

PROPERTY INFORMATION

ADDRESS: 1735 Keller Street

DISTRICT: 12th

OVERLAY DISTRICT: n/a

EXISTING ZONING: PVD

ACRES: +/- 0.11

EXISTING USE: vacant lot

PROPOSED USE: mobile drink stand

PETITIONER

ADDRESS 2224 Memorial Court

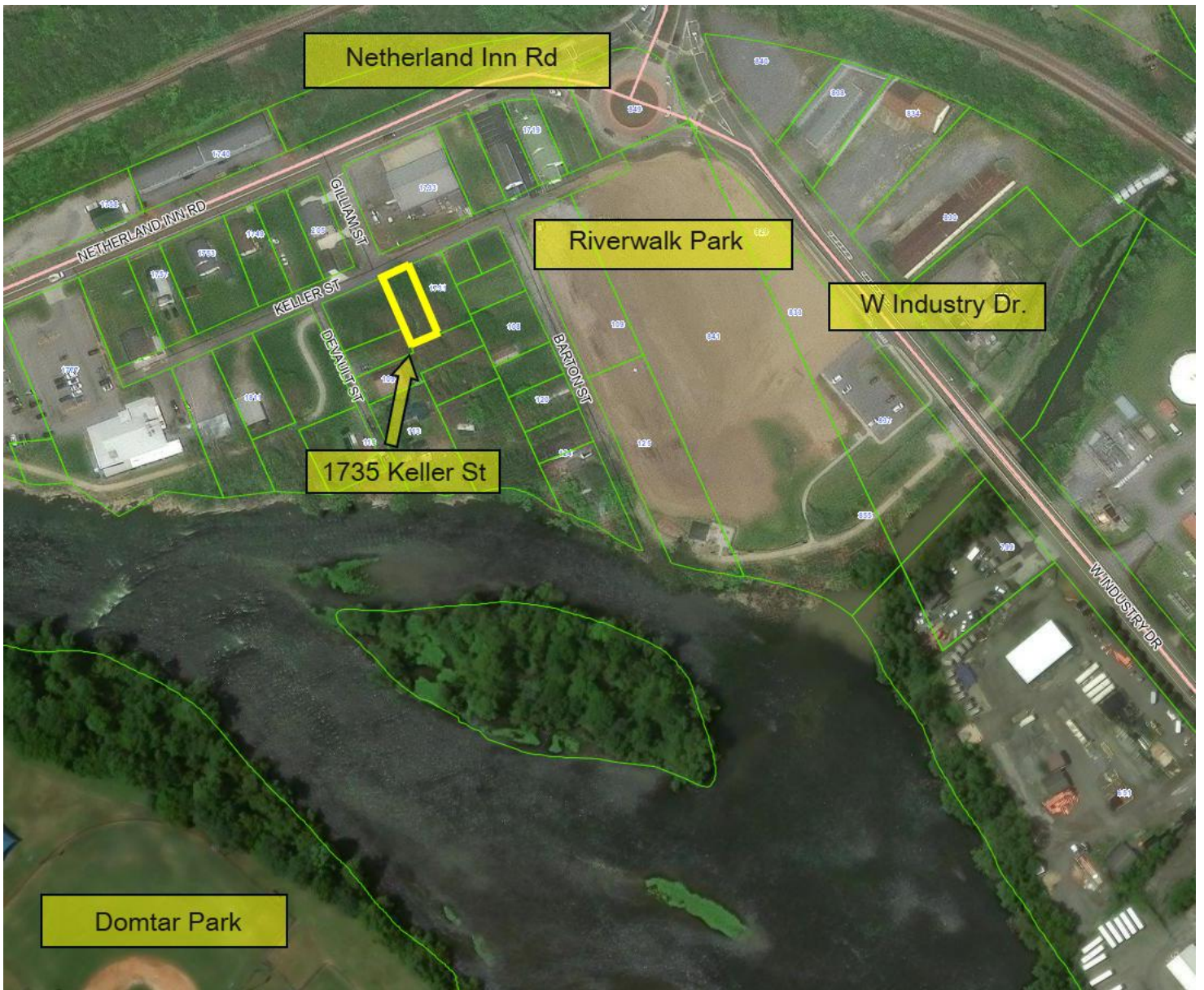
