

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AUTHORIZING THE ACCEPTANCE FROM HAMILTON COUNTY THE CONVEYANCE OF THEIR FIFTY PERCENT (50%) INTEREST IN THE PROPERTY KNOWN AS OAK GROVE SCHOOL PLAYGROUND, FOR THE PURPOSE OF THE PROPERTY BEING DEVELOPED AS A PUBLIC PARK.

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, it is hereby authorizing the acceptance from Hamilton County the conveyance of their 50% interest in the property known as Oak Grove School Playground, for the purpose of the property being developed as a public park, Tax Map No. 156G-B-014.01.

ADOPTED: \_\_\_\_\_, 2015

/mem

# City of Chattanooga



## Resolution/Ordinance Request Form

Date Prepared: March 13, 2015

Preparer: Cary Bohannon

Department: General Services

Brief Description of Purpose for Resolution/Ordinance: \_\_\_\_\_ Res./Ord. # \_\_\_\_\_ Council District # 8

A RESOLUTION AUTHORIZING THE CITY OF CHATTANOOGA TO ACCEPT FROM HAMILTON COUNTY THE CONVEYANCE OF THEIR FIFTY PERCENT (50%) INTEREST IN THE PROPERTY KNOWN AS THE OAK GROVE SCHOOL PLAYGROUND, TAX MAP NUMBER 156G-B-014.01, FOR THE PURPOSE OF THE PROPERTY BEING DEVELOPED AS A PUBLIC PARK.

Name of Vendor/Contractor/Grant, etc.	<u>Hamilton Co. Conveyance</u>	New Contract/Project? (Yes or No)	<u>NO</u>
Total project cost \$	<u>N/A</u>	Funds Budgeted? (YES or NO)	<u>N/A</u>
Total City of Chattanooga Portion \$	<u>N/A</u>	Provide Fund	<u>N/A</u>
City Amount Funded \$	<u>N/A</u>	Provide Cost Center	<u>N/A</u>
New City Funding Required \$	<u>N/A</u>	Proposed Funding Source if not budgeted	<u>N/A</u>
City's Match Percentage %	<u>N/A</u>	Grant Period (if applicable)	<u>N/A</u>

List all other funding sources and amount for each contributor.

<u>Amount(s)</u>	<u>Grantor(s)</u>
\$ _____	_____
\$ _____	_____
\$ _____	_____

Agency Grant Number \_\_\_\_\_

CFDA Number if known \_\_\_\_\_

Other comments: (Include contingency amount, contractor, and other information useful in preparing resolution)  
Property was conveyed by Hamilton County by Quitclaim Deed on January 28, 2015. Acquisition was approved by Planning Commission on March 9, 2015, MR-2015-031.

Approved by: 

Reviewed by: FINANCE OFFICE

DESIGNATED OFFICIAL/ADMINISTRATOR

Please submit completed form to @budget, City Attorney and City Finance Officer

Revised: 1/28/09

I.O.M. Paul Parker  
Real Property

This Instrument Prepared By:  
Hon & Kopet, Attorneys  
Title Guaranty & Trust Company  
617 Walnut Street  
Chattanooga, TN 37402

Instrument: 2015012900053  
Book and Page: G1 10389 540  
DEED RECORDING FEE \$15.00  
DATA PROCESSING FEE \$2.00  
Total Fees: \$17.00  
User: KDS  
Date: 1/29/2015  
Time: 8:50:47 AM  
Contact: Pam Hurst, Register  
Hamilton County, Tennessee

H&K/lb/15/36904/90

NAME & ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:
City of Chattanooga 101 E. 11th Street Chattanooga, TN 37402	Same
Tax Map/Parcel No.: 156G-B-014.01	

### QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and No/100 (\$1.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, HAMILTON COUNTY, TENNESSEE, a political subdivision of the State of Tennessee, herein the Grantors, do hereby transfer, convey and forever quitclaim unto CITY OF CHATTANOOGA, TENNESSEE, a municipal corporation under the laws of the State of Tennessee, herein the Grantee, its successors and assigns, all our right, title and interest in and to the following described property:

- IN THE CITY OF CHATTANOOGA, HAMILTON COUNTY, TENNESSEE:
- Lot One (1), Oak Grove School Playground, City of Chattanooga, Tennessee, as shown by plat of record in Plat Book 58, Page 38, in the Register's Office of Hamilton County, Tennessee.

