

**PLANNING COMMISSION CASE REPORT**

Case Number: 2015-034

PC Meeting Date: 03-09-15

**Applicant Request****Rezone from R-1 Residential Zone to O-1 Office Zone**

<b>Property Location:</b>	<b>Address 7104 Bonny Oaks Drive</b>
<b>Property Owner:</b>	<b>Betty Silvers</b>
<b>Applicant:</b>	<b>Julie Gardenhire</b>

**Project Description**

- The applicant proposes to use the existing single-family residential structure as administrative office space for a small business (Home Instead Senior Care).

**Site Analysis****Site Description**

- The 1.6-acre site is located on the west side of Bonny Oaks Drive at the railroad overpass approximately 875 feet south of the entrance to the Enterprise South Industrial Park.
- Functional Classification: The Tennessee Department of Transportations' Functional Classification System classifies this section of Bonny Oaks Drive as an Urban Principal Arterial.
- Access: Currently, access to the site is from Bonnyvale Lane.
- Land Uses: The site fronts Bonny Oaks Drive. An active rail line is located directly adjacent to the north side of the site. Approximately 30 undeveloped vacant acres is on the west side of the site. There are several single-family homes within 600 feet of the site to the south, one of which is used as a pet kennel (Pet Inn Kennel).

**Zoning History**

- The site is currently zoned R-1 Residential which only permits single-family homes.
- The 30-acres adjacent to the west of the site was requested to be rezoned to R-3 Residential in 2014. The Planning Commission recommended approval of the request with certain conditions, but the request was withdrawn by the applicant before it reached the City Council (Case 2014-005).
- The nearest non-residential zone is the M-1 Manufacturing Zone located approximately 100 feet north of the site at the centerline of the railroad right-of-way.

**Plans/Policies/Regulations**

- The O-1 Office Zone being requested only permits single-family homes and office uses.
- The Shallowford Road-Lee Highway Area Plan (adopted by City Council in 2005) recommends single-unit residential.

**Key Findings**

- There are several grandfathered commercial uses along Bonny Oaks Drive making the proposed use compatible with surrounding uses.
- The proposal to use the existing building is consistent with the development form of the area.
- The proposal would not be an extension of an existing zone.
- Approval of this development is not intended to set a precedent for future requests. This request is appropriate because it has direct access on to Bonny Oaks Drive.

**Staff Recommendation**

Approval, subject to the following conditions:

1. Use existing building only.
2. No Dumpster.