

PLANNING COMMISSION CASE REPORT**Case Number: 2016-023****PC Meeting Date: 02-08-16****Applicant Request****Rezone from R-1 Residential Zone to C-5 Neighborhood Commercial Zone**

Property Location:	6420 Shallowford Road
Property Owner:	Wanda Threat
Applicant:	Wanda Threat

Project Description

- Proposal: Develop the approximately 1.2-acre site with doctors office and pharmacy.
- Proposed Access: Only entrance on Shallowford Road and closing access to Edgemon Forest Lane.
- Proposed Development Form: To use the existing building with modification for phase 1. Eventually to build a 1 story 5,000 square foot building.

Site Analysis**Site Description**

- Location: The 1.2 acres residential site is located on the south west corner of Shallowford Road and Edgemon Forest Lane intersection.
- Current Access: Main access from Edgemon Forest Lane with secondary access through shared easement and drive off Shallowford Road.
- Tennessee Department of Transportation Functional Classification: Shallowford Road is defined as an Urban Minor Arterial.
- Current Development form: The predominate development form in the area is single-family dwellings on small lots. There are examples of sparse small commercial developments mixed into residential developments along Shallowford Road.
- Current Land Uses: The site currently contains a single-family dwelling. To the east, north east, and south are single-family dwellings. North of the site is a single 27-acre lot with several 1 and 2 story homes set significantly far back from the road. To the west is a 1.2-acre undeveloped.

Zoning History

- The site is currently zoned R-1 Residential Zone.
- The property to the north is zoned R-2 Residential Zone. The properties to the east and south are zoned R-1 Residential Zone. The property to the west is zoned R-1 Residential Zone and RT-1 Residential Townhouse Zone. The RT-1 Residential Townhome Zone was rezoned in 1986 and includes a condition that limits the maximum number of units build to 45 for the site.
- The nearest C-5 Neighborhood Commercial Zone (same as the request) is approximately 1/3 of a mile to the northwest on Shallowford Road. A C-2 Convenience Commercial Zone is located approximately 585 feet to the east.
- There has been no recent zoning activity on this site.

Plans/Policies/Regulations

- The Shallowford Road Plan (adopted by City Council in 2009) recommends R-4 Special Zone with conditions. The plan then provides additional specific recommendations for the site stating; *"Expanded uses such as offices may be appropriate for this site if the existing structure is used as this will help ensure compatibility with the Edgemon Forest neighborhood."*
- The C-5 Neighborhood Commercial Zone permits small commercial uses and serves enterprises such as grocery stores, barber shops, offices, and banks which are more compatible relative to C-2 uses in neighborhoods.

PLANNING COMMISSION CASE REPORT

Key Findings

- The proposal is not supported by the recommendations of the adopted Land Use Plan which does not recommend commercial uses or replacing existing buildings.
- The proposed office use could be compatible with surrounding uses, but retail and drive-thru uses are not compatible with surrounding uses.
- The proposal for future new development is not consistent with the development form of the adjacent properties.
- The proposed structure does raise concerns regarding location, lighting, or height.
- The proposal would not be an extension of an existing zone.
- The proposal would not set a precedent for future requests.

Staff Recommendation

Deny