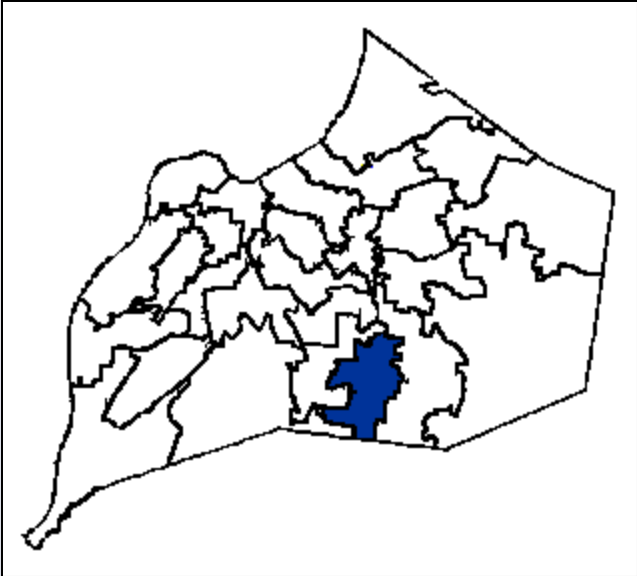
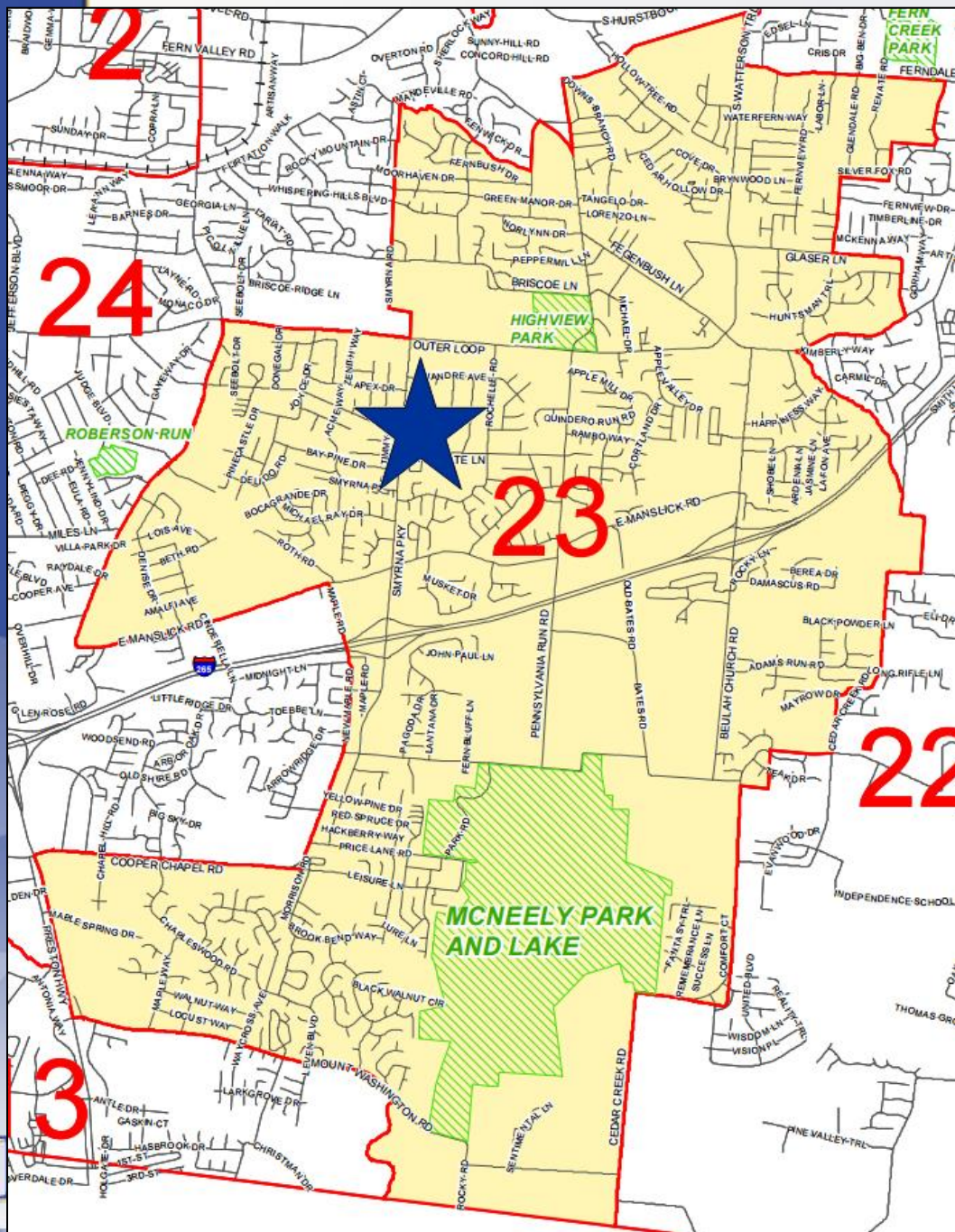


