

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Case Number:</b>	<b>2014-118</b>	<b>PC Meeting Date: 11-10-14</b>
<b>Applicant Request:</b>	<b>Rezone from M-1 Manufacturing Zone to C-2 Convenience Commercial Zone</b>	
<b>Property Location:</b>	<b>5106 Genesis Lane</b>	
<b>Property Owner:</b>	<b>International Board of Jewish Missions</b>	
<b>Applicant:</b>	<b>John Tucker</b>	
<b>Staff Recommendation:</b>	<b>APPROVE</b>	

## PROJECT ANALYSIS

### RPA Land Use & Transportation Comments

#### Project Description

The purpose of the request is to establish a single zoning classification for the entire property. Currently, the property has a split zoning designation. The applicant was advised during a pre-submittal meeting with the City of Chattanooga Land Development Office to rezone the remainder of the property to C-2 Convenience Commercial Zone.

The property is owned by the International Board of Jewish Missions. The applicant intends to move the existing office space and museum for the International Board of Jewish Missions into the existing building located on the property.

#### Site Description

The entire property is approximately 0.37 acres in size with an existing buildings located on the property. The property is located at the end of a cul-de-sac (Genesis Lane). Genesis Lane is public, city-maintained street.

The property is located just outside of the 100-year flood hazard area. There are no steep slopes associated with this property.

Land use to the north of the site include a church and professional offices, to the west a restaurant, car wash, and vacant land, to the south a hotel, and to the east professional offices.

Adjacent zones include the C-2 Convenience Commercial Zone to the north, south, east, and west. M-2 Manufacturing Zone is also located to the south of the site.

#### Zoning History

Currently, the site has a split zoning designation with the majority of the site being zoned C-2 Convenience Commercial Zone with the remainder of the site zoned M-1 Manufacturing Zone.

There are no previous zoning requests associated with this property.

#### Plans/Policies

The property is located within the study boundary of the 2005 Hixson-North River Community Plan. The Hixson-North River Community Plan recommends as a land use category "Medium Business Mix" for this location. The "Medium Business Mix" land use classification is defined as being appropriate for use as convenience and neighborhood commercial, office, residential or similar uses.

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### **City Departmental Infrastructure & Operational Comments**

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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**

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RPA recommends approval of the applicant's request to rezone from M-1 Manufacturing Zone to C-2 Convenience Commercial Zone.

The request is an extension of an adjacent C-2 Convenience Commercial Zone.

The request is supported by the Hixson-North River Community Land Use Plan.

Based on a review of the site plan submitted with the application and a review of adjacent land uses and zoning classifications there appear to be no zoning conflicts or the need to recommend conditions in an effort to mitigate any nuisance issues associated with the proposed development on the property.

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