

PROPERTY INFORMATION

ADDRESS	1506 Lynn Garden Drive
DISTRICT	12
OVERLAY DISTRICT	n/a
EXISTING ZONING	R-1B (Residential District)
PROPOSED ZONING	B-3 (Highway Oriented Business District)
ACRES	0.5 +/-
EXISTING USE	parcel contains vacant structure
PROPOSED USE	climate controlled indoor storage

PETITIONER

ADDRESS PO Box 1817, Mount Carmel, TN 37645

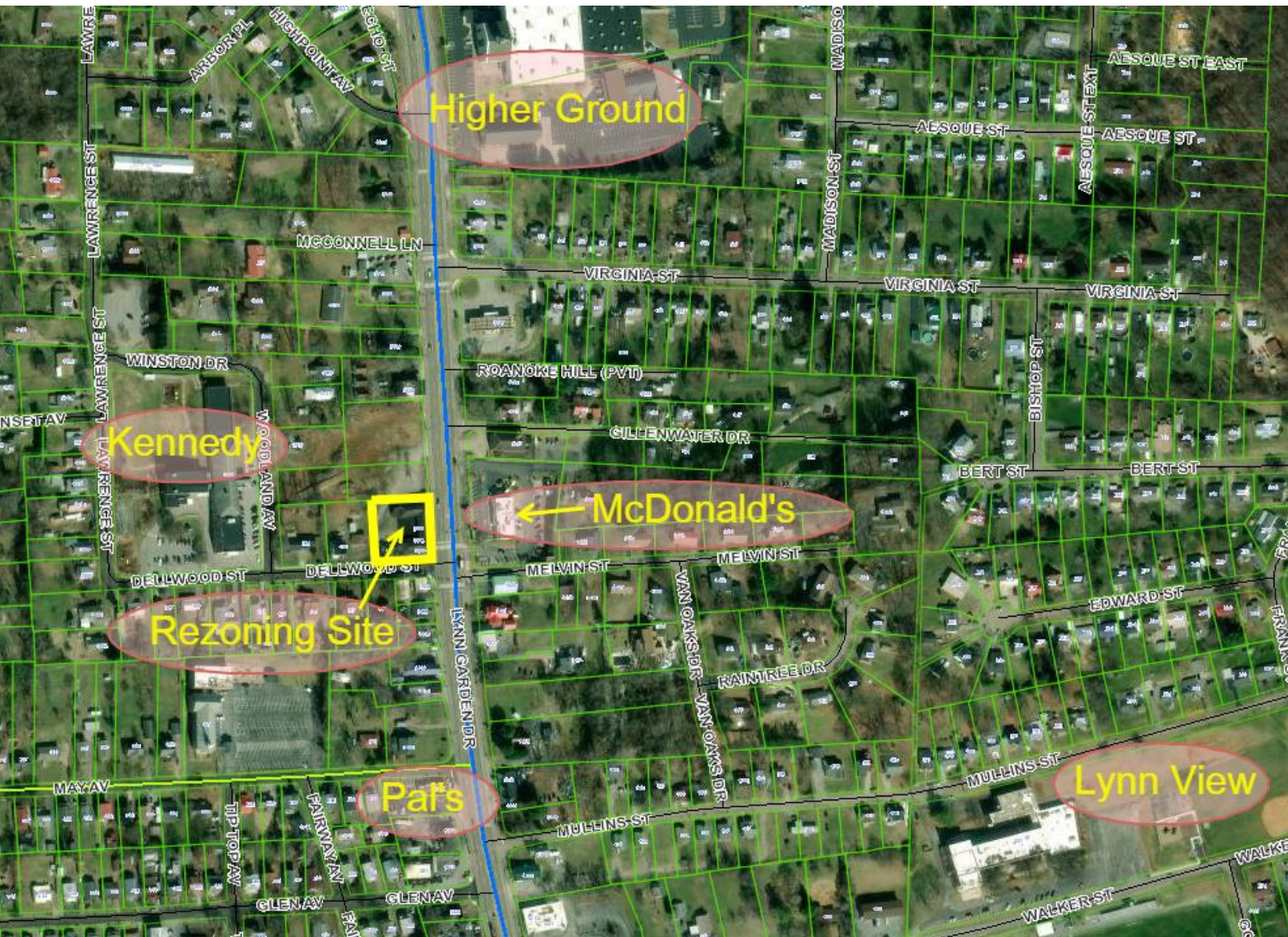
REPRESENTATIVE

PHONE (423) 367-8082

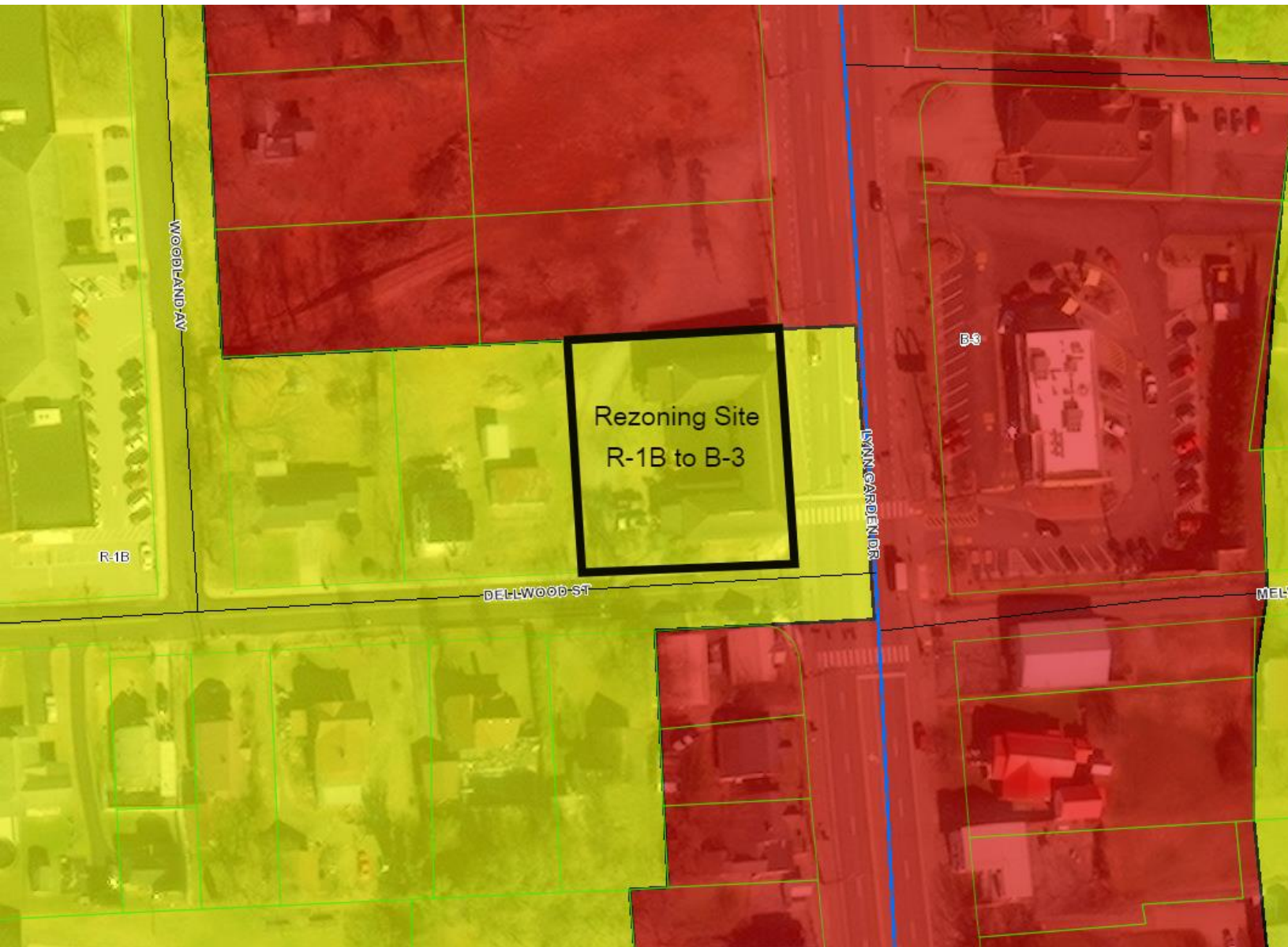
INTENT

To rezone from R-1B (Residential District) to B-3 (Highway Oriented Business District) to accommodate transition of the existing structure into climate controlled indoor storage.

Vicinity Map



Surrounding City Zoning Map



Future Land Use Plan 2030: Retail/Commercial Designation



Aerial



Conceptual Site Plan



View Toward North (Lynn Garden Dr on the Right Side of Picture)



View Toward West



View Toward South (Lynn Garden Dr on Left Side of Picture)



View Toward East



EXISTING USES LOCATION MAP



Existing Zoning/ Land Use Table

Location	Parcel / Zoning Petition	Zoning / Name	History Zoning Action Variance Action
North	1	<u>Zone: City B-3</u> Use: vacant lot/ future potential restaurant	n/a
East	2	<u>Zone: City B-3</u> Use: restaurant	n/a
Southeast	3	<u>Zone: City B-3</u> Use: commercial and residential	n/a

South	4	<u>Zone: City B-3</u> Use: residential	n/a
Southwest	5	<u>Zone: City R-1B</u> Use: church	n/a
West	6	<u>Zone: City R-1B</u> Use: elementary school	n/a
Northwest	7	<u>Zone: City B-3</u> Use: residential	n/a

Standards of Review

Planning Staff shall, with respect to each zoning application, investigate and make a recommendation with respect to factors 1 through 6, below, as well as any other factors it may find relevant.

1. **Whether or not the proposal will permit a use that is suitable in view of the use and development of adjacent and nearby Property?** The property has had commercial use for several decades. The new B-3 zone will support the same commercial use allowance moving forward.
2. **Whether or not the proposal will adversely affect the existing use or usability of adjacent or nearby property?** The adjacent and nearby property will not be adversely affected by the proposal. The commercial use of this property has been in place for several decades.
3. **Whether the property to be affected by the proposal has a reasonable economic use as currently zoned?** The most appropriate zone for this parcel is B-3. It is unlikely that a single family home use would ever happen at this site.
4. **Whether the proposal is in conformity with the policies and intent of the land use plan?** The proposed B-3 zone conforms to the future land use plan designation.

Proposed use: climate controlled indoor storage

The Future Land Use Plan Map recommends retail/commercial

5. **Whether there are other existing or changed conditions affecting the use and development of the property which gives supporting grounds for either approval or disapproval of the proposal?** The existing conditions support approval of the proposed rezoning.
6. **Whether there are other existing or changed conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposal?** The rezoning will match what the use of the property has been for several decades (commercial).

CONCLUSION

Staff recommends sending a POSITIVE recommendation to rezone from R-1B to B-3 based upon conformance with the 2030 Future Land Use Plan.