REPRESENTATIVE

PHONE (423) 392-8896

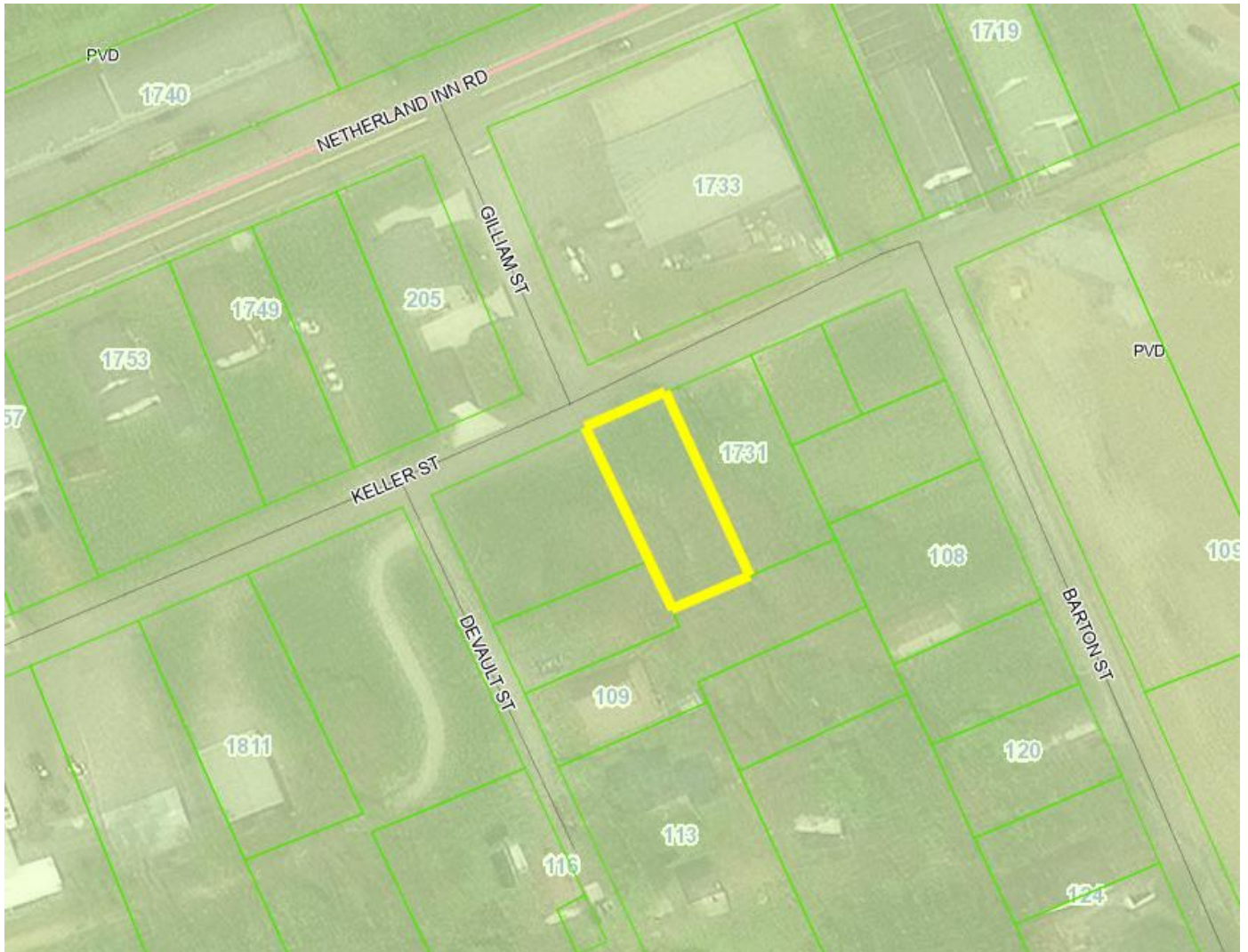
INTENT

Approval of a Preliminary Zoning Development Plan (ZDP) within the Planned Village District (PVD) to allow for the placement and operation of a mobile drink stand.

