

**PLANNING COMMISSION CASE REPORT**

Case Number: 2015-046

PC Meeting Date: 04-13-15

**Applicant Request****R-1 Residential Zone to O-1 Office Zone**

<b>Property Location:</b>	<b>4115 North Terrace</b>
<b>Property Owner:</b>	<b>Billie Lyles</b>
<b>Applicant:</b>	<b>Amelia Roberts</b>

**Project Description**

- The applicant is proposing to convert an existing single-family residence to a professional office use.
- Proposed access to be from existing drives on North Terrace and Marlboro Avenue.
- Proposed parking areas located to the side and rear of the building for eight vehicles.

**Site Analysis****Site Description**

- The ½-acre site is located on the west corner of Marlboro Avenue at the intersection with North Terrace in the Brainerd area.
- Functional Classification: North Terrace fronts and parallels Interstate 75. Its classification is not identified on the Tennessee Department of Transportation Urban Functional Classification System map.
- Access: Currently, access to the site is from North Terrace and Marlboro Avenue.
- Development form: Everything in the immediate vicinity is one-story homes.
- Land Uses: Adjacent property to the west is used for a utility substation by the Electric Power Board; North: Single-family homes; East: Single-family homes.
- Density: Average residential density in the area is approximately 4 dwelling units per acre.

**Zoning History**

- The site is currently zoned R-1 residential.
- The nearest office zones are approximately 500 feet to the south across I-75 fronting South Terrace within the City of East Ridge. There are office zones 2,500 feet to the north along Brainerd Road, but not fronting South Terrace.
- There has been no recent zoning activity on this site.

**Plans/Policies/Regulations**

- The 2030 Comprehensive Plan places this area in the Inner Suburban Infill development sector. This development sector encourages separation of residential and non-residential uses.
- The 2000 North Moore Road/North Terrace Zoning Policy recommends no further zoning changes along North Terrace.
- The R-1 Residential Zone only permits single-family homes.
- The O-1 Office Zone permits single-family homes and office uses.

**Key Findings**

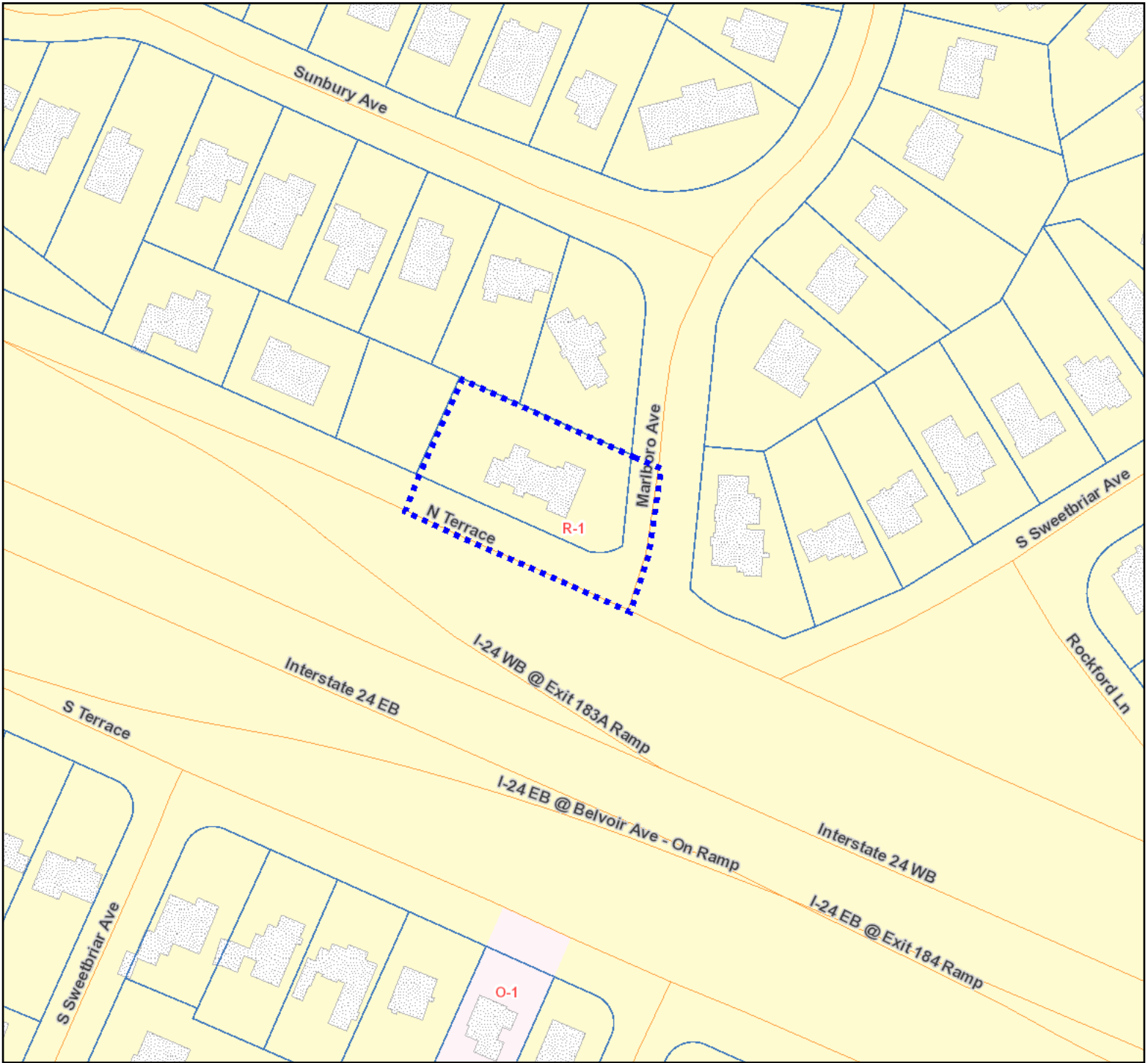
- The proposal is not supported by the recommendations of the adopted 2030 Comprehensive Plan. While South Terrace is not a residential street, it is not considered a major arterial corridor such as Brainerd Road.
- The proposed zoning change is not supported by the 2000 North Moore Road/North Terrace Zoning Policy.
- The proposed use is not consistent with surrounding uses.
- The maximum allowable development for this zone could raise concerns regarding location, parking, lighting, and noise.
- The proposal would not be an extension of an existing zone.

## **PLANNING COMMISSION CASE REPORT**

- The proposal would set a precedent for future requests by designating North Terrace as an acceptable corridor for non-residential uses. The current zoning pattern for the Brainerd area is for commercial/office zoning to be located along Brainerd Road. The only exception to this pattern is a small area on Germantown Road that has been zoned office between North Terrace and Navajo Drive.

### **Staff Recommendation**

Deny



## 2015-046 Rezoning from R-1 to O-1



118 ft

Chattanooga Hamilton County Regional Planning Agency

