

PLANNING COMMISSION CASE REPORT**Case Number: 2016-037****PC Meeting Date: 03-14-16****Applicant Request****Rezone from R-2 Residential Zone and C-5 Neighborhood Commercial Zone to C-5 Neighborhood Commercial Zone and M-2 Light Industrial Zone**

Property Location:	5116 & 5120 Highway 58
Property Owner:	Tammy Cagle & Greg Brock/Norma Mahaffey
Applicant:	Eric Emery

Project Description

- Proposal: Develop 6.43-acre site for warehouse use.
- Proposed Access: Main entrance on Highway 58.
- Proposed Development Form: 10 single story storage unit buildings.

Site Analysis**Site Description**

- Location: The vacant site is located on the east side of Highway 58 approximately across from the Highway 58 and Champion Road intersection.
- Current Access: Parcel has immediate access to Mimosa Circle and potential access to Highway 58 through additional properties owned by the same owner.
- Tennessee Department of Transportation Functional Classification: Highway 58 is an Urban Principal Arterial.
- Current Development Form: The mixture of surrounding commercial fronting Highway 58, a single-family subdivision, and the heavily wooded area of the Eastside Utility Plant suggests there is not an established development form here.
- Current Land Uses: To the south is the Mimosa Park residential subdivision. To the east is a heavily wooded portion of the Eastside Utility Plant. To the north, across Highway 58, are a mix of residential homes, commercial uses, and a religious institution.

Zoning History

- The site is currently zoned R-2 Residential Zone and C-5 Neighborhood Commercial Zone.
- The property to the north is zoned R-2 Residential Zone and C-5 Neighborhood Commercial Zone. The property to the east is zoned R-1 Residential Zone and M-1 Manufacturing Zone. The property to the south is zoned R-1 Residential Zone. The property to the west is zoned R-4 Special Zone, C-5 Neighborhood Commercial Zone, and C-2 Convenience Commercial Zone.
- There is not another M-2 Light Manufacturing Zone (same as the request) within the area.

Plans/Policies/Regulations

- The Highway 58 Community Plan (adopted by City Council 2002) recommends Neighborhood Commercial for this site. This designation is intended for lower-intensity retail, business and professional offices which serve neighborhoods within the immediate vicinity. Permitted uses include convenience grocery stores, drug stores, bakeries, delis, administrative, financial, business, professional, and medical offices.
- The M-2 Light Industrial Zone permits most types of non-residential uses, but does limit out the most noxious industrial uses.

Key Findings

- The proposal of M-2 Light Industrial Zone is not supported by the recommendations of the Highway 58 Community Plan.
- The proposal of C-5 Neighborhood Commercial Zone is supported by the recommendations of the Highway 58 Community.
- The proposed use is not consistent with surrounding uses.

PLANNING COMMISSION CASE REPORT

- The proposal is not consistent with the development form of the area.
- The proposed structure does raise concerns regarding location, lighting, or height in regards to the residential community of Mimosa Park.
- The proposal would not be an extension of an existing zone.

Staff Recommendation

Approval of the expansion of C-5 Neighborhood Commercial Zone, but denial of the M-2 Light Industrial Zone.