# 15ZONE1065

## Crossroads IGA



Planning/Zoning, Land Design & Development  
August 30, 2016



**801 Smyrna Parkway  
District 23 - James Peden**

# Requests

- Change in Zoning from R-4 to C-1 on approximately 2.5 acres
- Detailed District Development Plan

# Case Summary / Background

- Rezone a 2.5 acre portion of the existing tract from R-4 to C-1
- Proposing to construct a 14,790 sf neighborhood market containing a grocery store, hardware store and gas service
- The primary access point lines up with Applegate Lane
- The remainder of the site would remain R-4 and continue to be used as a fire station

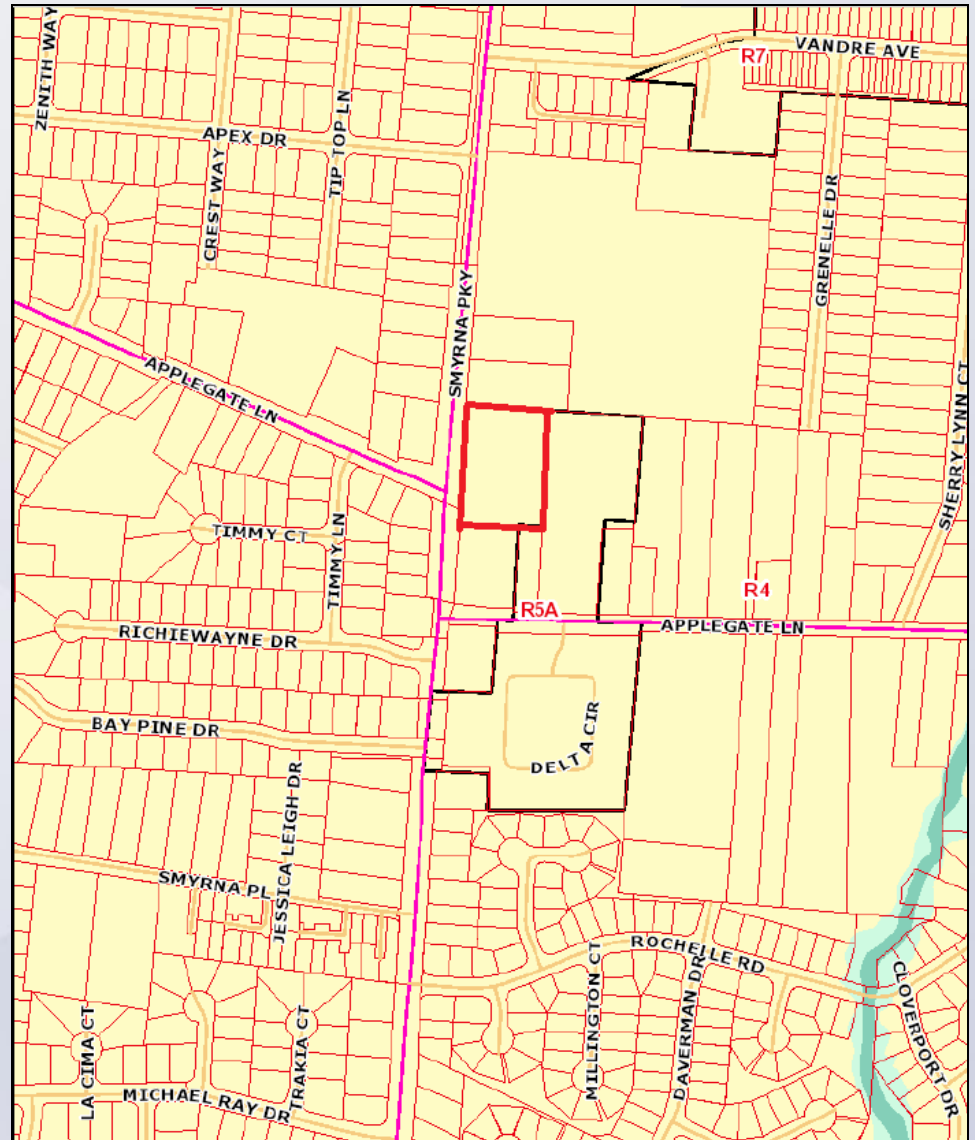
# Zoning/Form Districts

## Subject Property:

- Existing: R-4/N
