

RESOLUTION NO. _____

A RESOLUTION DECLARING SURPLUS OF PROPERTY LOCATED AT 809 SOUTH WILLOW STREET, AND AUTHORIZING THE MAYOR TO EXECUTE A LETTER OF INTENT INVOLVING THE SURPLUS PROPERTY AT TAX MAP NO. 146O-V-006 AND THREE (3) VANCE AVENUE PARCELS, TAX MAP NOS. 146O-V-004.01, 146O-V-007, AND 146O-V-008.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHATTANOOGA, TENNESSEE, That it is hereby declaring surplus of property located at 809 South Willow Street, and authorizing the Mayor to execute a Letter of Intent involving the surplus property at Tax Map No. 146O-V-006 and three (3) Vance Avenue parcels, Tax Map Nos. 146O-V-004.01, 146O-V-007, AND 146O-V-008.

ADOPTED: _____, 2016

/mem

City of Chattanooga



Resolution/Ordinance Request Form

Date Prepared: February 1, 2016

Preparer: Donna Williams

Department: Economic & Community Development

Brief Description of Purpose for Resolution/Ordinance: Res./Ord. # _____ Council District # 9

A RESOLUTION REQUEST DECLARING AS SURPLUS PROPERTY AT 809 S. WILLOW, FURTHER IDENTIFIED AS TAX MAP NUMBER 146O-V-006, AND AUTHORIZING THE MAYOR TO EXECUTE A LETTER OF INTENT, IN SUBSTANTIALLY THE FORM ATTACHED, INVOLVING THE SURPLUSED PROPERTY AT TAX MAP NUMBER 146O-V-006 AND THREE VANCE AVENUE PARCELS, FURTHER IDENTIFIED AS TAX MAP NUMBERS 146O-V-004.01, 146O-V-007 AND 146O-V-008.

Name of Vendor/Contractor/Grant, etc.	<u>Highland Park Commons, Inc.</u>	New Contract/Project? (Yes or No)	<u>YES</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)
Surplus and Acquisition actions approved by Regional Planning Agency on October 12, 2015 by MR-2015-127 and 128.

Approved by: _____

Reviewed by: FINANCE OFFICE

DESIGNATED OFFICIAL/ADMINISTRATOR

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

Revised: 1/26/09

MR-2015-127 City of Chattanooga
October 12, 2015

RESOLUTION

WHEREAS, City of Chattanooga Real Property Office/Gail Hart 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 to Declare Surplus, property located at 809 South Willow Street.

Lots 30, 32 and 34, Payne's Subdivision of Highland Park, Plat Book 1, Page 16, ROHC, Deed Book 1326, Page 342, ROHC. Tax Map 146O-B-V-006 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on October 12, 2015,

AND WHEREAS, the Planning Commission heard and considered all statements regarding 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 October 12, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition for a Mandatory Referral for property swap for new Fire Hall be approved.

Respectfully submitted,



John Bridger
Secretary

PUBLIC PROPERTY TRANSACTION APPLICATION FORM

CASE NUMBER:	MR 2015-127	Date Submitted: 8-21-2015
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)		
1 Applicant Request (Mandatory Referral per TCA 13-4-104)		
Public Property	Acquisition	<input checked="" type="checkbox"/> Surplus
Other:		
2 Property Information		
Property Address:	809 South Willow Street	
Property Tax Map Number(s):	1460-V-006	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Surplus for proposed property swap for three adjacent parcels for construction of replacement Fire Station 5	
4 Site Characteristics		
Current Zoning:	Residential	
Current Use:	Fire Station	
Adjacent Uses:	Residential, Day Care, Church	
5 Applicant Information		
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.		
Name: City of Chattanooga/Real Property/Gail hart	Address: 274 East 10 th Street	
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am not the property owner
City: Chattanooga	State: TN	Zip Code: 37402
Phone 1: 423-643-7502	Phone 2:	Phone 3:
		Fax: 423-643-5079
6 Property Owner Information (if not applicant)		
Name: Same	Phone:	
Address:		
Office Use Only:		
Planning District: 8B	Neighborhood: CNAC, Highland Park Neighborhood	
Hamilton Co. Comm. District: 4	Chatt. Council District: 7	Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:
Checklist		
<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	Total Acres to be considered:	<input checked="" type="checkbox"/> Deeds <input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 1326-342		
Plat Book/Page: 1-16	Notice Signs	Number of Notice Signs:
Filing Fee: N/C	Cash	Check
Planning Commission meeting date: 10-12-2015		Application processed by: Marcia Parker