Location Map



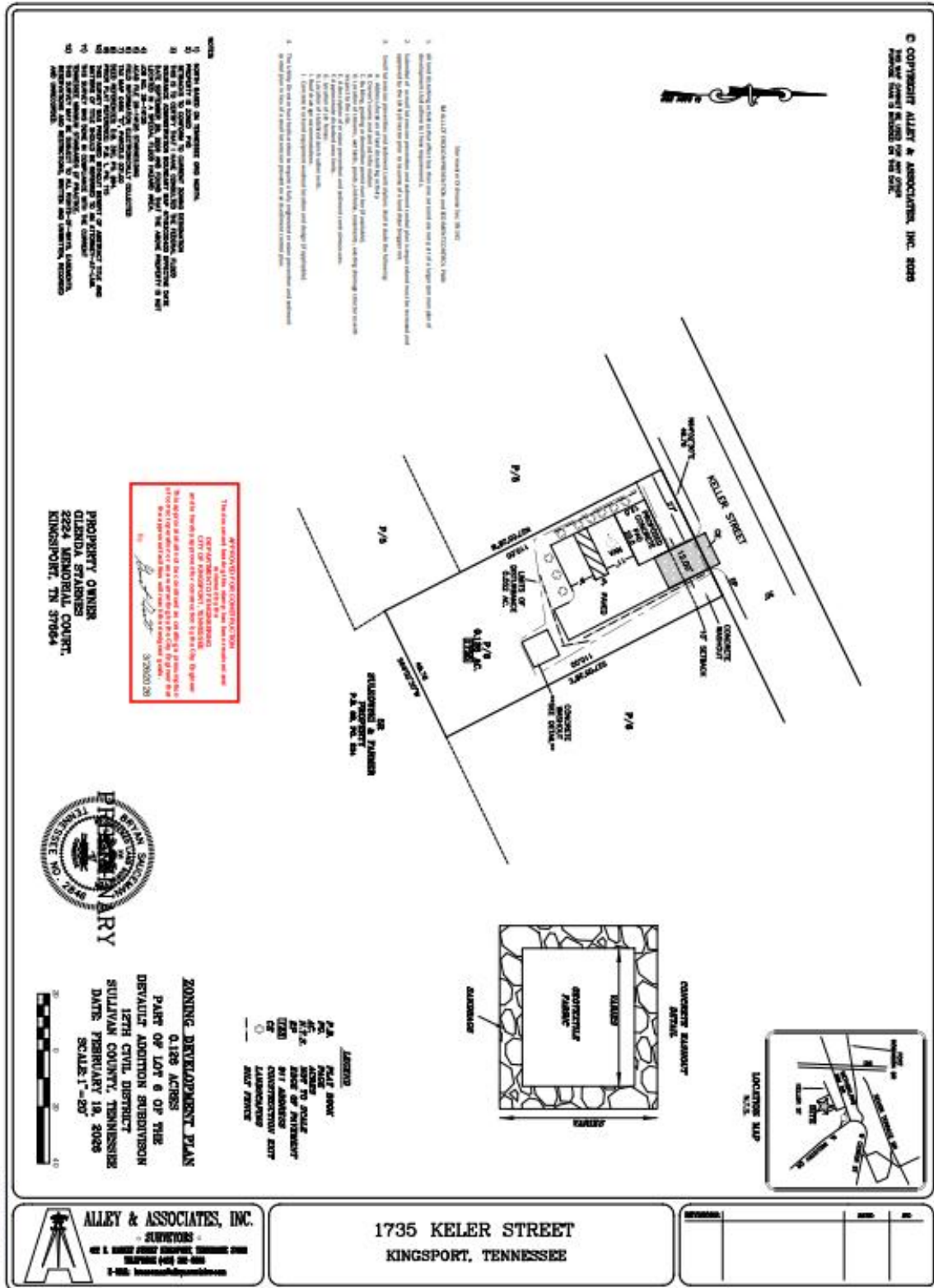
Current Zoning Map (PVD Zoning District)