FOR PRIOR TITLE, see Quitclaim Deed from ITNOA, LLC, a Tennessee limited liability company, to The City of Chattanooga, Tennessee, a municipal corporation under the laws of the State of Tennessee, and Hamilton County, Tennessee, a political subdivision of the State of Tennessee, dated September 24, 2007 and recorded on October 2, 2007 in Book 8485, Page 854, in the Register's Office of Hamilton County, Tennessee.

#### THIS CONVEYANCE MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances in effect thereon.

All notes, stipulations, restrictions, easements, conditions, and regulations as shown, described or noted by recorded plat.

If at any time in the future the City of Chattanooga deems the herein described property no longer useful for its purposes and chooses to sell the herein described property, Hamilton County, Tennessee shall receive one-half (1/2) of the proceeds from said sale.

TO BE EFFECTIVE as of the 28<sup>th</sup> day of January 2015.

ATTEST: HAMILTON COUNTY, TENNESSEE

Paul Parker

By: Jim M. Coppinger  
Name: Jim M. Coppinger  
Title: Mayor

STATE OF TENNESSEE  
COUNTY OF HAMILTON

On this 28<sup>th</sup> day of January, 2015, before me personally appeared Jim M. Coppinger with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself/herself to be a/the Mayor of HAMILTON COUNTY, TENNESSEE, the within named bargainer, and that as such Mayor, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of HAMILTON COUNTY, TENNESSEE, by himself/herself as such Mayor.

Witness my hand and Notarial Seal.

Elizabeth A. Hulbert  
NOTARY PUBLIC  
My Commission Expires: March 12, 2016



STATE OF TENNESSEE  
COUNTY OF HAMILTON

I hereby swear or affirm that the actual consideration for this transfer is \$ - 0 -.

Charles E. Treasley  
AFFIANT - Agent

Sworn and subscribed before me this 28<sup>th</sup> day of January 2015.

Paul Parker  
NOTARY PUBLIC

My Commission Expires: May 6, 2017



MR-2015-031 City of Chattanooga  
March 9, 2015

RESOLUTION

WHEREAS, City of Chattanooga Real Property Office/Gail Hart & Hamilton County petitioned the Chattanooga-Hamilton County Regional Planning Commission to recommend to the Members of the City Council of the City of Chattanooga granting approval of a Mandatory Referral pursuant to T.C.A. 13-4-104 for Acquisition of Property located at 2005 South Willow Street.

Lot 1, Oak Grove School Playground, Plat Book 58, Page 38, ROHC, being the property described in Deed Book 8485, Page 854, ROHC. Tax Map 156G-B-014.01 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on March 9, 2015,

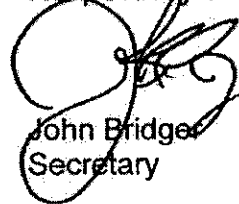
AND WHEREAS, the Planning Commission heard and considered all statements favoring the petition,

AND WHEREAS, no one was present in opposition to the petition,

AND WHEREAS, the Planning Commission has studied the petition in relation to existing zoning and land use and potential patterns of development.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission, on March 9, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition for a Mandatory Referral for Property Acquisition of Hamilton County's 1/2 interest for City to maintain as public park be approved.