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-127

PC Meeting Date: 10-12-15

Applicant Request**Mandatory Referral: Surplus Property**

Property Location:	809 South Willow Street
Property Owner:	City of Chattanooga/Real Property/Gail Hart
Applicant:	City of Chattanooga/Real Property/Gail Hart

Project Description

- Proposal: Surplus and swap this property for three adjacent parcels on which to construct a new Fire Station Number 5.

Site Analysis**Site Description**

- Location: The ½-acre site is located on the northwest corner of the intersection at Vance Avenue and South Willow Street.
- Current Access: Vance Avenue and South Willow Street.
- Current Development form: One-story residential and community buildings within this immediate area.
- Current Land Uses: A mixture of single-family homes and community buildings within a 500-foot radius of the site. The former Tennessee Temple University campus is north and west of this site.

Zoning History

- The site is currently zoned R-4 Special Zone.
- The property to the north is zoned R-4 Special Zone Institutional PUD. The property to the east is zoned R-3 Residential. The property to the south is zoned R-1 Residential. The property to the west is zoned R-4 Special Zone Institutional PUD.

Plans/Policies/Regulations

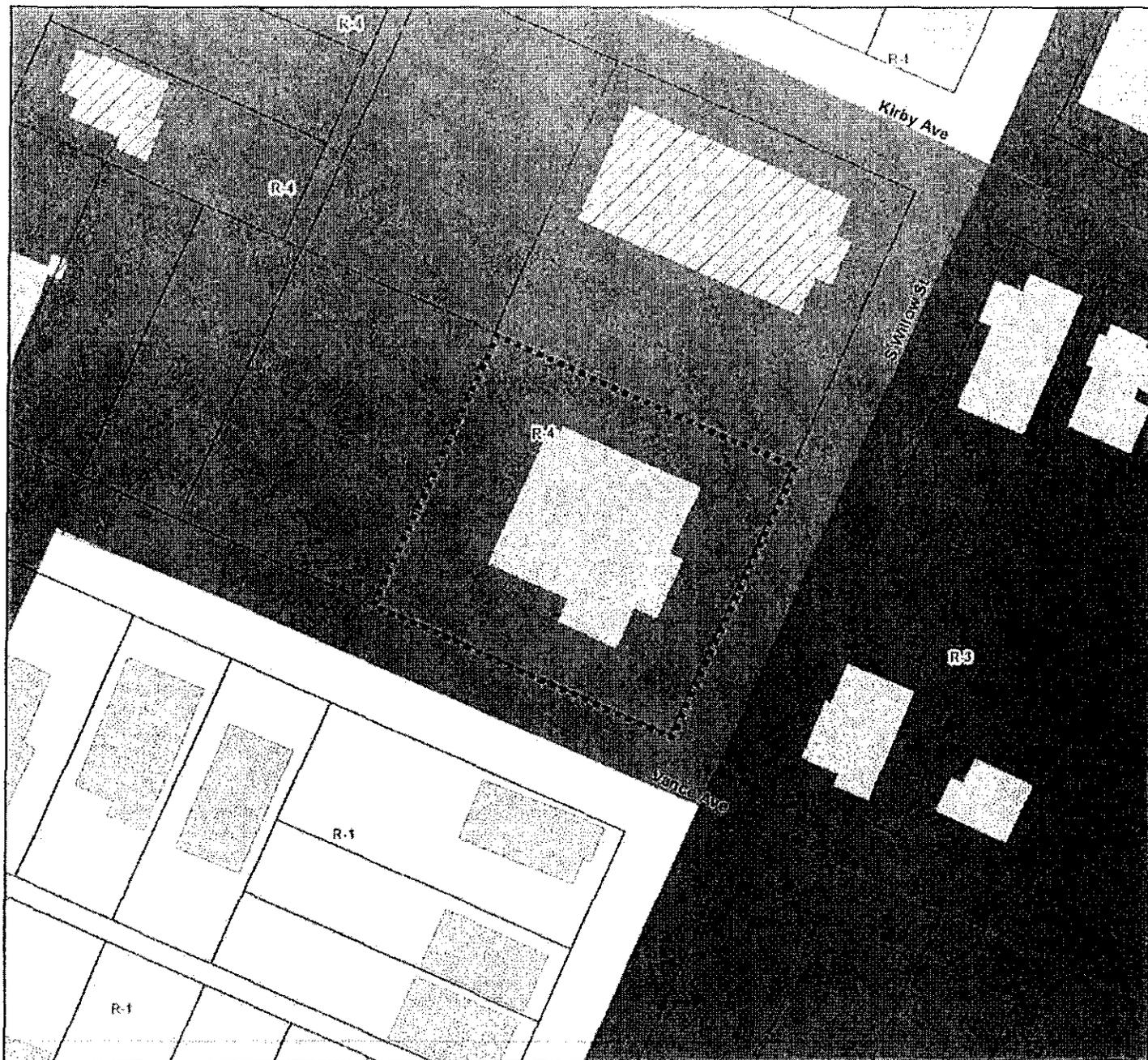
- The 2000 Highland Park Plan recommends "Institutional/Service Providers" uses at this location.
- The R-4 Special Zone permits office, multi-family residential, and fire halls.
- Mandatory Referrals: Tennessee Code Annotated (13-4-104) requires the Planning Commission to review the widening, narrowing, 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

