

Case No. 14ZONE1027

Zaxby's



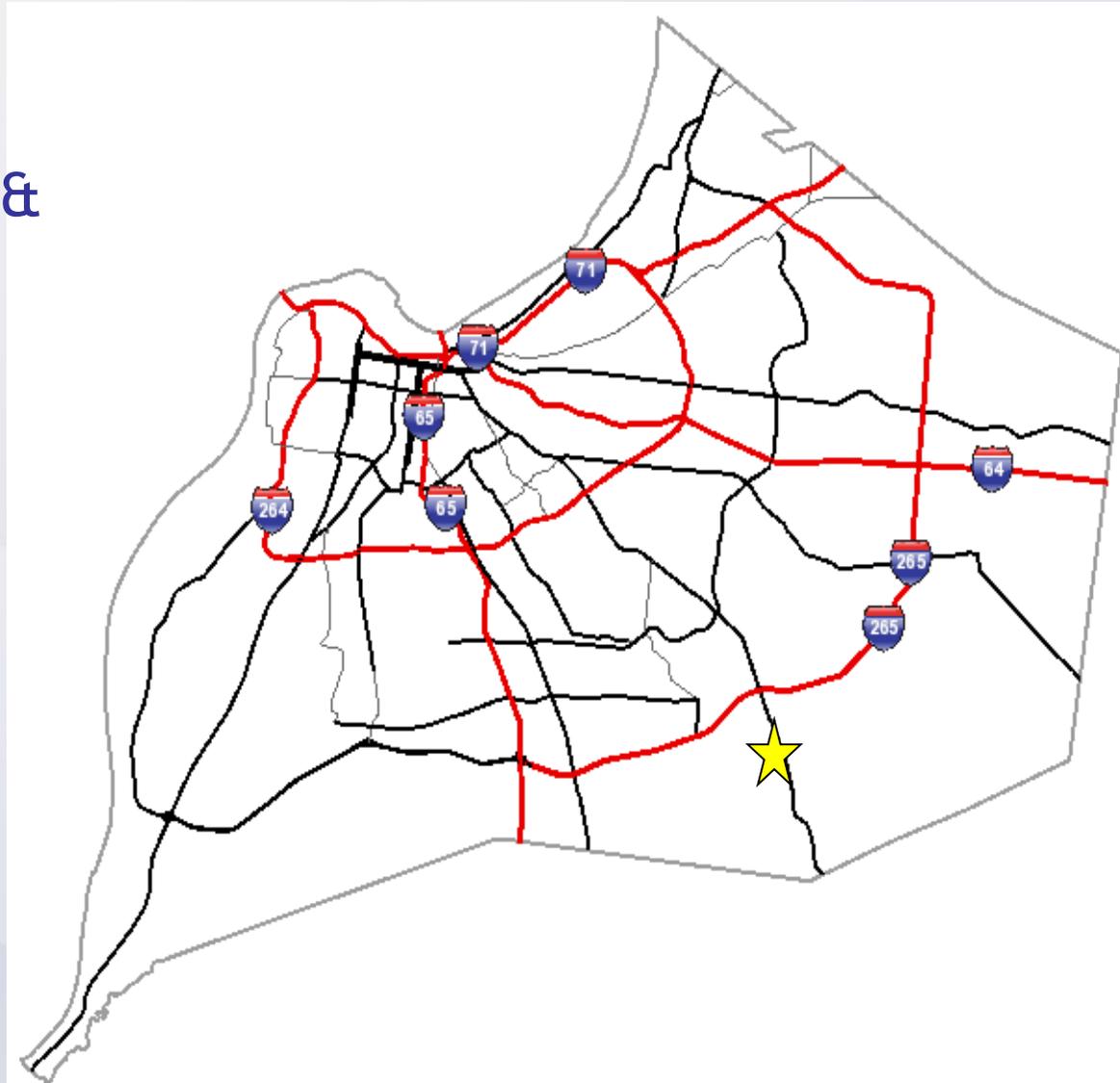
**Planning/Zoning, Land Design & Development
December 16, 2014**

