

PLANNING COMMISSION CASE REPORT

Case Number: MR 2015-060

PC Meeting Date: 04-13-15

Applicant Request**Mandatory Referral for a Lease Agreement**

Property Location:	4327 Oakland Avenue
Property Owner:	City of Chattanooga
Applicant:	City of Chattanooga Real Property Department

Project Description

- The property is owned by the City of Chattanooga.
- The City of Chattanooga desires to enter into a parking lease agreement with House of Ruth, Incorporated/Greater Saint John Missionary Baptist Church.
- House of Ruth, Incorporated desires to continue using this property for parking as Greater Saint John Missionary Baptist Church has done for over 10 years.

Site Analysis**Site Description**

- The vacant site is adjacent to parcels 167C-B-016 and 017 and part of the same parking lot at the northwest corner of Oakland Avenue and West 45th Street.
- Greater Saint John Missionary Baptist Church is located at 4401 Ohls Avenue approximately 65 feet west of the site.
- Access: Currently, access to the parking lot is from West 45th Street.
- Land Uses: Land uses to the north south and west are residential. Warehousing uses are located across Oakland Avenue to the east.

Zoning History

- The site is currently zoned R-3 Residential which permits multi-unit residential uses.
- 2004- A similar parking lease agreement with Greater Saint John Missionary Baptist Church was approved by City Council in 2004 (Resolution No. 24227).

Plans/Policies/Regulations

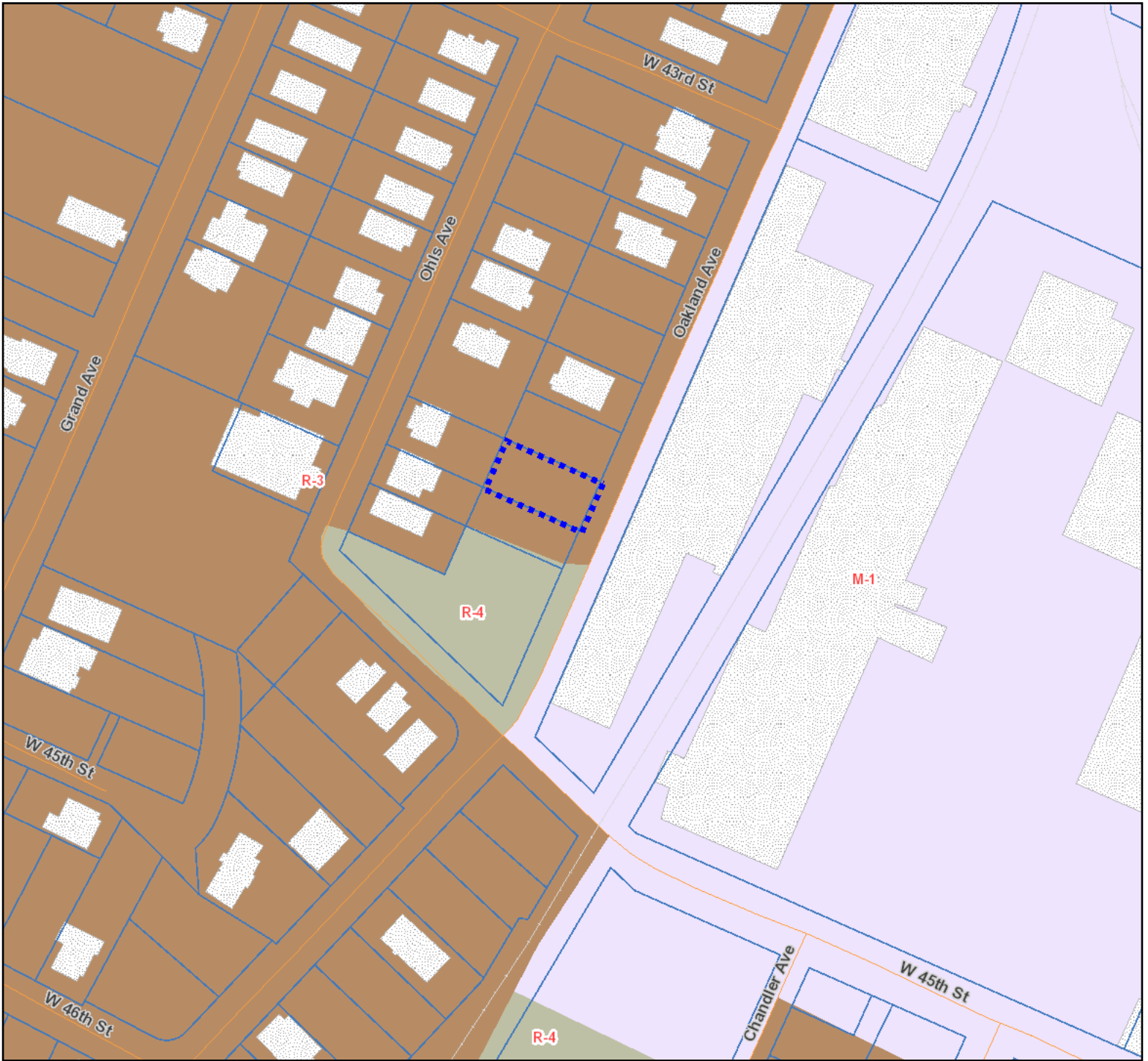
- The Alton Park Master Plan, completed in 2000, recommends single-family residential for this area.

Key Findings

- The proposal, while not single family, does not conflict with the recommendations of the adopted Land Use Plan for the area, since it is for accessory parking to a church facility (churches are allowed by right in R-1 zones).

Staff Recommendation

Approve.



MR 2015-060 Lease Agreement



133 ft

Chattanooga Hamilton County Regional Planning Agency