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area since the Fire Hall will continue to be located in the designated Institutional/Service area recommended by the Plan.
- The proposed use is consistent with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed structure does not raise concerns regarding location, lighting, or height.

Staff Recommendation

Approve.



MR 2015-127 Declare Surplus

PLANNING COMMISSION RECOMMENDATION FOR CASE NO.
MR-2015-127: Approve

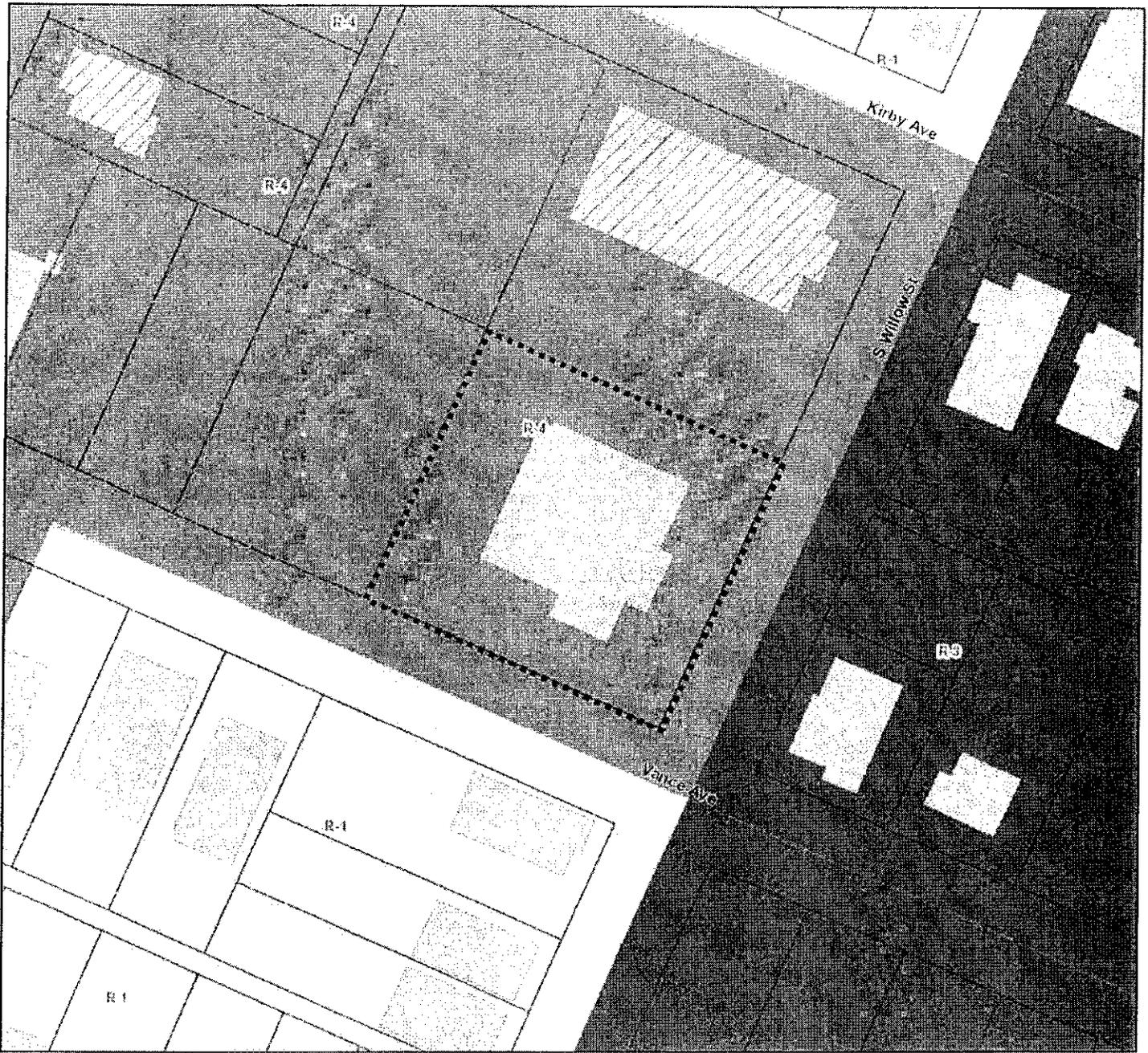


66 ft



Chattanooga Hamilton County Regional Planning Agency





MR 2015-127 Declare Surplus



66 ft



Chattanooga Hamilton County Regional Planning Agency

MR-2015-128 City of Chattanooga
October 12, 2015

RESOLUTION

WHEREAS, City of Chattanooga Real Property Office/Gail Hart and Highland Park Commons, Inc. 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 properties located at 2003, 2005 and 2009 Vance Avenue.

Lots 22, 24, 26, and 28, Payne's Subdivision of Highland Park, Plat Book 1, Page 16, ROHC, Deed Book 10095, Page 391, ROHC. Tax Map 146O-V-004.1, 007 and 008 as shown on the attached map.

AND WHEREAS, the Planning Commission held a public hearing on this petition on October 12, 2015,

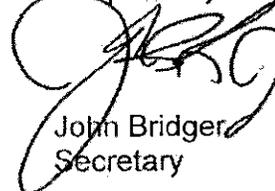
AND WHEREAS, the Planning Commission heard and considered all statements regarding the petition,

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 October 12, 2015, recommended to the Members of the City Council of the City of Chattanooga that this petition for a Mandatory Referral for property swap for new fire hall be approved.

