

PLANNING COMMISSION CASE REPORT**Case Number: 2015-143****PC Meeting Date: 11-09-15****Applicant Request****Rezone from R-1 Residential to R-4 Special Zone**

Property Location:	4203 Brainerd Road
Property Owner:	Brainerd Church of Christ
Applicant:	Steven Ryan

Project Description

- Proposal: Using existing structures on a 2.8-acre site for a funeral home business.
- Proposed Access: Main ingress and egress on Brainerd Road; secondary access at North Tuxedo Avenue.
- Proposed Development Form: Use existing former church facilities.

Site Analysis**Site Description**

- Location: The 2.8-acre site is located on the north side of Brainerd Road approximately ½-mile west of North Moore Road.
- Current Access: Brainerd Road and North Tuxedo Avenue
- Tennessee Department of Transportation Functional Classification: Urban Principal Arterial
- Current Development form: The adjacent surrounding structures are similar in scale and height to the structure in question.
- Current Land Uses: Existing churches are located to the west and east of the site. The University of Tennessee at Chattanooga's Jones Observatory and a former school now home to the Highland Enrichment Learning Center are located to the north. Office uses and a single-family residential neighborhood are located across the street to the south.

Zoning History

- The site is currently zoned R-1 Residential.
- The adjacent property to the north is zoned R-1 residential. Beyond that, the former school site is zoned R-4 Special Zone. The properties to the west and east are also zoned R-1 Residential. The properties fronting Brainerd Road directly across the street to the south are zoned O-1 Office Zone. There is one lot zoned R-1 Residential, but it front South Tuxedo Avenue and backs up to Brainerd Road.
- The nearest R-4 Special Zone (same as the request) is approximately 130 feet to the south across Brainerd Road. The former school site is also zoned R4 Special Zone approximately 160 feet north of the request site.
- The most recent rezoning in this area was for the former school site at the end of North Tuxedo Avenue. That property was rezoned from R-1 Residential to R-4 Special Zone by the City Council in 2012 (Ordinance #12657).

Plans/Policies/Regulations

- There is no current adopted land use plan for this area.
- The Comprehensive Plan places this site in the Inner Suburban Infill development Sector which notes commercial uses along major transportation corridors such as Brainerd Road.
- The R-1 Residential Zone permits single-family homes as well as churches and schools, but does not permit funeral homes.
- The R-4 Special Zone allows funeral homes but only with a special permit approved by the Board of Zoning Appeals. R-4 also allows a wide variety of other uses such as banks, apartments, offices, dormitories and drug stores.

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Key Findings

- The proposal is supported by the Comprehensive Plan as it places commercial along a major transportation corridor, but it is not supported by the Comprehensive Plan by creating a large swath of R-4 Special Zone in proximity to other residential zones.
- The proposed use is compatible with surrounding uses.
- The proposed zone is appropriate for the requested use; however, the staff would recommend restricting the use to the proposed use only, to ensure compatibility with bordering properties.
- The proposal is consistent with the development form of the area based on the applicant's desire to keep the majority of the existing building.
- The proposed structure does raise concerns regarding location, lighting, or height.
- The proposal would not be an extension of an existing zone, but there are several R-4 Special Zone parcels within 250'.
- The proposal would set a precedent for future requests by introducing large R-4 lots fronting Brainerd Road.

Staff Recommendation

Approve with the following conditions:

1. Conditioned to the following uses: Churches, Funeral Homes, Mortuaries, and Undertaking Establishments.