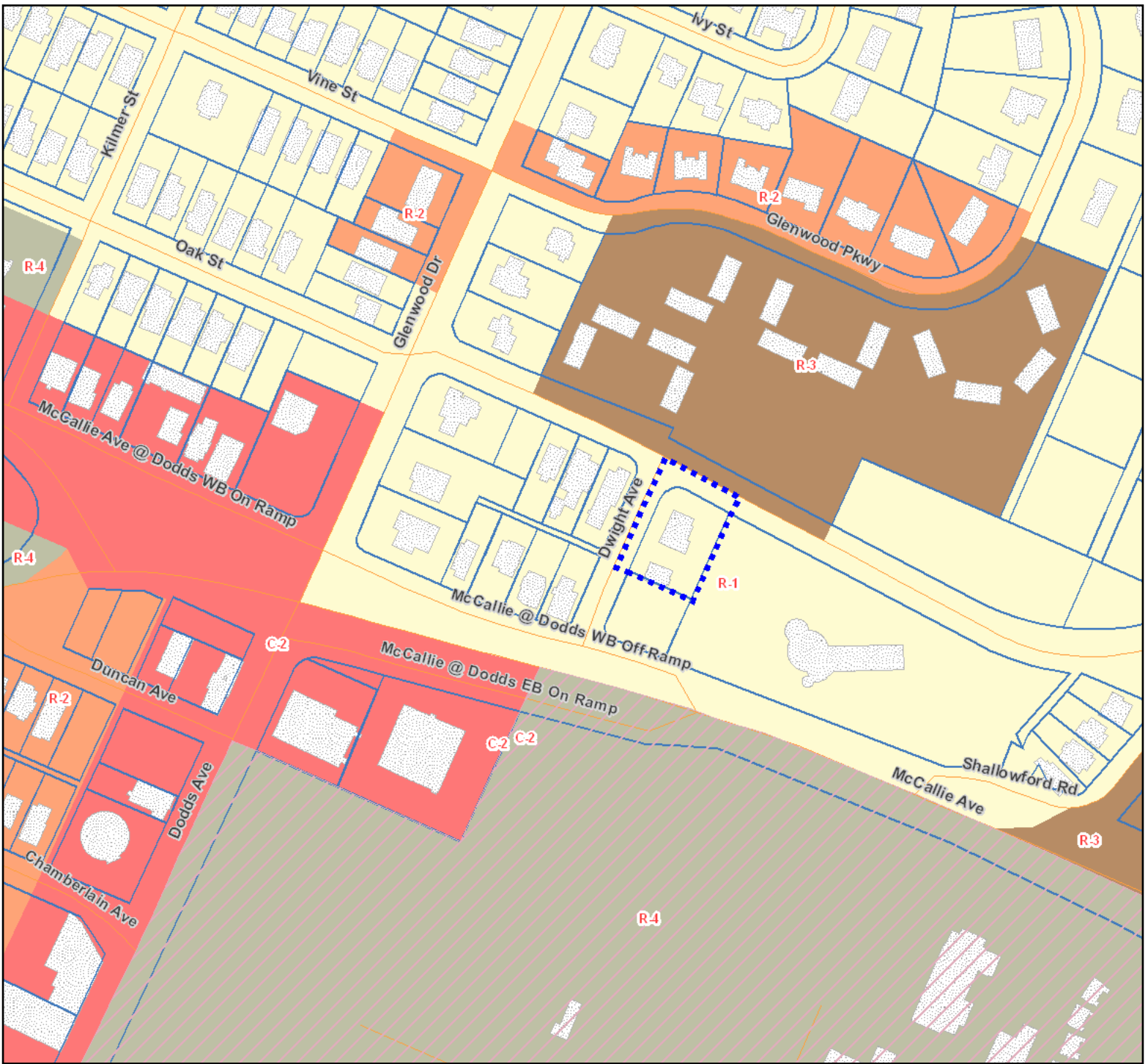


**ZONING APPLICATION FORM**

<b>CASE NUMBER:</b>	2014-079	<b>Date Submitted:</b> 7-9-2014			
(Sections 1-6 below to be filled out by Applicant- RPA staff will assist, if needed)					
<b>1 Applicant Request</b>					
<b>Zoning</b>	<b>From: R-1</b>	<b>To: O-1</b>			
	Total Acres in request area: .75				
<b>2 Property Information</b>					
Property Address:	2700 Oak Street				
Property Tax Map Number(s):	146M-A-006				
<b>3 Proposed Development</b>					
Reason for Request and/or Proposed Use:	Option to lease office space				
<b>4 Site Characteristics</b>					
Current Zoning:	R-1				
Current Use:	Residential				
Adjacent Uses:	McCallie School, Church, Apartment Complex, and homes				
<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.					
Name: Maggie Armstrong		Address: 2700 Oak Street			
Check one:	<input checked="" type="checkbox"/> I am the property owner	<input type="checkbox"/> I am <b>not</b> the property owner			
City: Chattanooga	State: Tn.	Zip Code: 37404			
Phone 1: 423-400-0062	Phone 2: 423-504-3035	Phone 3:			
		Fax: 423-826-4832			
<b>6 Property Owner Information (if not applicant)</b>					
Name:	Phone:				
Address:					
<b>Office Use Only:</b>					
Planning District: 8b		Neighborhood: Brainerd Unity Group and Glenwood Neighborhood Association			
Hamilton Co. Comm. District: 5	Chatt. Council District: 9	Other Municipality:			
Staff Rec:	PC Action/Date:	Legislative Action/Date/Ordinance:			
<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 checked="" type="checkbox"/>	Site Plan, if required	<input checked="" type="checkbox"/>	Total Acres to be considered: .75	<input checked="" type="checkbox"/>	Deeds
					Plats, if applicable
Deed Book(s): 6837-0899					
Plat Book/Page: 3-52				<input checked="" type="checkbox"/>	Notice Signs
					Number of Notice Signs: 2
<input checked="" type="checkbox"/>	Filing Fee: \$635.00	<input type="checkbox"/>	Cash	<input checked="" type="checkbox"/>	Check
					Check Number: 3890
Planning Commission meeting date: 8-11-14				Application processed by: Trevor Slayton	



## 2014-079 Rezoning from R-1 to O-1

223 ft

**Chattanooga Hamilton County Regional Planning Agency**



# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Case Number:</b>	<b>2014-079</b>	<b>PC Meeting Date: 08-11-14</b>
<b>Applicant Request:</b>	<b>Rezone from R-1 Residential Zone to O-1 Office Zone</b>	