Respectfully submitted,



John Bridger
Secretary

PUBLIC PROPERTY TRANSACTION APPLICATION FORM

CASE NUMBER:	MR 2015-128	Date Submitted: 8-21-2015
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)		
1 Applicant Request (Mandatory Referral per TCA 13-4-104)		
Public Property	<input checked="" type="checkbox"/> Acquisition	<input type="checkbox"/> Surplus
Other:		
2 Property Information		
Property Address:	2003, 2005, & 2009 Vance Avenue	
Property Tax Map Number(s):	1460-V- 004.01, 1460-V- 007 & 1460-V-008	
3 Proposed Development		
Reason for Request and/or Proposed Use:	Proposed property swap for site of current Fire Station #5 at 1460-V-006, for construction of new Fire Station at these combined three parcels	
4 Site Characteristics		
Current Zoning:	R-4	
Current Use:	Vacant	
Adjacent Uses:	Residential, Day Care, Church	
5 Applicant Information		
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.		
Name: City of Chattanooga/Real Property/Gail Hart	Address: 274 East 10 th Street	
Check one:	<input type="checkbox"/> I am the property owner	<input checked="" type="checkbox"/> I am not the property owner
City: Chattanooga	State: TN	Zip Code: 37402
Email: ghart@chattanooga.gov		
Phone 1: 423-643-7502	Phone 2:	Phone 3:
Fax: 423-643-5079		
6 Property Owner Information (if not applicant)		
Name: Highland Park Commons, Inc.	Phone: 423-602-7756	
Address: PO Box 447 Chattanooga, TN 37401		
Office Use Only:		
Planning District: 8B	Neighborhood: CNAC, Highland Park Neighborhood	
Hamilton Co. Comm. District: 4	Chatt. Council District: 9	Other Municipality:
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:
Checklist		
<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	Total Acres to be considered:	<input checked="" type="checkbox"/> Deeds
		<input checked="" type="checkbox"/> Plats, if applicable
Deed Book(s): 10095-391		
Plat Book/Page: 1-16	Notice Signs	Number of Notice Signs:
Filing Fee: N/C	Cash	Check
		Check Number:
Planning Commission meeting date: 10-12-2015	Application processed by: Pattie Dodd	

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-128

PC Meeting Date: 10-12-15

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

Property Location:	2003, 2005 & 2009 Vance Avenue
Property Owner:	Highland Park Commons, Inc.
Applicant:	City of Chattanooga/Real Property Gail Hart

Project Description

- Proposal: Construct a new Fire Station Number 5.

Site Analysis**Site Description**

- Location: The 0.6-acre vacant site is located on the north side of Vance Avenue between South Beech Street and South Willow Street.
- Current Access: Vance Avenue.
- Current Development form: One-story residential and community buildings within this immediate area. This site lies within the boundary of an Institutional Planned Unit Development (PUD) of the former Tennessee Temple University and Highland Park Baptist Church.
- Current Land Uses: A mixture of single-family homes and community buildings within a 500-foot radius of the site. The former Tennessee Temple University campus is north and west of this site.

Zoning History

- The site is currently zoned R-4 Special Zone/ Institutional Planned Unit Development (PUD) of the former Tennessee Temple University and Highland Park Baptist Church (Resolution 26947).
- The properties to the north are zoned R-4 Special Zone/ Institutional PUD. The property to the east is zoned R-4 Special. The property to the south is zoned R-1 Residential. The property to the west is zoned R-4 Special Zone.

