

PLANNING COMMISSION CASE REPORT**Case Number: 2016-001****PC Meeting Date: 01-11-16****Applicant Request****Rezone from R-1 Residential Zone to R-4 Special Zone**

Property Location:	912 East Martin Luther King Boulevard
Property Owner:	Young Life/David Haskins
Applicant:	Russell & Hsin Yin

Project Description

- Proposal: Use existing residential structure as office space for Young Life, a non-profit organization with nine staff members.
- Proposed Access: Vehicle access is proposed from Fairview Avenue.
- Proposed Development Form: Existing 2-story building
- Proposed Density: Not applicable

Site Analysis**Site Description**

- Location: The approximately 6,000 square foot site is located on the southwest corner of the M. L. King Boulevard and Fairview Avenue intersection.
- Current Access: Fairview Avenue
- Current Development form: There are two- and three-story buildings within a 500 foot radius of this urban neighborhood.
- Current Land Uses: Single-family homes are located to the west and north of the site. Multi-family residential is located to the east. A vacant lot and a church are located to the south and rear of the site.
- Current Density: Not applicable

Zoning History

- The site is currently zoned R-1 Residential.
- Properties to the west, north, and south are zoned R-1 Residential. Properties to the east (on a different block and containing an institutional building that has been renovated for multi-family) are zoned R-4 Special Zone.
- The nearest R-4 Special Zone (same as the request) is across the street to the east.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The MLK Community Plan (adopted by City Council in 2009) recommends "Residential."
- The current R-1 Residential Zone permits single-family dwellings, schools, religious facilities, and community owned not-for-profit buildings.
- The requested R-4 Special Zone permits residential uses, bed and breakfast establishments, dormitories, professional and medical offices, banks, and short-term vacation rentals.
- The O-1 Office Zone also permits office uses as well as single-family residential use.

Key Findings

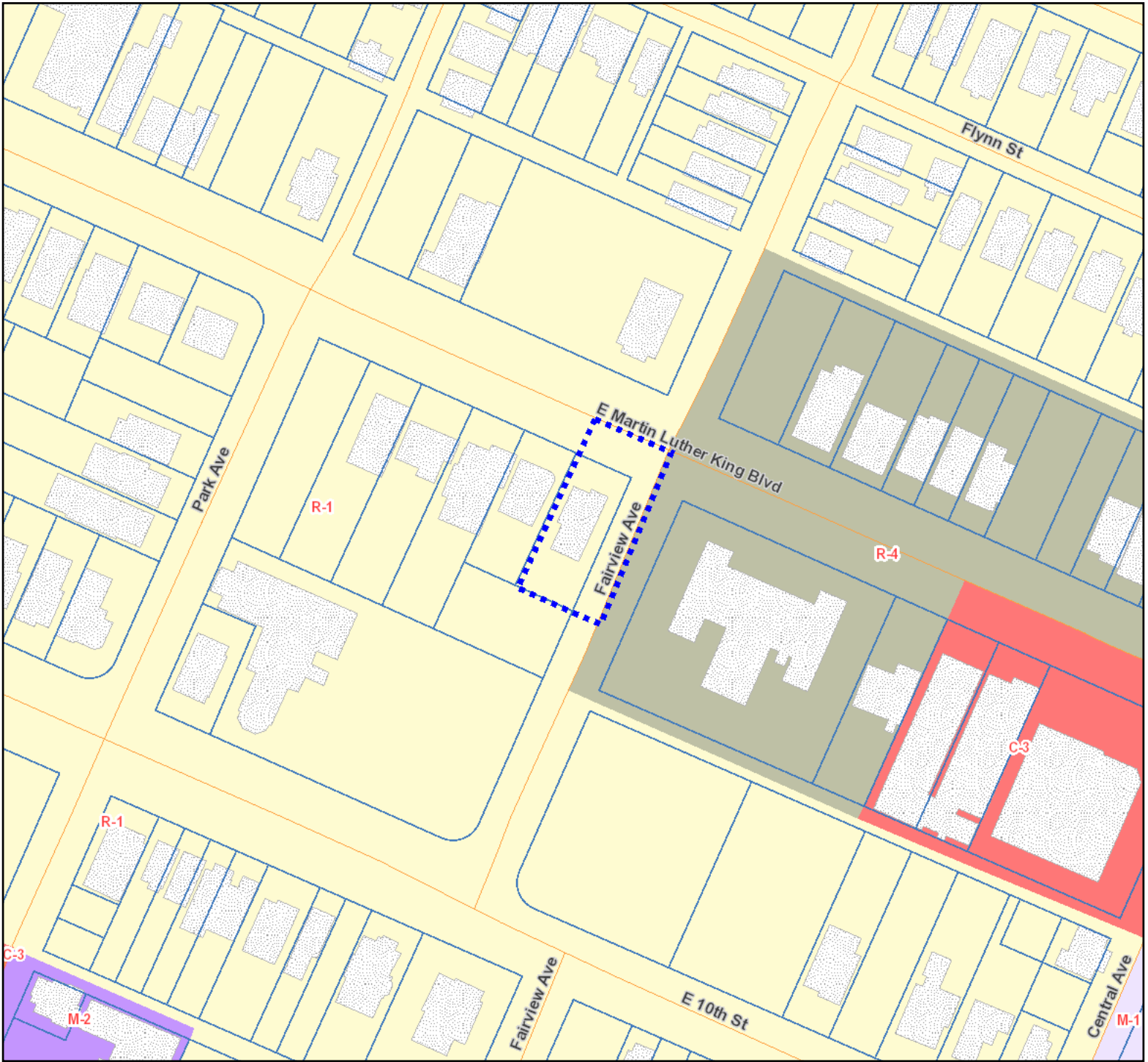
- The proposal is not supported by the recommendations of the adopted Land Use Plan for the area as the Plan recommends "residential" for this location. Although the site is located on a corner and near the edge of the single-family district, it is not a large lot, therefore parking availability for an office use is limited.
- The proposed use is not compatible with surrounding uses.
- The proposal is consistent with the development form of the area as the applicant proposes to maintain the existing residential structure.
- The proposed structure does not raise concerns regarding location, lighting, or height.

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


- The proposal would be an extension of an existing zone (from the block across the street to the east).
- However, the proposal would set a precedent for R-4 zoning on the block in which the request is located.

Staff Recommendation

Deny.



2016-001 Rezoning from R-1 to R-4



Chattanooga Hamilton County Regional Planning Agency

