

**PLANNING COMMISSION CASE REPORT****Case Number: 2015-118****PC Meeting Date: 11-9-15****Applicant Request****Special Permit: Single Wide Manufactured Home**

|                           |                         |
|---------------------------|-------------------------|
| <b>Property Location:</b> | <b>4603 Clonts Road</b> |
| <b>Property Owner:</b>    | <b>Billy Holland</b>    |
| <b>Applicant:</b>         | <b>Billy Holland</b>    |

**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: This case was deferred last month because the applicant did not post a notification sign on the property. Staff checked the property and the sign has been posted.

**Staff Recommendation**

Approve.