Plans/Policies/Regulations

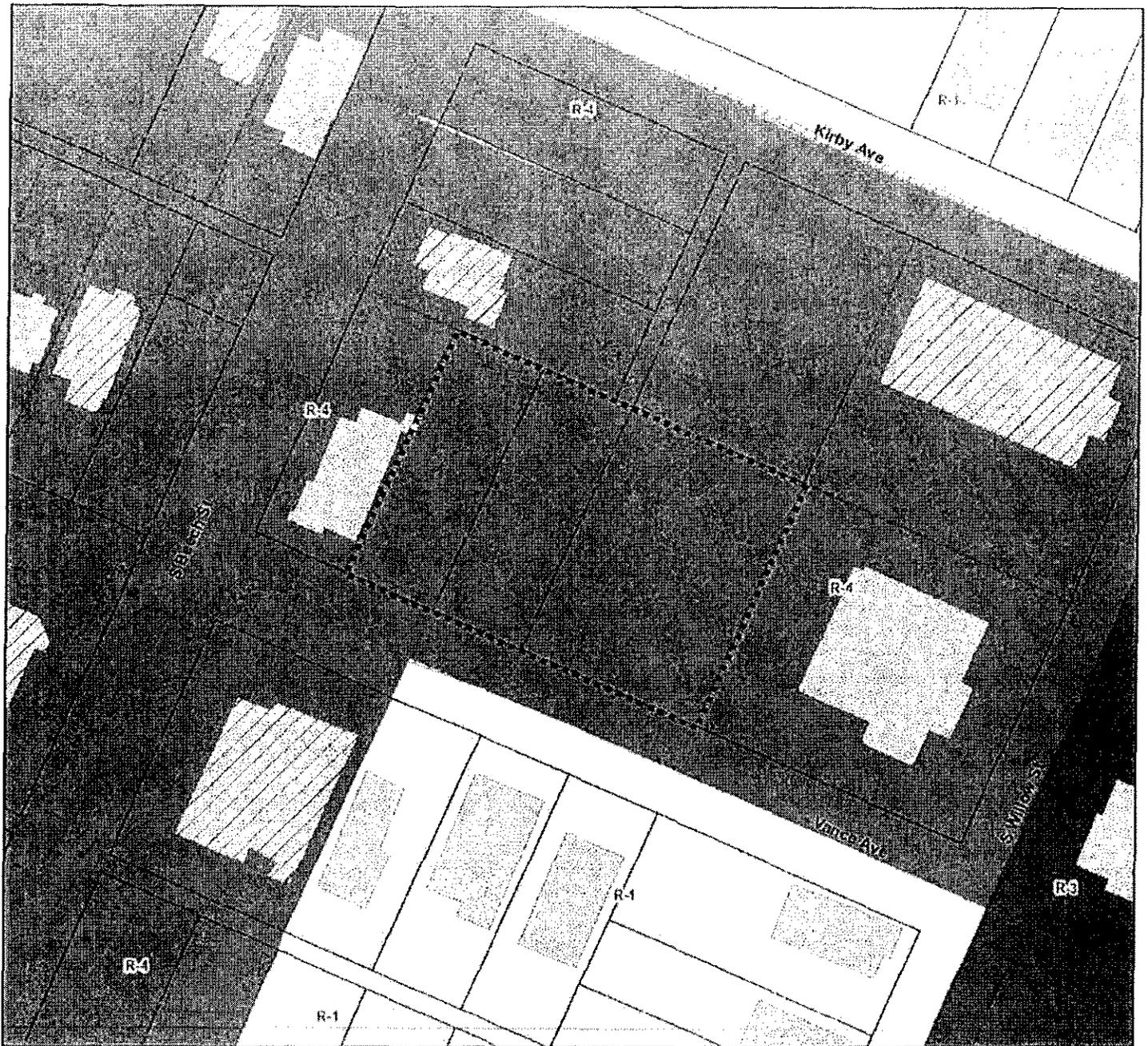
- The 2000 Highland Park Plan recommends "Institutional/Service Providers" uses at this location.
- The R-4 Special Zone permits office, multi-family residential, and fire halls.
- The current Institutional PUD permits school campus uses and facilities as shown on the PUD Plan as approved by City Council in 2011 per Resolution 26947.
- 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

- The proposal is supported by the recommendations of the adopted Land Use Plan for the area since the Fire Hall will continue to be located in the designated Institutional/Service area recommended by the Plan.
- The proposed use is consistent with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed structure does not raise concerns regarding location, lighting, or height.

Staff Recommendation

Approve.



