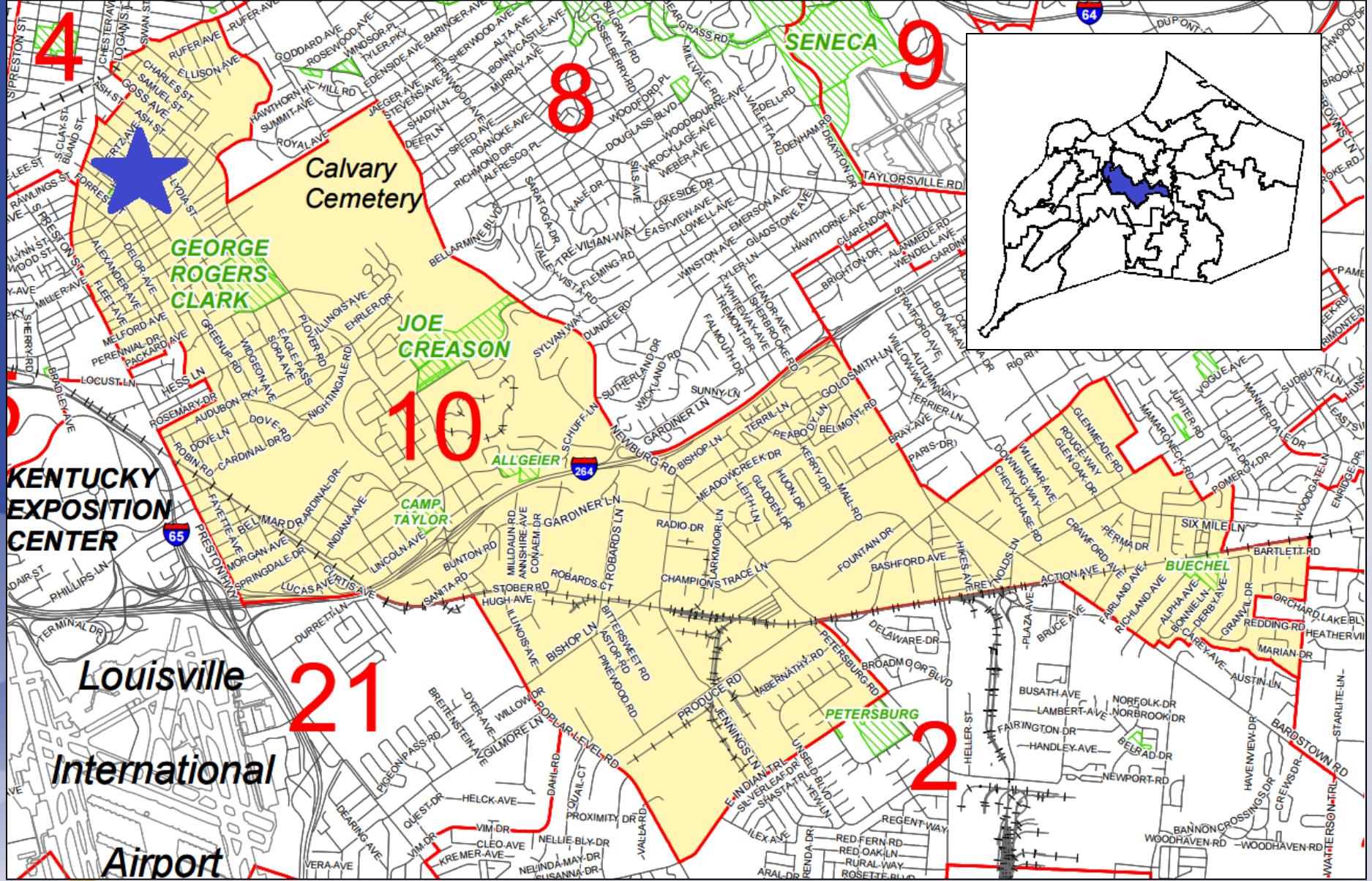


16ZONE1067
1100 Milton Street



Planning/Zoning, Land Design & Development
March 14, 2017



Requests

- Change in Zoning from R-5 Single-Family Residential to C-1 Commercial on 0.16 acre
- Approval of Detailed Development Plan