Respectfully submitted,



John Bridger  
Secretary

**PUBLIC PROPERTY TRANSACTION APPLICATION FORM**

<b>CASE NUMBER:</b>	MR 2015-031	<b>Date Submitted:</b> 01-20-2015	
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)			
<b>1 Applicant Request</b> (Mandatory Referral per TCA 13-4-104)			
<b>Public Property</b>	<input checked="" type="checkbox"/> Acquisition	<input type="checkbox"/> Surplus	
Other: (Jointly owned with Hamilton County; Hamilton County has pending Resolution to convey their interest to the City of Chattanooga)			
<b>2 Property Information</b>			
<b>Property Address:</b>	2005 South Willow Street		
<b>Property Tax Map Number(s):</b>	156G-B-014.01		
<b>3 Proposed Development</b>			
<b>Reason for Request and/or Proposed Use:</b>	Acquisition of Hamilton County's ½ interest for City to maintain as a Public Park		
<b>4 Site Characteristics</b>			
<b>Current Zoning:</b>	M-1		
<b>Current Use:</b>	Unmaintained Park		
<b>Adjacent Uses:</b>	M-1 & Residential		
<b>5 Applicant Information</b>			
All communication will be with the Applicant. If the applicant is not the property owner, the RPA requires a letter from the property owner(s) confirming that the applicant has permission to file this application on his/her behalf.			
<b>Name:</b> City of Chattanooga/Real Property/Gail Hart		<b>Address:</b> 274 E. 10 <sup>th</sup> Street	
<b>Check one:</b> ( Joint Owner )	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner	
<b>City:</b> Chattanooga	<b>State:</b> TN	<b>Zip Code:</b> 37402	<b>Email:</b> hart_g@chattanooga.gov
<b>Phone 1:</b> 423-643-7502	<b>Phone 2:</b>	<b>Phone 3:</b>	<b>Fax:</b> 423-643-5079
<b>6 Property Owner information (if not applicant)</b>			
<b>Name:</b> Hamilton County (Joint Owner)		<b>Phone:</b> 423-209-6444	
<b>Address:</b> 123 E. 7 <sup>th</sup> Street, 4 <sup>th</sup> Floor, Chattanooga, TN 37402			
<b>Office Use Only:</b>			
<b>Planning District:</b> 8C		<b>Neighborhood:</b> CNAC/Oak Grove Neighborhood	
<b>Hamilton Co. Comm. District:</b> 4		<b>Chatt. Council District:</b> 8	<b>Other Municipality:</b>
<b>Staff Rec:</b>	<b>PC Action/Date:</b>	<b>Legislative Action/Date/Ordinance:</b>	
<b>Checklist</b>			
<input checked="" type="checkbox"/> Application Complete	<input checked="" type="checkbox"/> Ownership Verification	<input checked="" type="checkbox"/> Map of Proposed Zoning Area with dimensions	<input type="checkbox"/> Site Plan, if required
<input checked="" type="checkbox"/> Total Acres to be considered: 1.4	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats, if applicable	
<b>Deed Book(s):</b> 8485-854			
<b>Plat Book/Page:</b> 58-38		<b>Notice Signs</b>	<b>Number of Notice Signs:</b> 0
<b>Filing Fee:</b> N/C		<input type="checkbox"/> Cash	<input type="checkbox"/> Check
<b>Check Number:</b>		<b>Application processed by:</b> Marcia Parker	
<b>Planning Commission meeting date:</b> March 9 <sup>th</sup> , 2015			

**PLANNING COMMISSION CASE REPORT**

Case Number: MR 2015-031

PC Meeting Date: 03-09-15

**Applicant Request****Mandatory Referral for Acquisition of Property**

<b>Property Location:</b>	<b>2005 South Willow Street</b>
<b>Property Owner:</b>	<b>Chattanooga City &amp; Hamilton County</b>
<b>Applicant:</b>	<b>City of Chattanooga Real Property Department</b>

**Project Description**

- The property is currently jointly owned by the City of Chattanooga and Hamilton County.
- The City of Chattanooga desires to acquire Hamilton County's interest to maintain the property as a City of Chattanooga public park.

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

- The 1.4-acre vacant site is located on the west side of South Willow Street at the East 20<sup>th</sup> Street intersection.
- Access: Currently, access to the site is from South Willow Street and the alley on the north side.
- Land Uses: North- residential; East- vacant school, residential, commercial; South- vacant building (former Army Reserve Center); West- warehousing.

**Zoning History**

- The site is currently zoned M-1 Manufacturing which permits most non-residential uses.
- In 2012, the City Council approved a Mandatory Referral to surplus this site (parcel 156G-B-014.01) and the adjacent parcel (156G-B-014) which included the former Army Reserve Center (Resolution 27813). Parcel 156G-B-014 was sold in 2014. Parcel 156G-B-014.01 is still under joint ownership of the City of Chattanooga and Hamilton County.
- In 2012, the Oak Grove Neighborhood expressed to the City Council a desire that this property be used for soccer, baseball, and similar active recreational uses.
- There has been no recent zoning activity on this site.

