

PLANNING COMMISSION CASE REPORT**Case Number: 2015-118****PC Meeting Date: 10-12-15****Applicant Request****Special Permit: Single Wide Manufactured Home**

Property Location:	4603 Clonts Road
Property Owner:	Billy Holland
Applicant:	Billy Holland

Project Description

- Proposal: Use a single-wide manufactured home for personal residence.
- Proposed Access: Clonts Road.
- Proposed Development Form: Single-wide manufactured home.

Site Analysis**Site Description**

- Location: The 4.5-acre site is located on the west side of Clonts Road approximately 700 feet south of Apison Pike.
- Current Access: Clonts Road.
- Current Development form: This is a rural agricultural and residential area with several one and two-story homes on large lots (1 acre to 50 acres) within a 1,000-foot radius of the site.
- Current Land Uses: Currently, there is a barn located on the site. To the north is another barn and a single-family home on 19 acres. The home is approximately 650 feet away from the shared property line. Adjacent to the site on the south side is a single-family home on a 1-acre lot. Across the street to the east is a single-family home on 6 acres and a vacant wooded 5-acre lot.

Zoning History

- The site is currently zoned A-1 Agricultural District.
- All properties surrounding this site are zoned A-1 Agricultural District.
- The nearest zoning district that allows a single-wide manufactured home is an R-5 District across Clonts Road approximately 175 feet to the east.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- There is no current adopted land use plan for this area.
- The Planning Commission is the final authority on Special Permits for Single-Wide Manufactured Homes.

Key Findings

- The proposal is supported by the recommendations of the Comprehensive Plan due to the use remaining a low-density residential use.
- The proposed use is consistent with surrounding uses.
- The proposal is consistent with the development form of the area.
- The proposed structure does not raise concerns regarding location, lighting, or height.
- The proposal would not set a precedent for future requests.

Note: As with all cases of this nature, the applicant was provided a yellow notification sign. A field check of the site showed it had not been posted. Applicant was notified multiple times to post the notification sign and staff conducted several field checks of the site to see if the sign was posted. The yellow special permit notification sign was not posted at the by the time of the staff's review of the request.

Staff Recommendation

Since the proposal was not properly posted, staff recommends deferral of the request.