Chattanooga-Hamilton County Regional Planning Agency
PLANNING COMMISSION STAFF REPORT

PROPERTY OWNER: City of Chattanooga  PROPERTY ADDRESS: 100 E. 11th 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

PROPERTY DESCRIPTION

LOCATION
Central Business District

ACCESS
11th 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.

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

☒ Yes  ☐ No  ☐ N/A  COMPATIBILITY WITH ADOPTED PLANS
The proposed renovation of this building with a mix of uses is compatible with the Downtown Plan.

☒ Yes  ☐ No  ☐ 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.
Case Number: MR 2018-0123

<table>
<thead>
<tr>
<th>☒ Yes  ☐ No  ☐ N/A</th>
<th>COMPATIBILITY WITH SURROUNDING ZONES</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The surrounding zones are either Shopfront Mixed Use, Commercial Mixed Use, or Civic.</td>
</tr>
</tbody>
</table>

**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