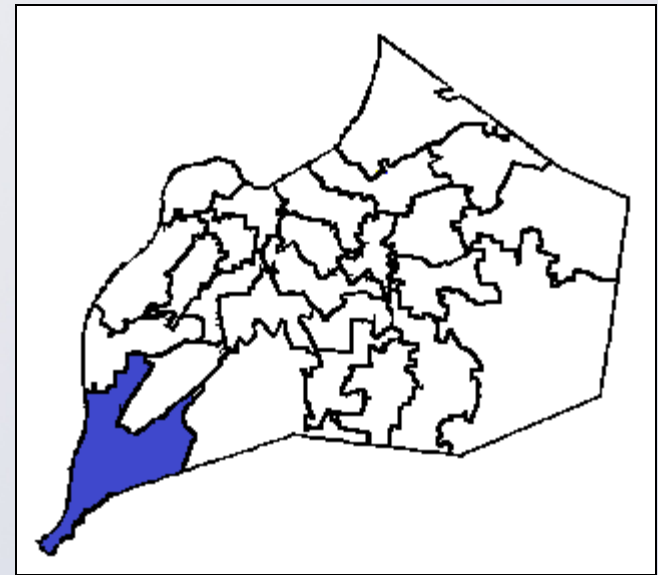
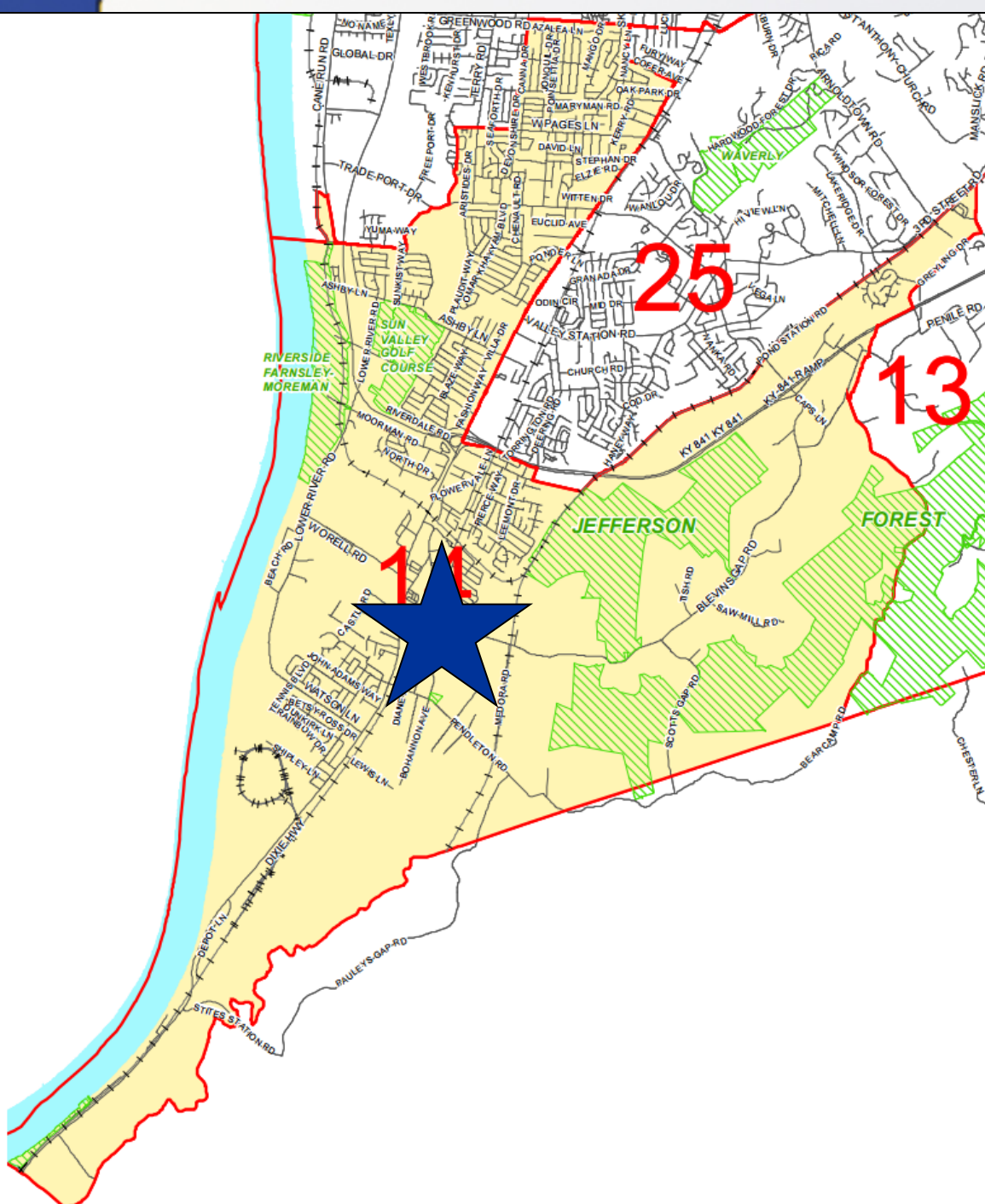