- Proposed: C-1/N

## Adjacent Properties:

- North: R-4/N
- South: R-4 & R-5A/N
- East: R-5A
- West: R-4/N



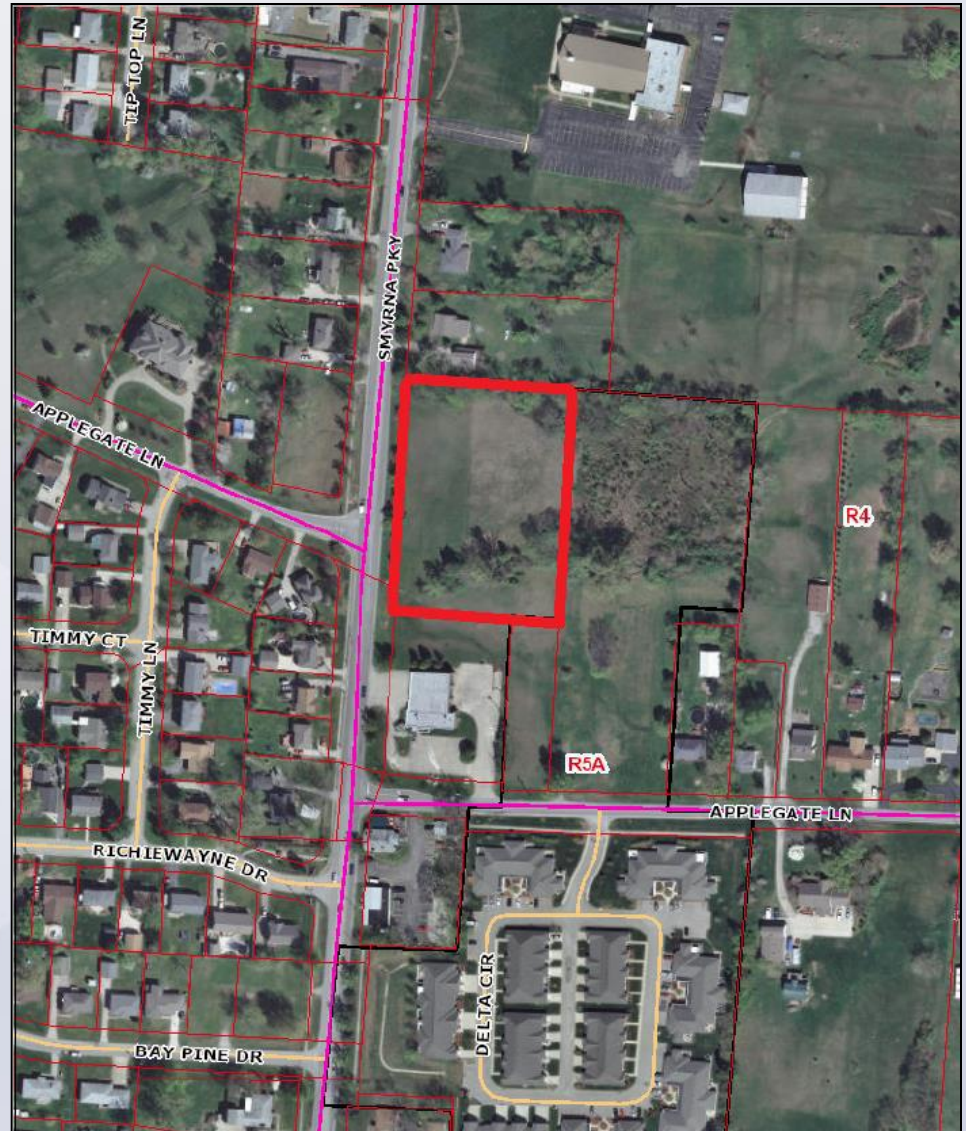
# Aerial Photo/Land Use

## Subject Property:

- Existing: Vacant
- Proposed: Commercial

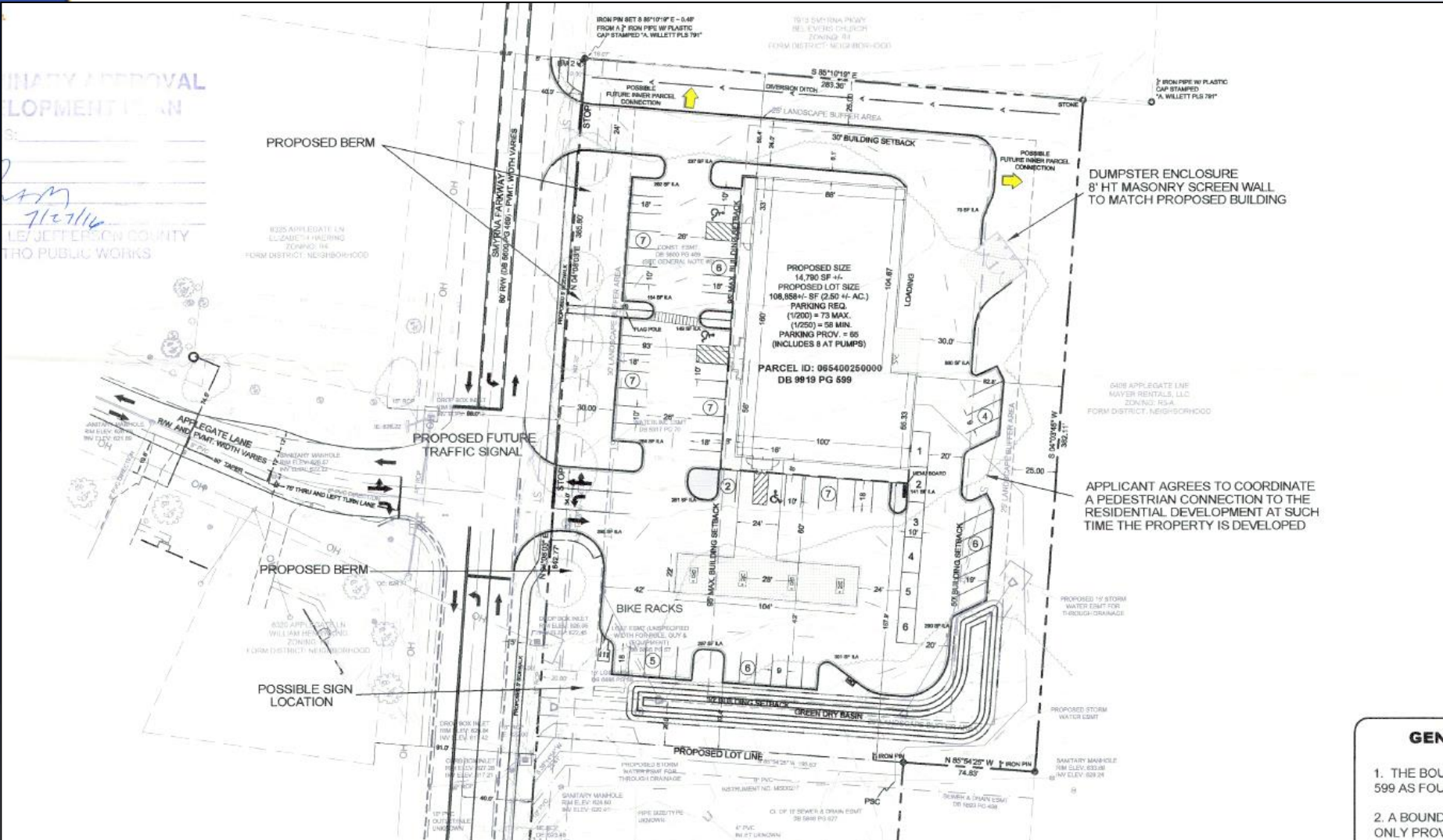
## Adjacent Properties:

- North: Single Family
- South: Institutional
- East: Vacant
- West: Single Family



PHASE 1 APPROVAL  
DEVELOPMENT PLAN

AM  
7/12/16  
JEFFERSON COUNTY  
PUBLIC WORKS





*Area Proposed for Development*



*Existing Fire Station*



*Intersection of Smyrna Pkwy  
and Applegate Ln*



# Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code
- Highview Neighborhood Plan (2015)

# Applicable Plans & Policies

- The proposal is located within the Highview Neighborhood Plan study area.
- LU6 reads “Limit future commercial zoning within the Town Center and Neighborhood Activity Centers/Nodes.” While not listed as one of the proposed Neighborhood Activity Centers, the proposal is located near the intersection of two collector level roadways: Smyrna Parkway and Applegate Lane.
- The area has the existing fire station, a grandfathered commercial use, as well as two R-5A zoned developments immediately adjacent to the subject site.

# PC Recommendation

- Public Hearing was held on 8/4/2016
  - 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-1 by a vote of 7-0 (7 members voted)