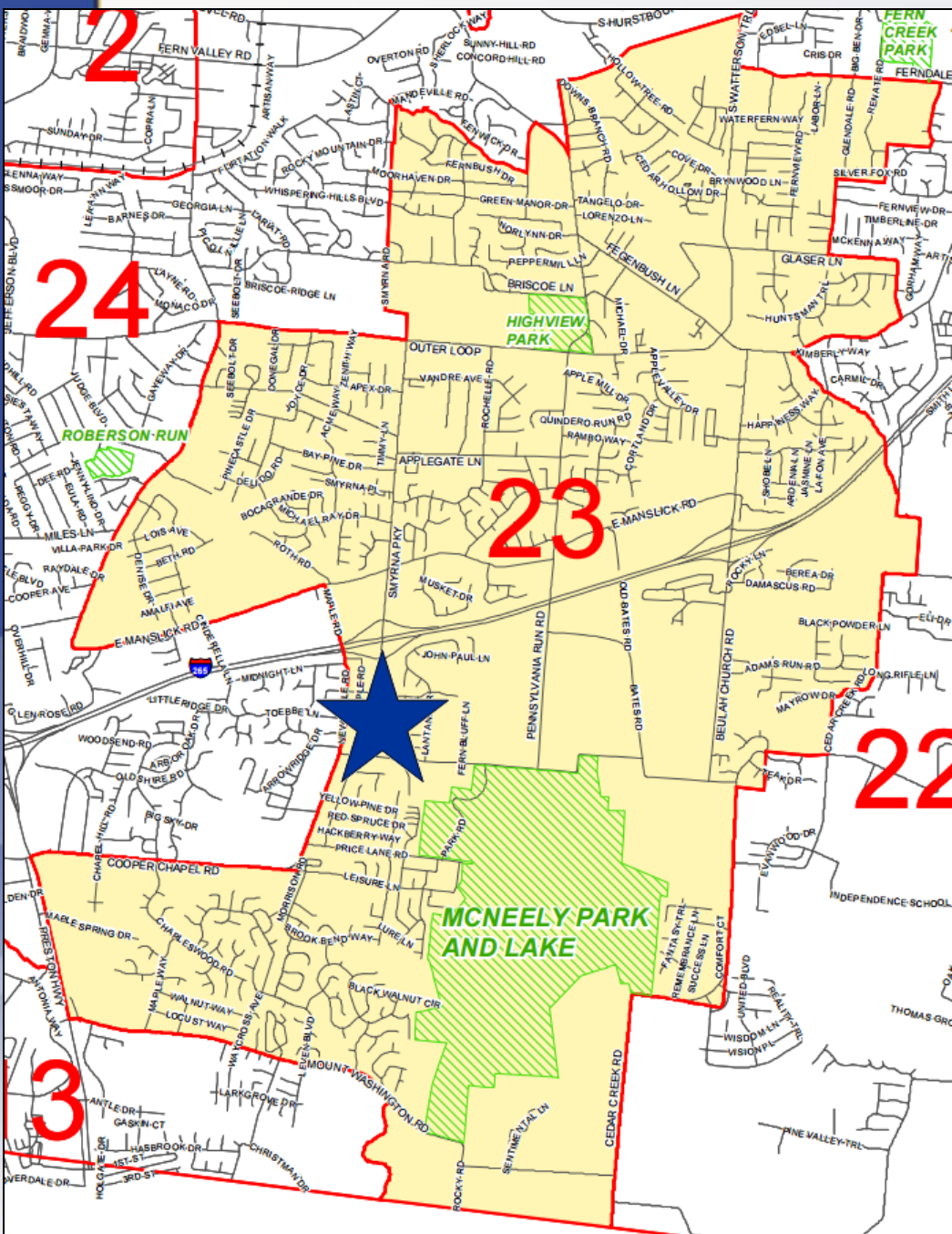


16ZONE1005

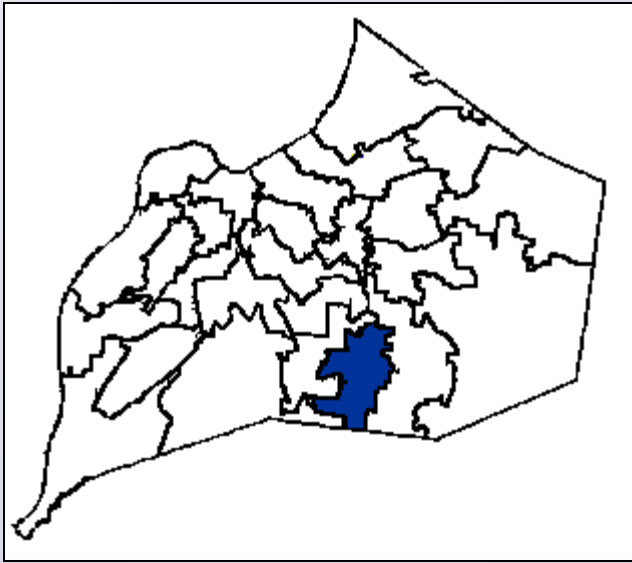
Dollar General



Planning/Zoning, Land Design & Development
July 19, 2016



9267 Smyrna Parkway District 23 - James Peden



Request(s)

- Change in zoning from R-4 to C-N on a 1.65 acre portion of the site
- Variance from 5.3.1.C.5 to reduce the non-residential to residential setback from 30' to 25'
- Waivers:
 1. Waiver from 5.6.1.C to not provide 50% clear glazing on the Smyrna Parkway façade.
 2. Waiver from 10.2.4.B to permit the encroachment of an easement in an LBA by more than 50%.
 3. Waiver from 10.3.5 to not provide the berm in the parkway buffer.
- District Development Plan

Case Summary / Background

- Proposed retail building (7,449 sf)
- Entirely covered in tree canopy
- Non-residential uses nearby
- Located in the Highview Neighborhood Plan Study Area
- Expansion of an existing activity center