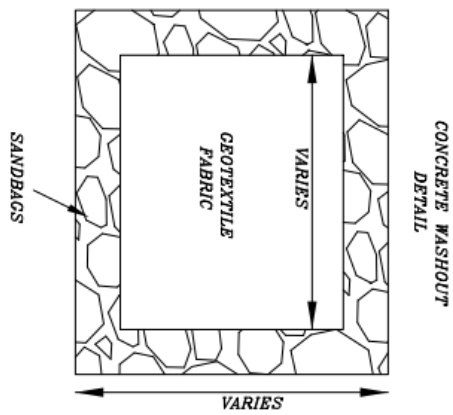
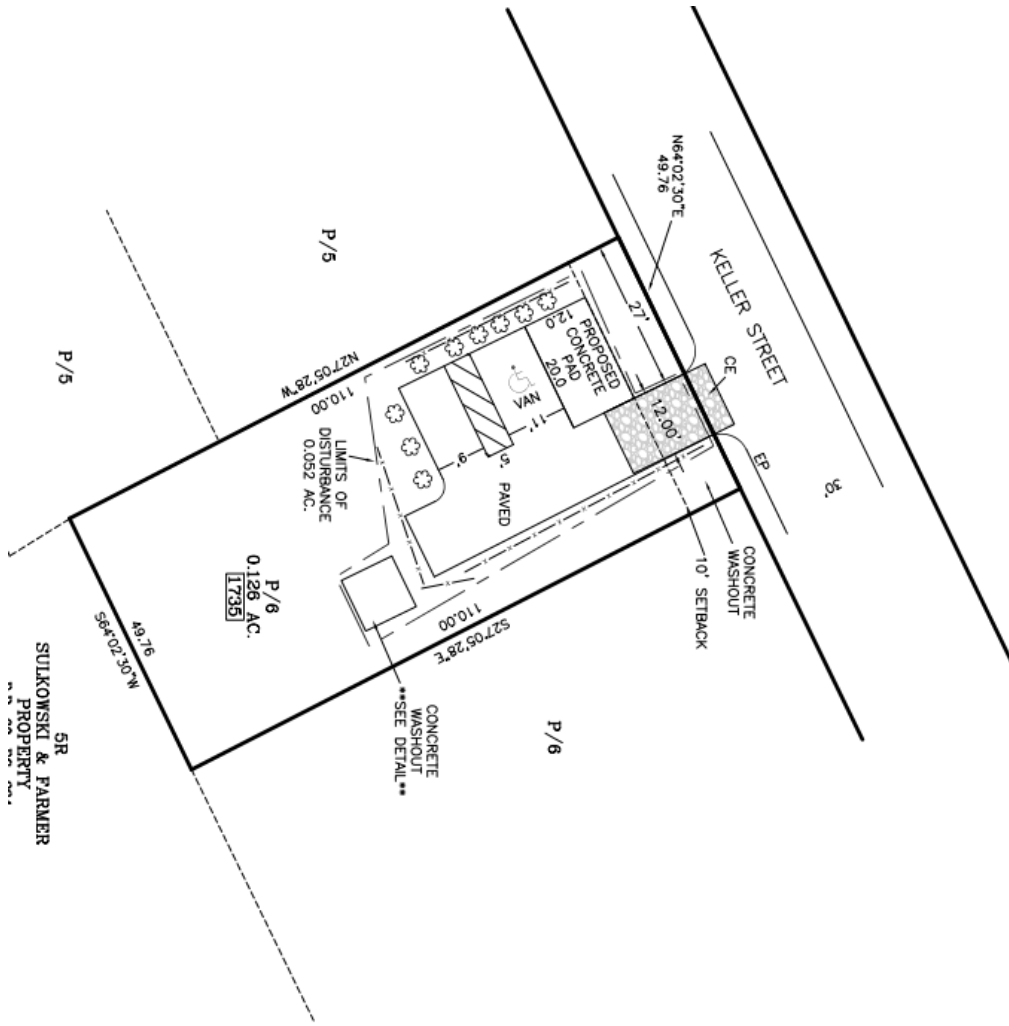
Aerial



Preliminary Zoning Development Plan



Expanded View of Site



View from the Keller Street parcel looking outward toward Netherland Inn Road.



View from Gilliam Street in front of the parcel, facing east toward the Greenbelt entrance.



View from Devault Street, facing west toward the new Riverwalk Park entrance.



View from Gilliam Street facing the proposed parcel.



View from Keller Street showing the area surrounding the proposed mobile drink stand; the adjacent property is currently vacant.



PRELIMINARY ZDP ANALYSIS

Development Standards for PVD District Commercial Use:

- Maximum Height: 3.5 stories
- Minimum Lot Size: 3,500 sq. ft.
- Minimum Front Yard: 5 feet
- Minimum Rear Yard: 0 feet
- Minimum Side Yard: 0 feet
- Maximum Building Coverage: 70%
- Maximum Impervious Surface: 90%
- Parking requirements for the proposed use are minimal and are determined in accordance with Article VI of the zoning ordinance, based on one space per 200 square feet of floor area.

The ZDP indicates compliance with the development standards.

CONCLUSION

Staff recommends APPROVAL of the Preliminary Zoning Development Plan.