**Plans/Policies**

- The Oak Grove Neighborhood Plan (adopted by City Council in 2004) recommends a park and/or recreation use for this site so as to "maintain, strengthen and augment existing community assets."

**Key Findings**

- The proposed use is compatible with surrounding uses.
- The proposed use is supported by the adopted land use plan.

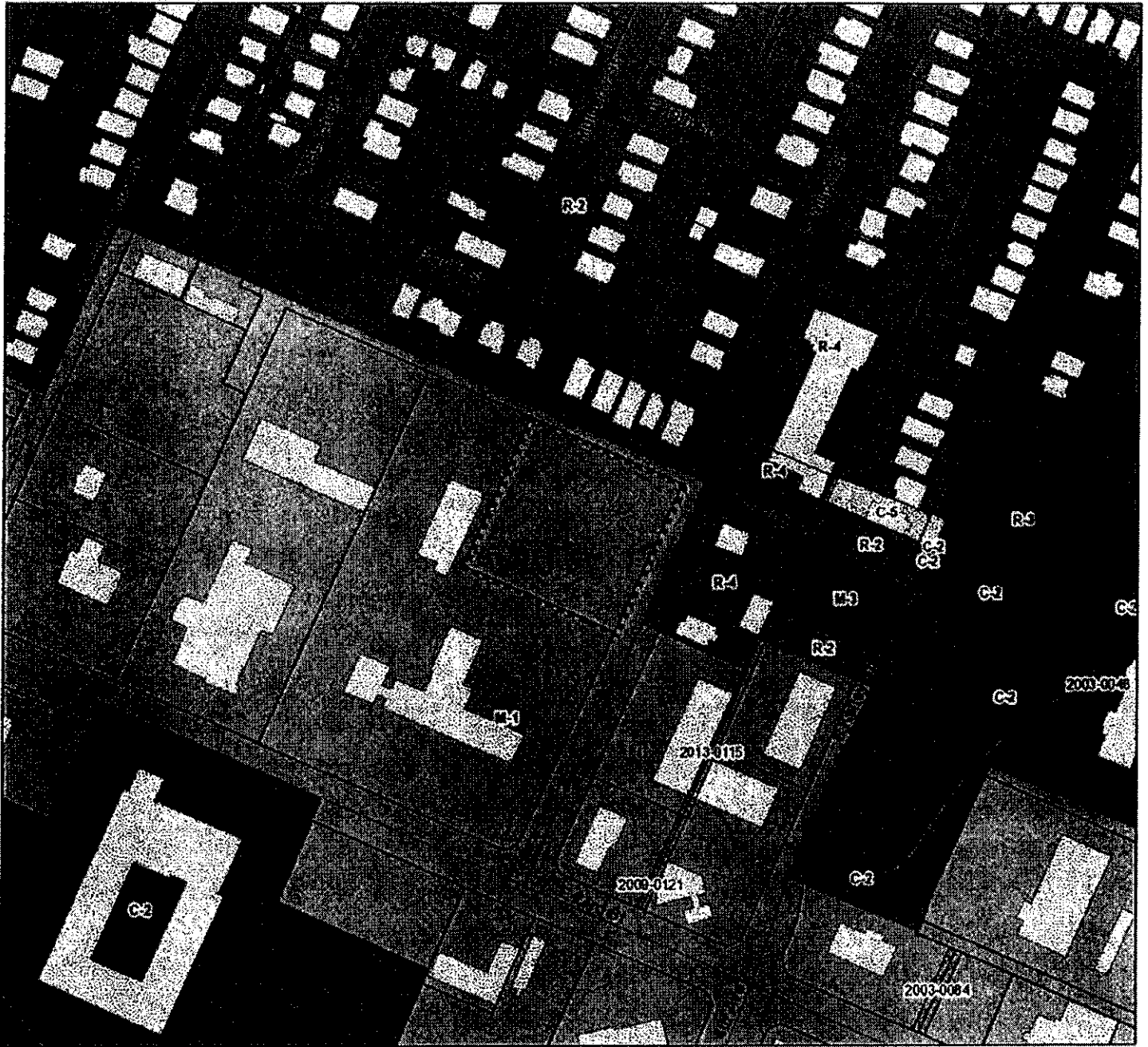
**Staff Recommendation**

Approve

**Planning Commission Recommendation**

Approve.