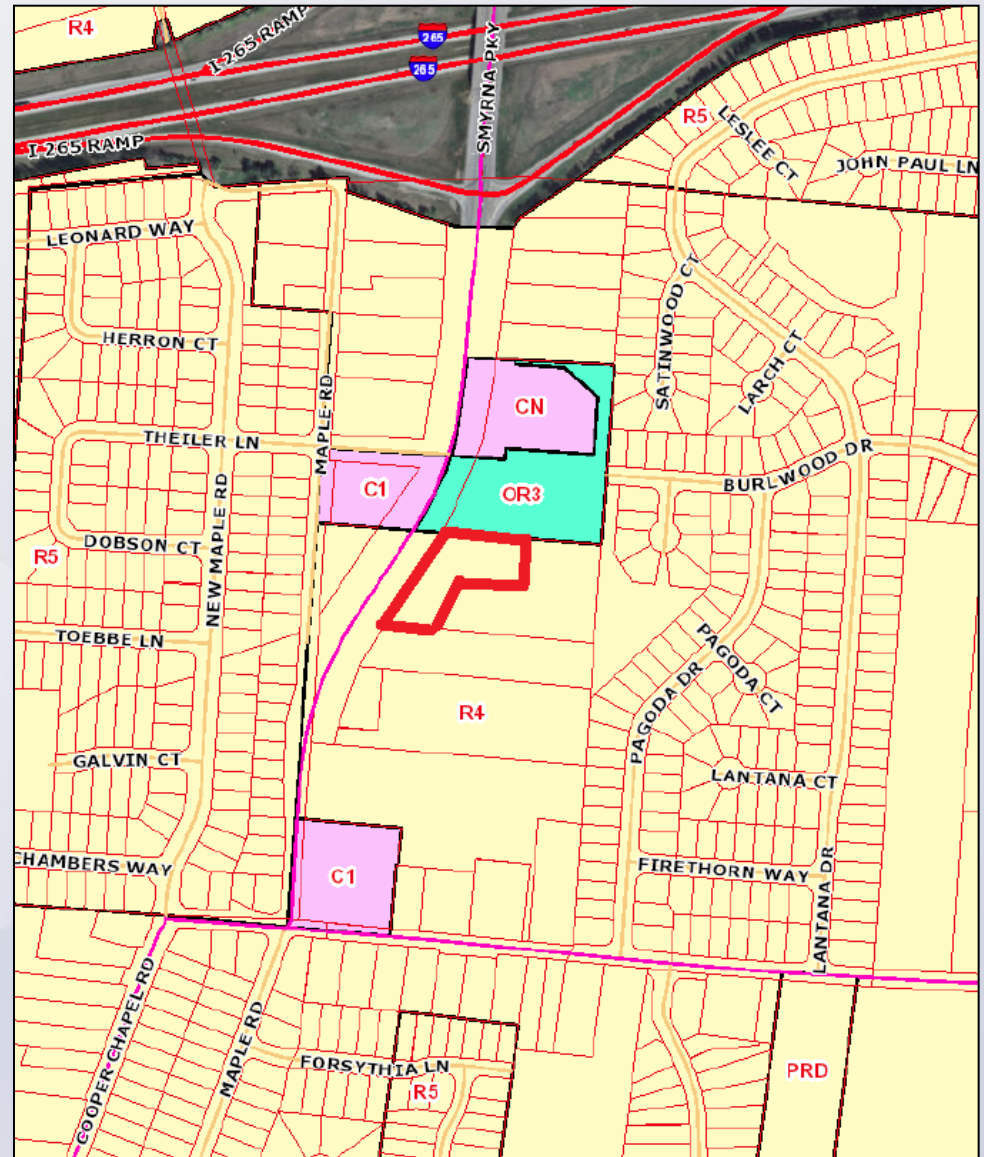
Zoning/Form Districts

Subject Property:

- Existing: R-4/ N
- Proposed: CN/N

Adjacent Properties:

- North: OR-3/N
- South: R-4/ N
- East: R-4/ N
- West: C-1 & R-4/ N



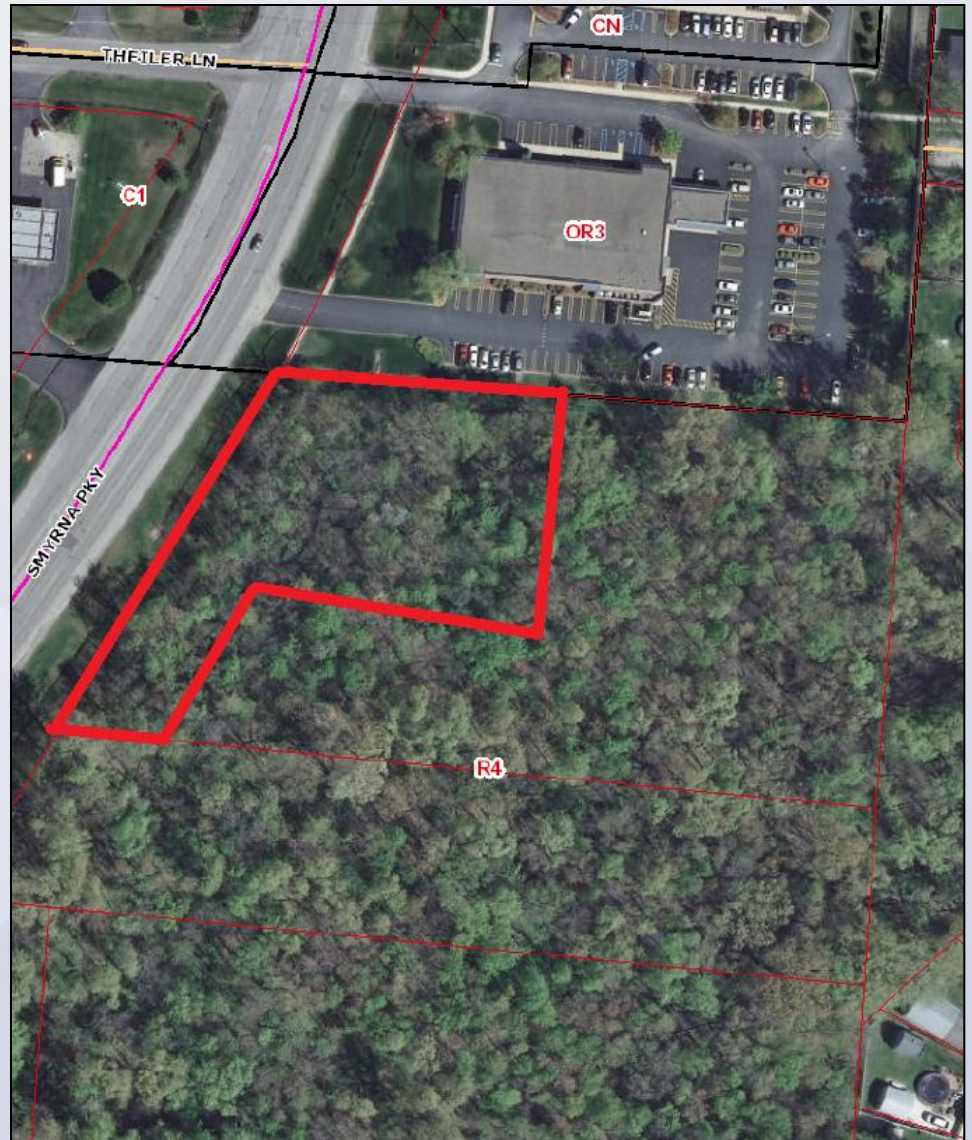
Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Commercial

Adjacent Properties:

- North: Bank
- South: Vacant
- East: Vacant
- West: Commercial/Vacant

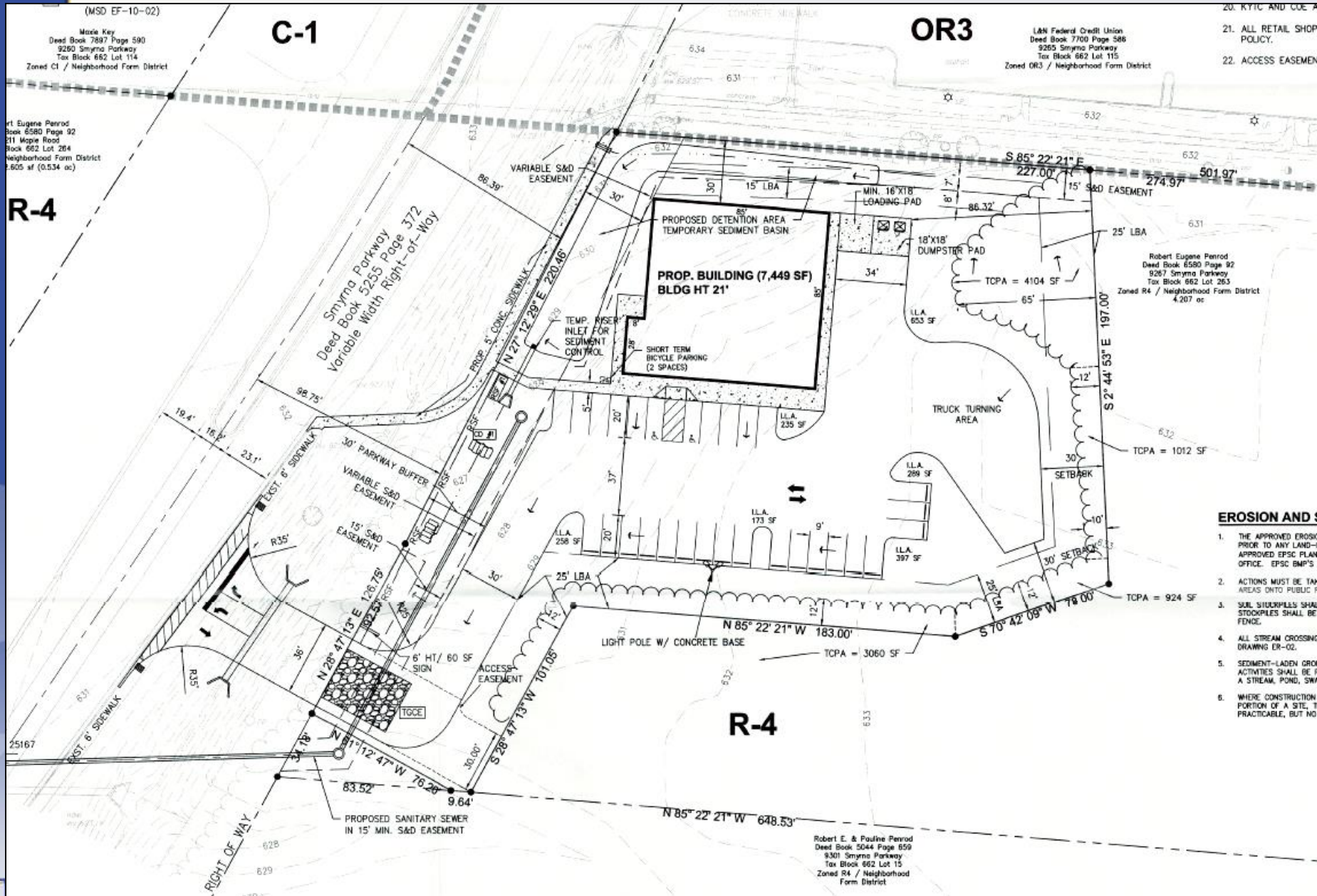


Site Photos-Subject Property



Site Photos-Surrounding Areas





- 20. KYTC AND COE A
- 21. ALL RETAIL SHOP POLICY.
- 22. ACCESS EASEMENT

EROSION AND SEDIMENT CONTROL

1. THE APPROVED EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE APPROVED EPSC PLAN OFFICE, EPSC BMP'S
2. ACTIONS MUST BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM ENTERING PUBLIC AREAS
3. SLOPE STABILIZATION SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE FENCED
4. ALL STREAM CROSSING STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN
5. SEDIMENT-LADEN GROUNDWATER DISCHARGES SHALL BE PREVENTED FROM ENTERING A STREAM, POND, SWAMP OR OTHER RECEIVING WATER BODY
6. WHERE CONSTRUCTION OF A STRUCTURE IS PRACTICABLE, BUT NOT NECESSARY, THE STRUCTURE SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENTATION FROM ENTERING PUBLIC AREAS

(MSD EF-10-02)
 Made Key
 Deed Book 7897 Page 590
 2250 Smyrna Parkway
 Tax Block 662 Lot 114
 Zoned C1 / Neighborhood Form District

Robert Eugene Perrod
 Deed Book 6580 Page 92
 111 Maple Road
 Rock 662 Lot 264
 Neighborhood Form District
 4.605 ac (0.534 ac)

LAN Federal Credit Union
 Deed Book 7700 Page 586
 9269 Smyrna Parkway
 Tax Block 662 Lot 115
 Zoned OR3 / Neighborhood Form District

Robert Eugene Perrod
 Deed Book 6580 Page 92
 9267 Smyrna Parkway
 Tax Block 662 Lot 263
 Zoned R4 / Neighborhood Form District
 4.207 ac

Robert E. & Pauline Perrod
 Deed Book 5044 Page 859
 9301 Smyrna Parkway
 Tax Block 662 Lot 15
 Zoned R4 / Neighborhood Form District

PC Recommendation

- Public Hearing was held on 6/16/2016
 - No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 to C-N by a vote of 6-0 (6 members voted)