

Rezoning Application - CBC Properties Review

August 30, 2024 | Staff Comments

Background:

The applicant is requesting to rezone property from Commercial Highway (CH) to Light Industrial (IL). The property consists of approximately 16.96 acres and has frontage on North Main Street. This property can also be identified on Tax Map 127 as Parcel 14.06. The explanation for rezone provided is to rezone for an appropriate use. The property is currently undeveloped. The following includes descriptions of the existing zoning and land uses that abut or are near the subject property.

- The parcel is buffered from adjacent parcels to the north, northeast, northwest, and west by a rail line. Beyond this buffer to the north, northeast, and west are additional CH zoned properties with service, manufacturing, and hoteling land uses.
- Beyond the railroad to the northwest there are single-family residences.
- Adjacent properties to the immediate south, southeast, southwest, and east are zoned CH and include childcare, fuel station, retail pool supply, movie rental, automotive parts retail, cash loan agency, self-storage facility, and multi-family housing.
- The property has frontage on North Main Street. Beyond the roadway to the south is zoned IL and medium density residential (R2). The R2 properties include a multifamily development. Properties zoned IL include the Maury County Regional Airport, a veterinary hospital and a fire station.
- Light industrial uses exist beyond the immediately adjacent properties in all directions.
- This property has access to US Highway 43 by way of N. Main Street.

The planning commission in its review and recommendation and the Mount Pleasant commission in its deliberations shall make specific findings regarding the following grounds for an amendment:

1. The amendment is in agreement with the land use plan for the area.

- a. The Maury County Comprehensive Plan's Future Development Guide identifies the property as being within the Airport District.
- b. Permitted uses in the IL zoning district are vast and may include uses that are incompatible with existing adjacent uses.
- c. Areas zoned for IL should have direct access to major streets, as per the zoning code.
 - i. The subject property has access to N. Main St.

2. **There will be no adverse effect upon adjoining property owners, unless such effect can be justified by the overwhelming public good or welfare.**
 - a. IL zoning currently across N. Main Street near the airport property.
 - b. The subject property is located adjacent to CH, R1, R2, and IL zones.
 - i. IL zoning should be situated in locations removed or buffered from residential uses, as per the zoning code.
 1. R1 zoning abuts the subject property to the north/northeast but is buffered by a railway right-of-way and natural tree line. R2 zoning is buffered by a roadway (North Main Street). Additionally, all residential zones currently abut light industrial zones.
3. **No property owner or small group of property owners will benefit materially from the change to the detriment of the general public.**
 - a. The Maury County Comprehensive plan calls for the area including the subject property to be developed under the “District-Airport” character area.
 - b. The District-Airport character area anticipates the following uses:
 - i. Air travel facilities
 - ii. Industrial uses such as low or high intensity manufacturing, assembly, distribution, processing, wholesale trade, or similar
 - iii. Office uses such as business parks or large business facilities
 - c. The comprehensive plan states that industrial zoning would be appropriate in this area.
4. **Conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area's land use plan and subsequently, the zoning map.**
 - a. The current zoning for this area was adopted with the new zoning ordinance around 2020. The zone remained commercial from the previous ordinance based on the existing businesses that are adjacent to the subject property.
 - b. The applicant does not list any reasons for the rezoning except to support a future use. Staff assumes the future use is not currently permitted in the CH zone.

The Planning Commission may approve, approve with conditions, or deny the zone change based on your findings.