<b>Property Location:</b>	<b>2700 Oak Street</b>	
<b>Property Owner:</b>	<b>Maggie Armstrong</b>	
<b>Applicant:</b>	<b>Same</b>	
<b>Staff Recommendation:</b>	<b>DENY</b>	

## PROJECT ANALYSIS

### RPA Land Use & Transportation Comments

#### Project Description

The applicant wishes to have the option to lease office space in the existing structure.

#### Site Description

The 0.75 acre site currently contains a single-family dwelling with a separate garage. The First Lutheran Church and its parking lot is located to the east. The church also owns the vacant residentially-zoned property to the west. Across Oak Street, to the north, are multi-family apartments and residential uses are located across Dwight Avenue on the west.

#### Zoning History

There have been no recent zoning changes on this site.

#### Plans/Policies

This site is not within a neighborhood plan boundary.

### City Departmental Infrastructure & Operational Comments

All land development projects are reviewed by City Engineering & Water Quality staff, Transportation Department staff, and the Land Development Office staff. In addition to the requirements of the City of Chattanooga Zoning Ordinance, all land development is further required to comply with current City of Chattanooga traffic regulations, building and development codes, storm water/water quality regulations, and the landscape ordinance.

### RPA Summary

RPA recommends denying the applicant's request to rezone 2700 Oak Street from R-1 Residential Zone to O-1 Office Zone for the option to lease office space. The adjacent properties to the north and west are within the 2002 Glenwood/Churchville/Orchard Knob Neighborhood Plan. This plan recommends that this general area of the neighborhood remain residential. During the public planning process for the neighborhood plan, local stakeholders consistently voiced concern over the balance of medical offices and residential uses. The 2002 Glenwood/Churchville/Orchard Knob Neighborhood Plan emphasizes that medical office uses shall be discouraged within the residential core areas. This area is not within the residential core of the neighborhood, but the surrounding properties are primarily residential and institutional land uses. This recommendation is intended to maintain the integrity of the residential neighborhood.