# MR 2015-031 Acquisition of Property

PLANNING COMMISSION RECOMMENDATION FOR CASE NO. MR-2015-031:

Approve

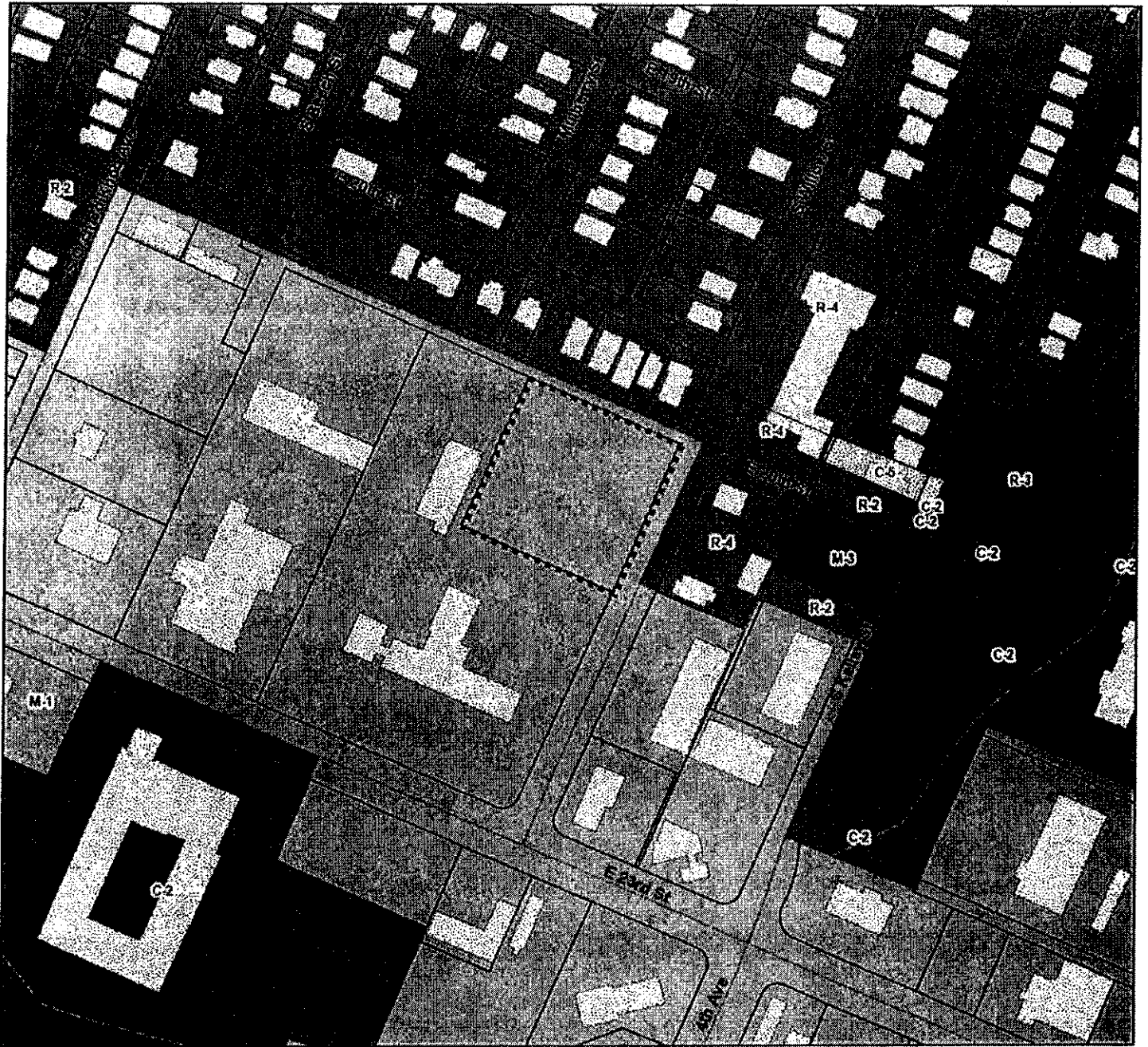


210 ft



Chattanooga Hamilton County Regional Planning Agency





## MR 2015-031 Acquisition of Property



210 ft

Chattanooga Hamilton County Regional Planning Agency