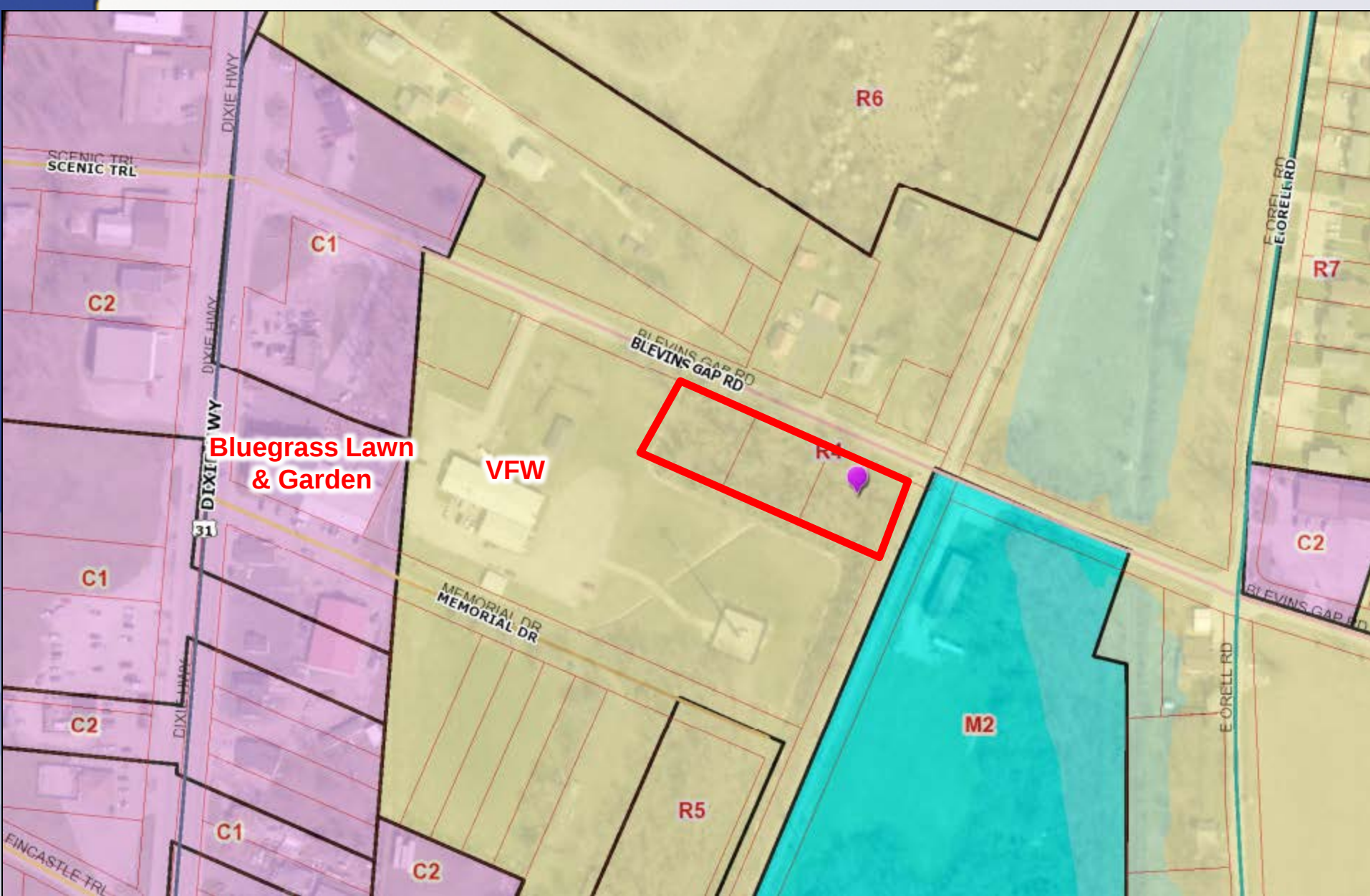
18ZONE1015 BLUEGRASS LAWN AND GARDEN

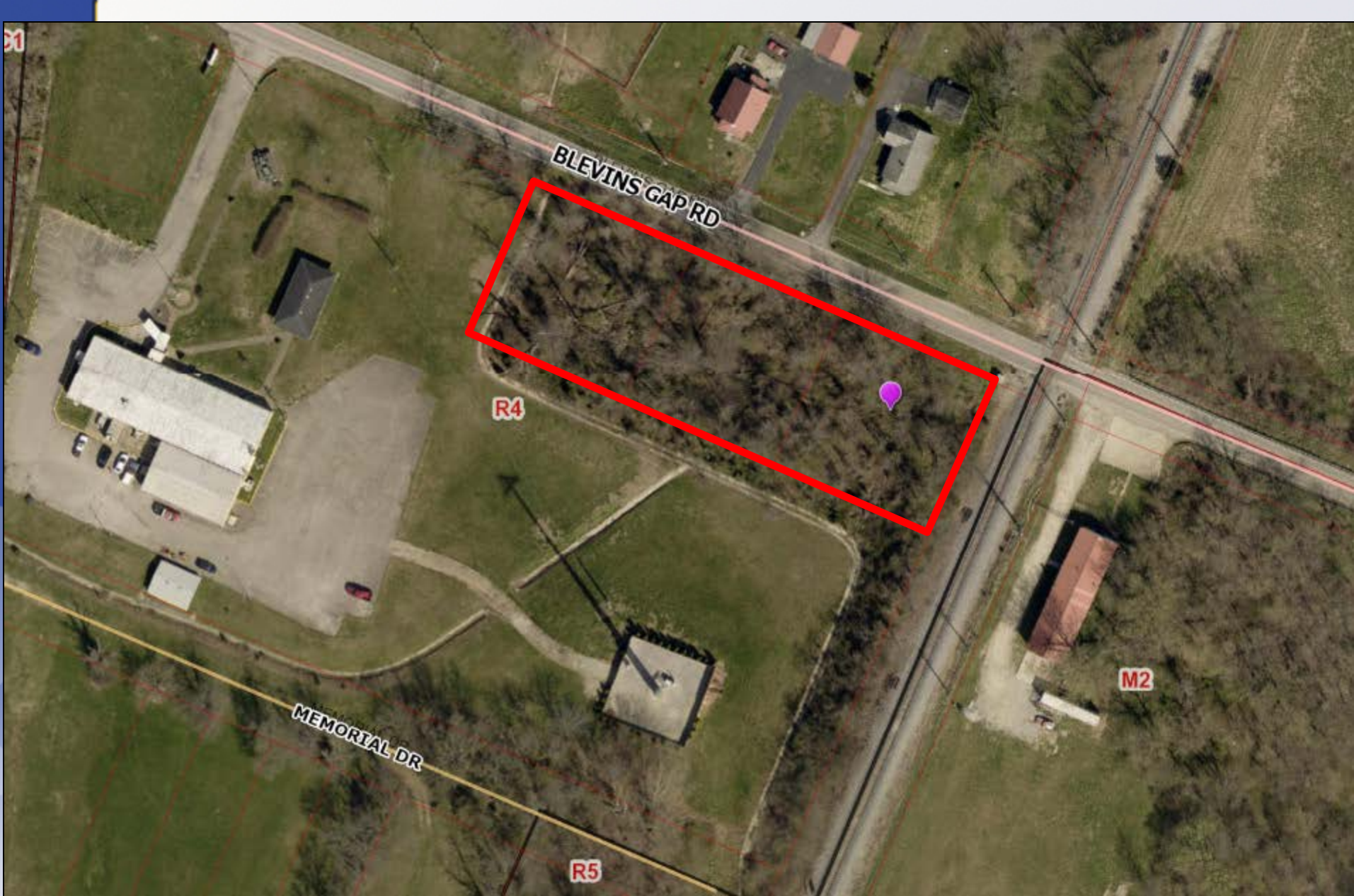


Planning, Zoning & Annexation Committee
October 2, 2018



6502 Blevins Gap Road
District 14 - Cindi Fowler





Requests

- Change in Zoning from R-4 Single-family Residential to C-M Commercial-Manufacturing on 1.033 acre
- Variance from Land Development Code, section 5.3.1.C.5 to reduce the required 30' setback at the rear property to 5'
- Waivers:
 1. Waiver of Land Development Code, section 5.5.2.A.1 to not provide windows along the primary facade
 2. Waiver of Land Development Code, section 10.2.2 to reduce 25' LBA to 5' along rear property line
 3. Waiver of Land Development Code, section 10.2.4.B.3 to allow for easement/LBA overlap
- Detailed District Development Plan

