

**Chattanooga-Hamilton County Regional Planning Agency**  
**RPA Staff Report & Recommendations**

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Planning Commission Meeting Date: December 13, 2010

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**Case Number:** MR-2011- 0004

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**STAFF RECOMMENDATION:** APPROVE

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Applicant: City of Chattanooga  
Property Address: 2888 Rossville Blvd.  
Jurisdiction: Chattanooga District 7 (County District 6)  
Neighborhood: Rossville  
Development Sector: Urban Infill

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**Applicant Request**

Mandatory Referral: Aquisition

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**Proposed Development**

Site Plan Submitted: No  
Proposed Use: Stormwater Control facility/infrastructure  
Description: Lot currently used for car sales and features a paved surface.

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**Site Characteristics**

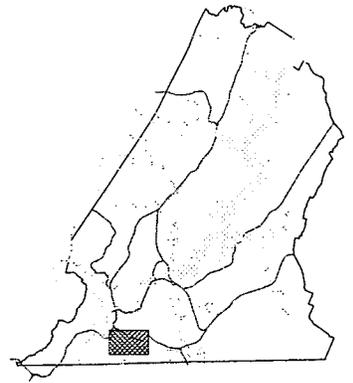
Current Zoning: M-1  
Current Use: Car lot for Commercial sales  
Adjacent Uses: Residential, Commercial  
Size of Tract: .59 acres  
Access: Undetermined –Good  
Street Functional Classification: Arterial  
Other Modal Facilities: Sidewalks and main line CARTA Bus lines as transit in the area.

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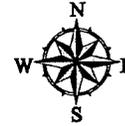
**Analysis**

Extension of Current Zoning: - Not Applicable  
Name of Community Land Use Plan: Rossville Boulevard Community Plan (2004)  
Proposed Use Supported by Community Land Use Plan: Yes  
Proposed Use Supported by Comprehensive Plan: Yes  
Planning Staff Comments: The site is needed to construct a stormwater control facility/infrastructure and the City proposes acquisition of the property. The Rossville Boulevard Community Plan recommends a Heavy Business Mix for this location. This category includes a wide variety of commercial and light industrial land uses. The proposed storm water control facility seems to be compatible with this classification.

**PLANNING COMMISSION ACTION:**  
Approve



CHATTANOOGA  
CASE NO: 2011-0004  
PC MEETING DATE 12/13/2010  
MR:PROPERTY ACQUISITION



1 in. = 80.0 feet

