

# STAFF CASE REPORT TO PLANNING COMMISSION

<b>Case Number:</b>	<b>2014-079</b>	<b>PC Meeting Date:</b> 09-08-14
<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.