

**PLANNING COMMISSION CASE REPORT**

Case Number: 2015-095

PC Meeting Date: 09-14-15

**Applicant Request****Rezone R-2A Rural Residential District to C-2 Local Business Commercial District**

<b>Property Location:</b>	<b>8228 Harrison Bay Road</b>
<b>Property Owner:</b>	<b>Tony Smith</b>
<b>Applicant:</b>	<b>David Smith</b>

**Project Description**

- Proposal: Expand an existing storage and propane sales business. The current business is on a 0.67-acre lot (approximately). The proposal is to expand that business onto the adjacent 0.48-acre lot to the southeast.
- Proposed Access: Harrison Bay Road.

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

- Location: The approximately 0.48-acre site is located on the northeast side of Harrison Bay Road less than ½-mile south of the Harrison Bay State Park entrance.
- Current Access: Harrison Bay Road.
- Tennessee Department of Transportation Functional Classification: Urban Collector
- Current Land Uses: Adjacent to the north: single-family home on 25 acres of wooded property. Adjacent to the west: existing business. Adjacent to the east: single-family home. Across Harrison Bay Road to the south: single-family homes.

**Zoning History**

- The site is currently zoned R-2A Rural Residential.
- The property to the north is zoned R-2A Rural Residential. The property to the east is zoned R-2A Rural Residential. The properties to the south are zoned R-2A Rural Residential. The property to the west is zoned C-2 Local Business Commercial District.
- The nearest C-2 Local Business Commercial District is adjacent to the request site on the west side of the property line. The C-2 property was rezoned in 1992 (Resolution 892-36).
- 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 R-2A Rural Residential District permits single-family homes and certain farming activities by right and two-family dwellings with a special permit approved by the County Commission.
- The C-2 Local Business Commercial District permits commercial and retail uses, restaurants, and single-family dwellings.

**Key Findings**

- The proposed use is compatible with surrounding uses. The site is a little over a ¼-mile from the intersection of Harrison Bay Road and Ramsey Road, which is a commercial intersection. Land uses at this intersection include a convenience store and a bait and tackle shop.
- The proposal is consistent with the development form of the area. The applicant intends to add gravel and fencing similar to that on the existing adjoining site.
- The proposal is an extension of an existing zone.
- Approval of this development is not intended to set a precedent for future requests.

**Staff Recommendation**

Approve, subject to the use being restricted to propane sales, tax preparation and vehicle/boat storage only.