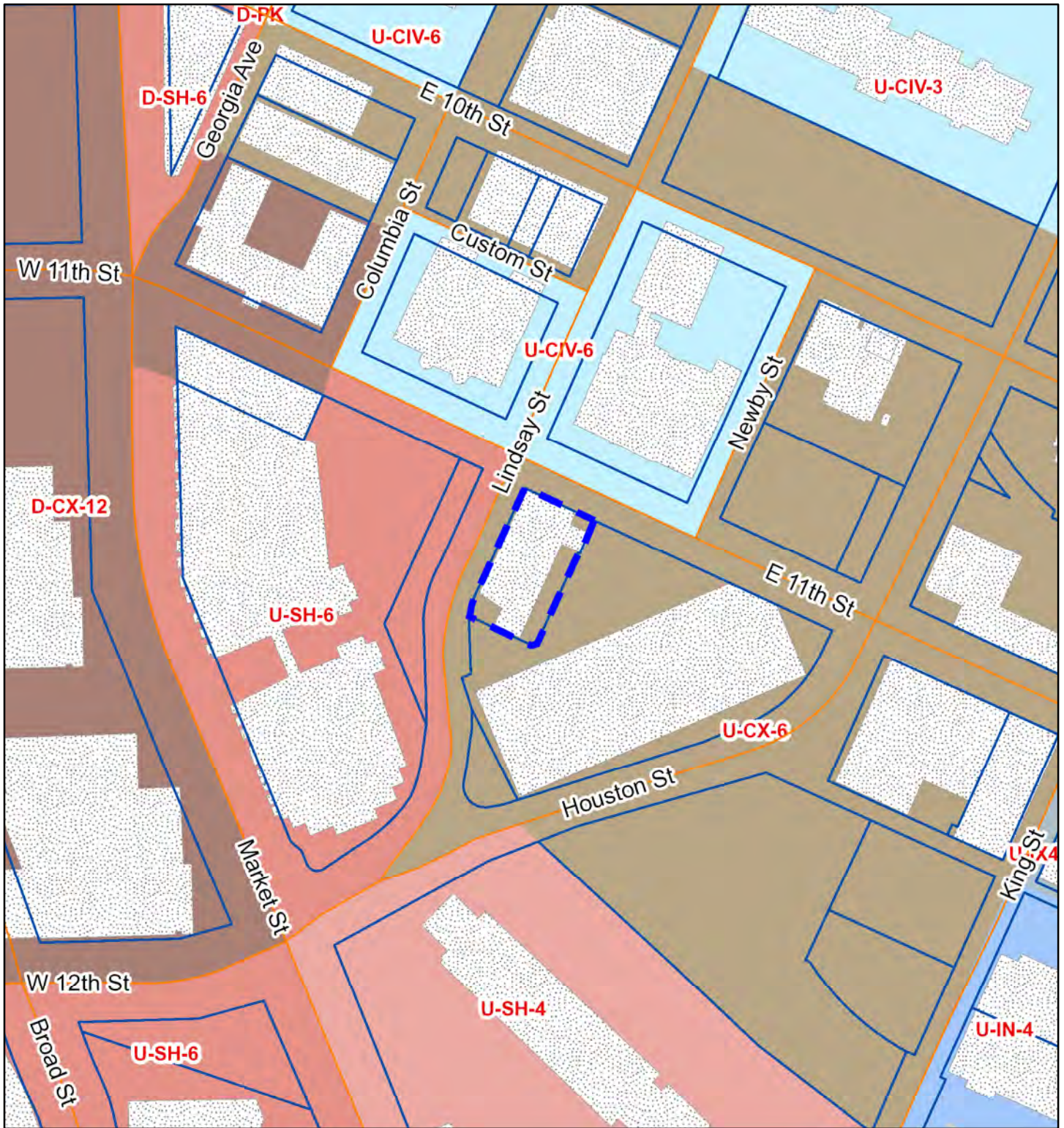
The surrounding zones are either Shopfront Mixed Use, Commercial Mixed Use, or Civic.

STAFF RECOMMENDATION

The proposal to renovate the existing building with a mix of uses is compatible with the Downtown Plan and the surrounding uses.

APPROVE

MR 2018-0123 Declare Surplus



MR 2018-0123 Declare Surplus