MR 2015-128 Acquisition

PLANNING COMMISSION RECOMMENDATION FOR CASE NO.
MR-2015-128: Approve

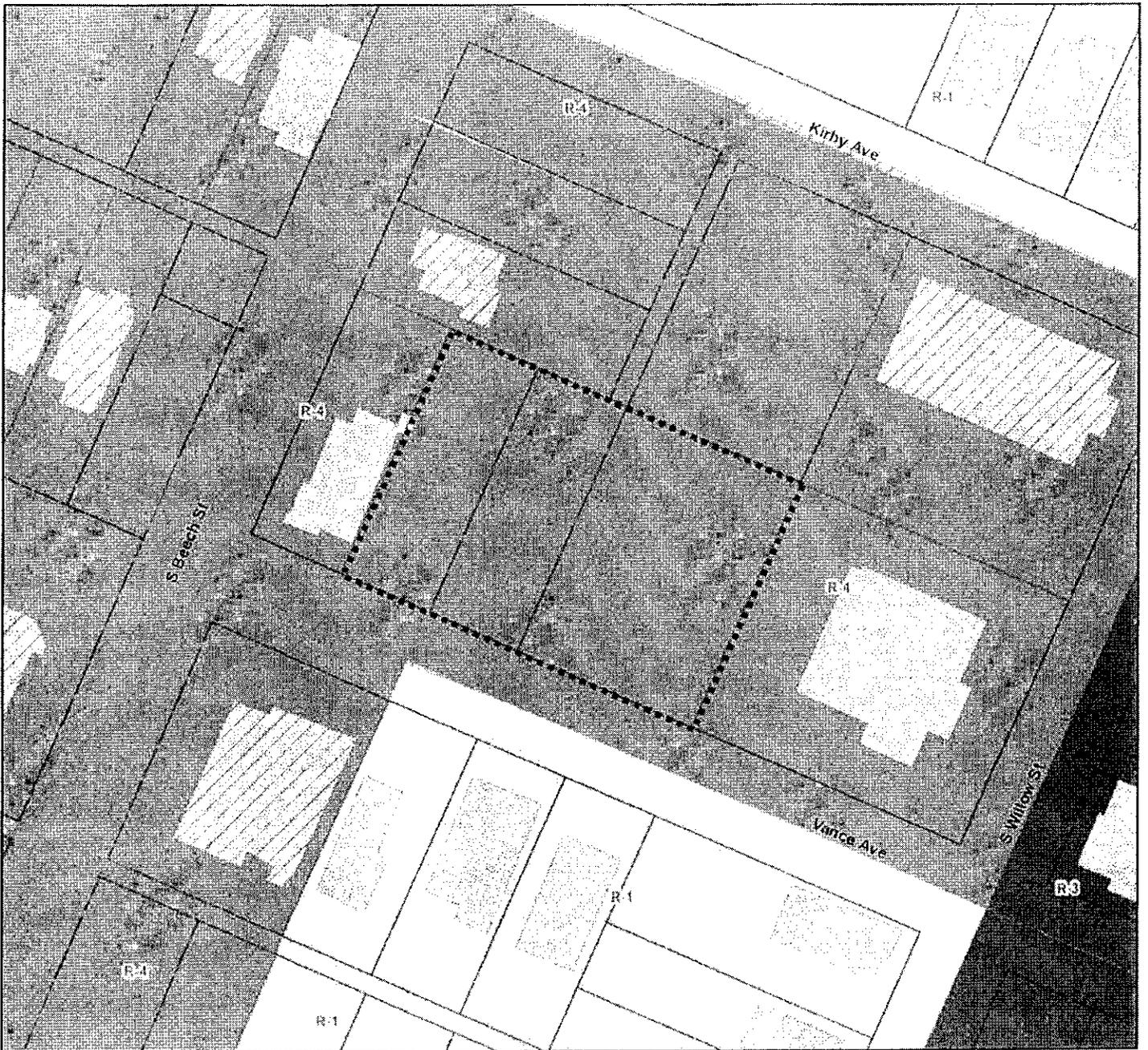


72 ft



Chattanooga Hamilton County Regional Planning Agency





MR 2015-128 Acquisition



72 ft



Chattanooga Hamilton County Regional Planning Agency