Case Summary / Background

- Proposal will expand existing commercial and residential uses on corner lot at 1100 Milton and replace residential use at 1102 Milton
- Two existing structures on two lots to be demolished and a single new structure to be built across both; lots will be consolidated to one parcel
- New two-story structure to include existing chiropractor's office, retail space and three apartments
- Parking on street and off alley at rear of parcel
- Site adjoins existing commercial use at rear alley

Zoning/Form Districts

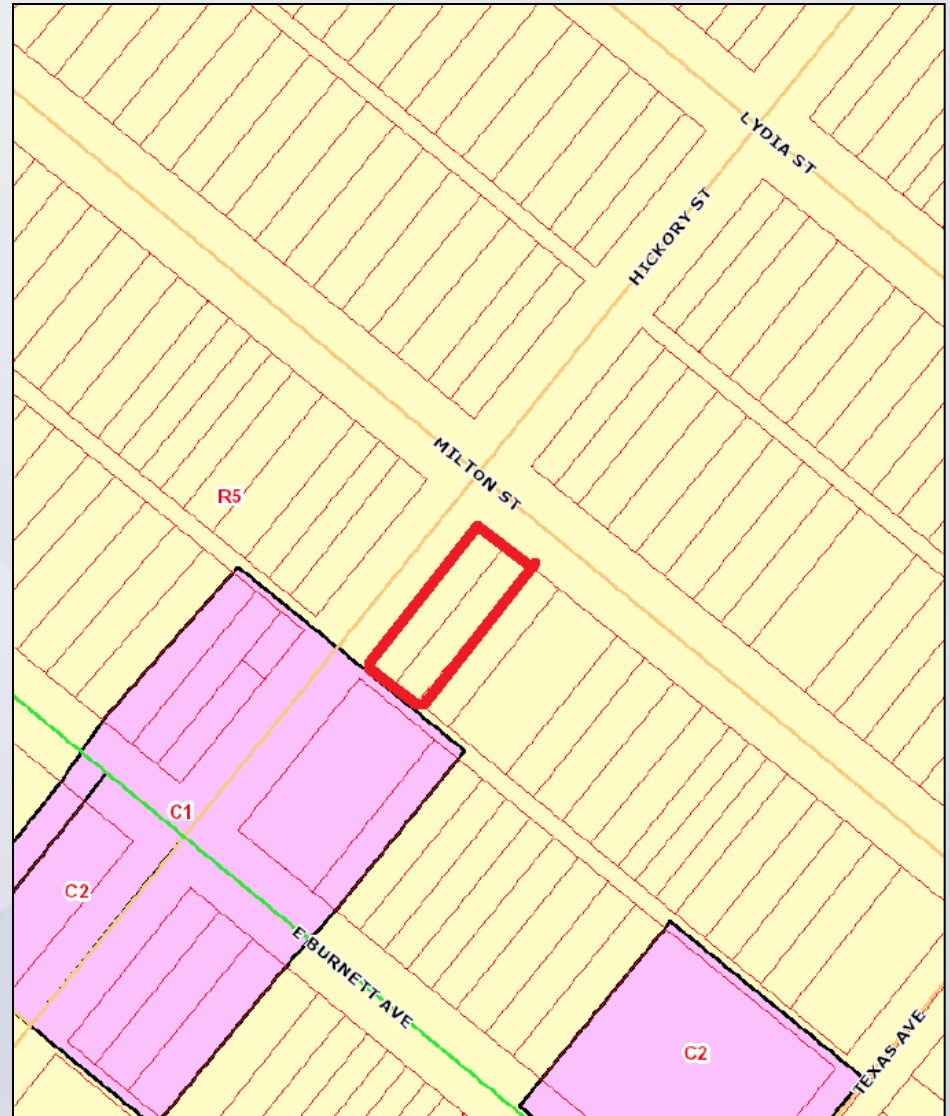
Traditional Neighborhood Form District

Subject Property:

- Existing: R-5
- Proposed: C-1

Adjacent Properties:

- North: R-5
- South: C-1
- East: R-5
- West: R-5



Aerial Photo/Land Use

Subject Property:

- Existing: Professional Office/ Residential
- Proposed: Professional Office/ Commercial/Residential

Adjacent Properties:

- North: Single-Family Residential
- South: Bar/Restaurant
- East: Single-Family Residential
- West: Single-Family Residential



Site Photos

Subject Property



Milton Street View



Hickory Street View

Site Photos

Surrounding Area



Northeast Corner



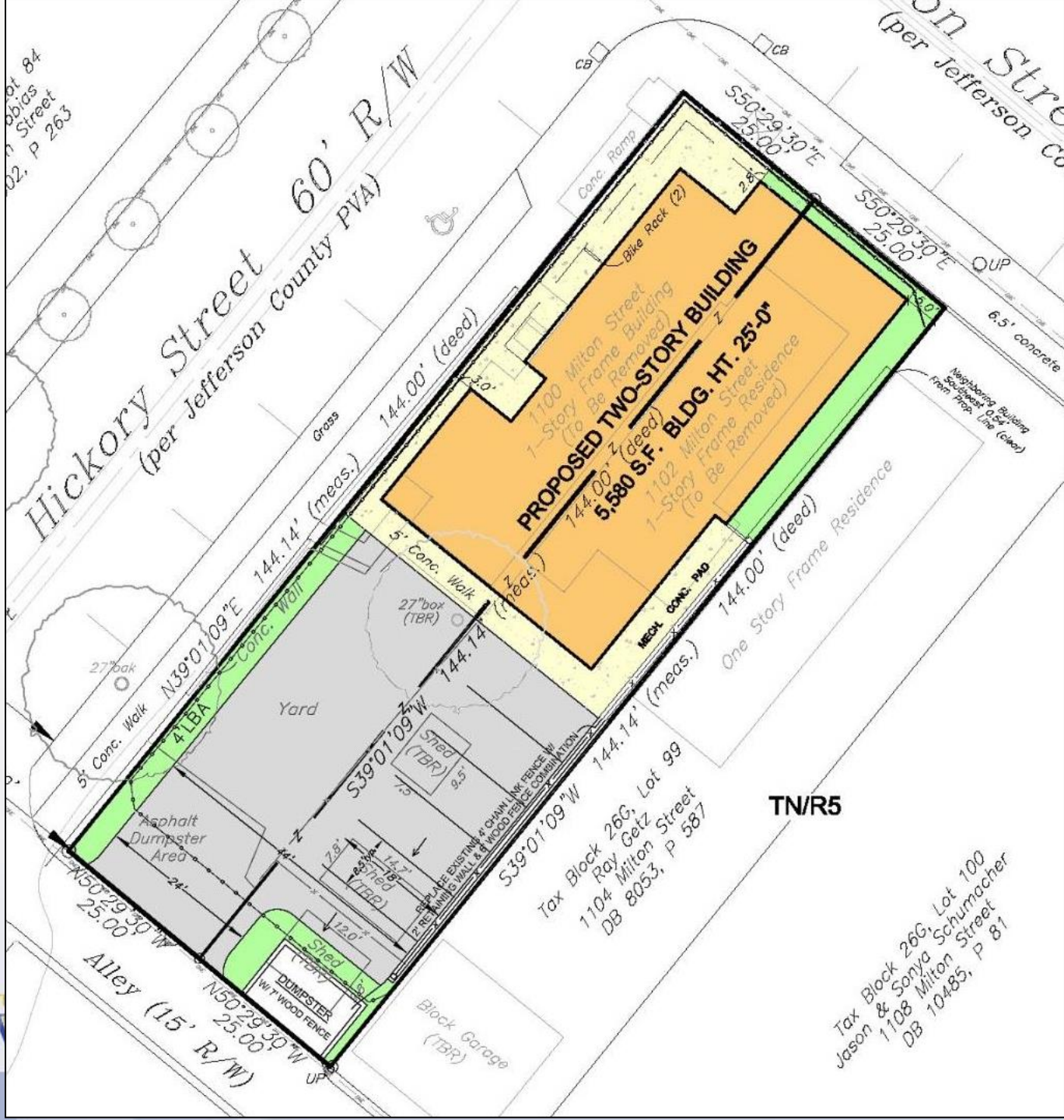