Case Summary

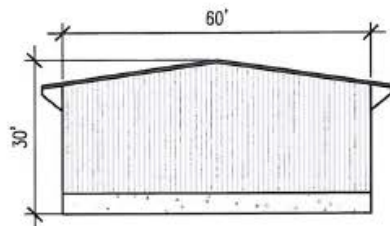
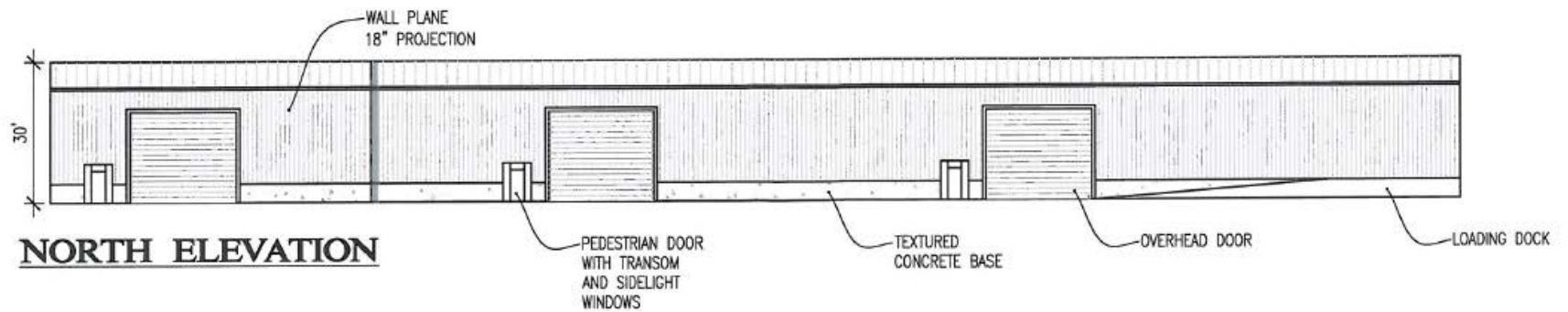
- 18,000 sq. ft. warehouse with loading is proposed
- Retail business on Dixie Highway will remain

East on Blevins Gap

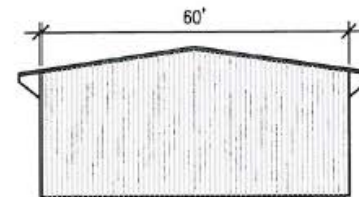


West on Blevins Gap

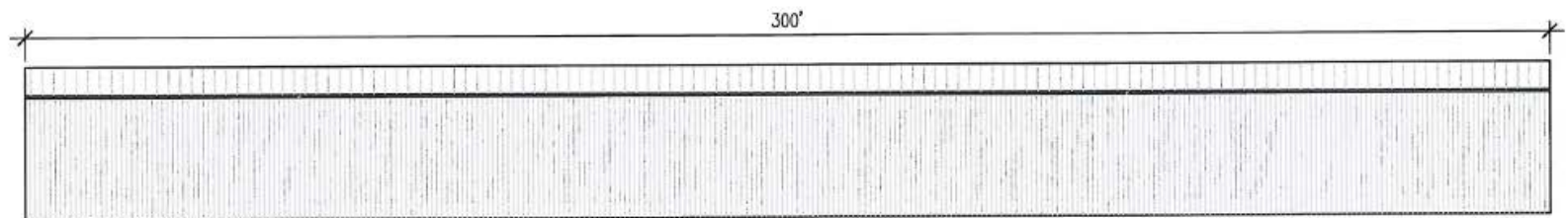
SITE



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

VED
JUN
PL.
DESIGN

Public Meetings

- Neighborhood Meeting on 3/19/2018
 - Conducted by the applicant, 1 person attended the meeting
- LD&T meeting on 7/26/2018
- Planning Commission public hearing on 8/16/2018 and 9/6/2018
 - No one spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 to C-M with a vote of 4-0-1 (five members were not present).