

STAFF CASE REPORT TO PLANNING COMMISSION

Case Number:	2014-080	PC Meeting Date: 09-08-14
Applicant Request:	Rezone from O-1 Office Zone to C-2 Convenience Commercial Zone	
Property Location:	1809 Gunbarrel Road	
Property Owner:	RSN Group, LLC	
Applicant:	RSN Group, LLC/Vanessa Knight	
Staff Recommendation:	DENY	

PROJECT ANALYSIS**RPA Land Use & Transportation Comments****Project Description**

The applicant is requesting a change in zoning in order to install a larger sign than allowed in the existing O-1 Office Zone. The O-1 Office Zone limits signs to 48 square feet.

Site Description

The 1.7 acre site currently is used as a medical building with medical offices. The surrounding properties are offices, restaurants, bank, residential and retail uses.

Zoning History

This site was zoned in 1997 to O-1 Office Zone with conditions in Ordinance 10651 by case 1997-264. The request at that time was for the C-2 Convenience Commercial Zone but was denied and the O-1 Office Zone was alternatively approved. Across Gunbarrel Road from this site is a large commercial center zoned as C-2 Convenience Commercial Zone which was approved prior to the adoption of the Hamilton Place Community Plan.

Plans/Policies

This site is within the 2001 Hamilton Place Community Plan. The plan does not support continuing C-2 Convenience Commercial Zones south of Igou Gap Road. It states that offices would remain the best use for the site.

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

The Hamilton Place Community Plan specifically highlights the area south of Igou Gap Road to be a transition away from commercial uses. Along the western frontage of Gunbarrel Road are R-4 Special Zone and O-1 Office Zone. O-1 Office Zone remains an acceptable use for the site. The applicant is seeking to change zoning not for use but for the ability to increase their signage. Approving C-2 for this location would set a precedent for other properties to be rezoned to commercial. Therefore staff recommends denial of the rezoning request.