Northwest Corner



Southeast Corner



Southwest Corner



TN/R5

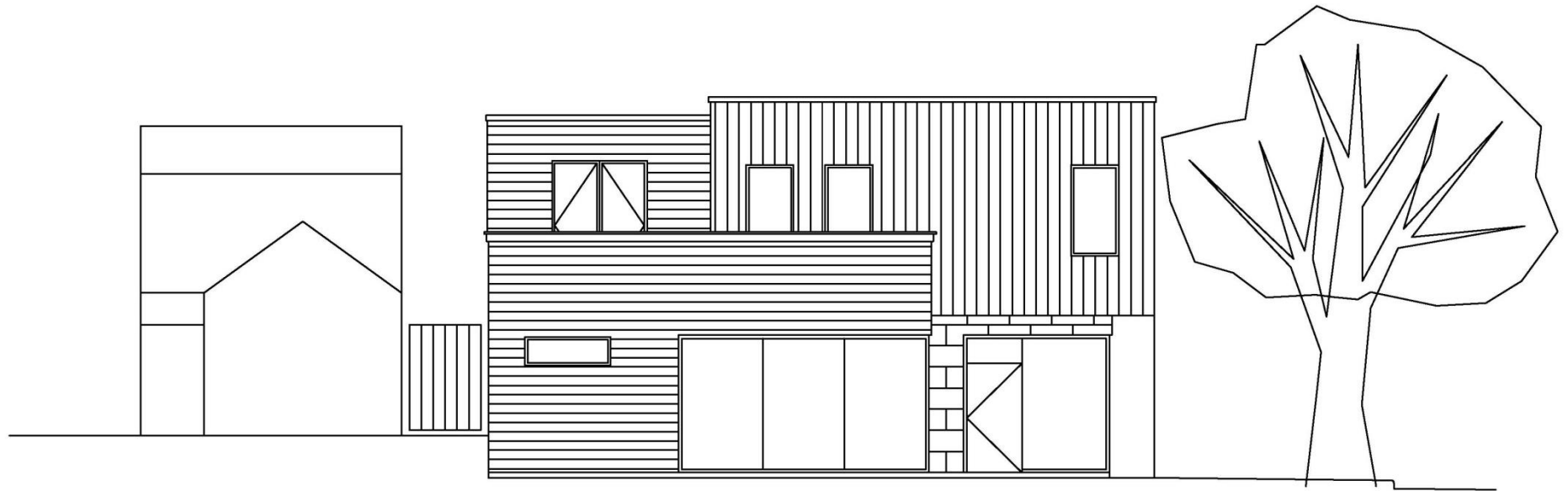
Tax Block 26G, Lot 99
1104 Ray Getz Street
DB 8053, P 587

Tax Block 26G, Lot 100
Jason & Sonya Schurmacher
1108 Milton Street
DB 10485, P 81

Building Elevations



Building Elevations



MILTON ELEVATION

1/8"=1'-0"

Building Elevations



HICKORY ELEVATION
1/8"=1'-0"

PC Recommendation

- The Planning Commission conducted public hearings on 2/16/2017
- 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-5 to C-1 by a vote of 9-0 (9 members voted)