Case Summary / Background

- Change in zoning from R-4 to C-1
 - Proposed Zaxby's Restaurant

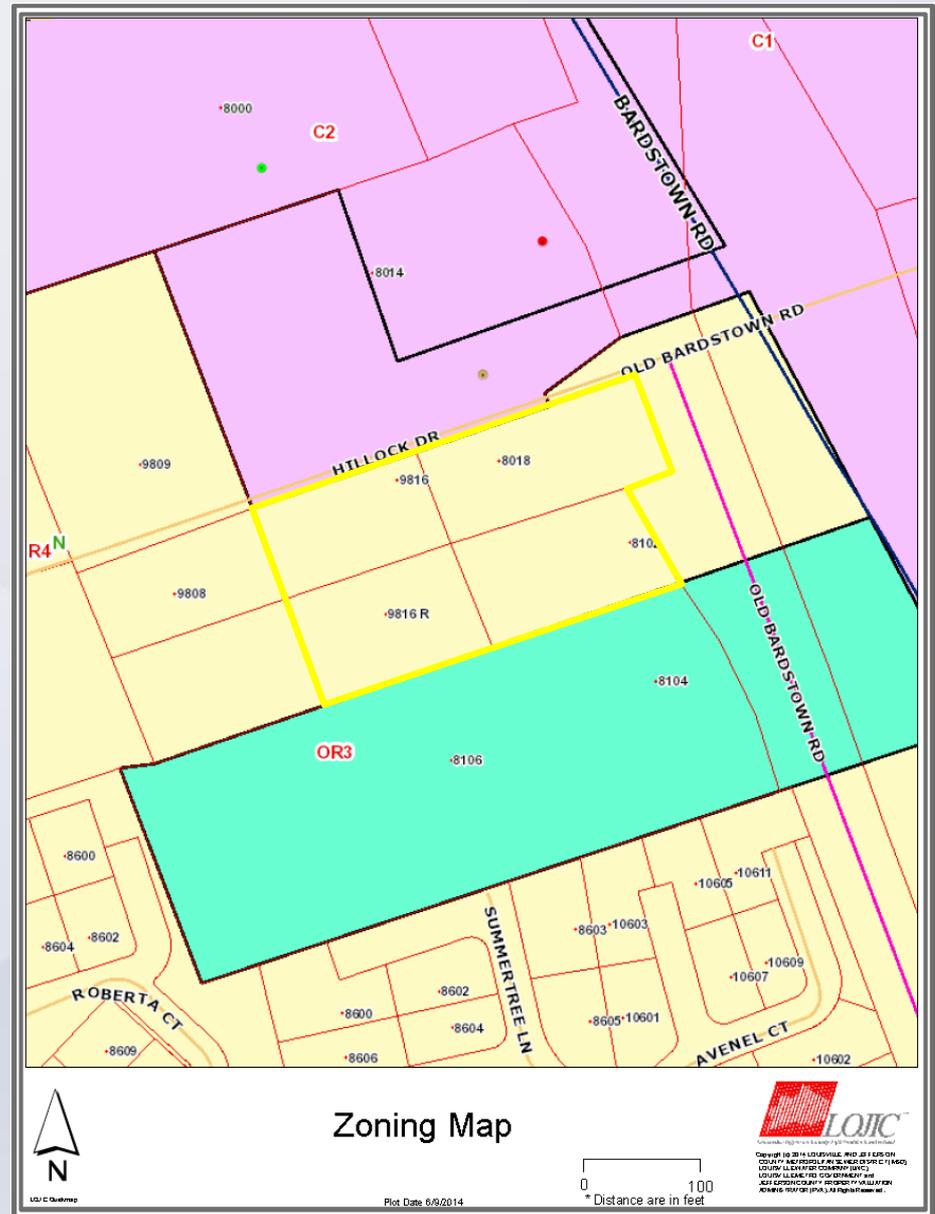
Location

- Old Bardstown Rd & Hillock Dr.
- Council District 22 - Robin Engel



Zoning/Form Districts

- Subject Property:
 - Existing: R-4, N
 - Proposed: C-1, N
- Adjacent Properties:
 - North: C-1/C-2, N
 - South: OR-3, N
 - East: C-1, N
 - West: R-4, N



Aerial Photo/Land Use

- Subject Property:
 - Existing: Residential
 - Proposed: Drive-through Restaurant
- Adjacent Properties:
 - North: Retail
 - South: Daycare
 - East: Retail
 - West: Residential



Southwest from Old Bardstown Rd.



South along Hillock Dr.



West along Hillock Dr.



East at Old Bardstown & Hillock



NE-Old Bardstown, Bardstown & Hillock



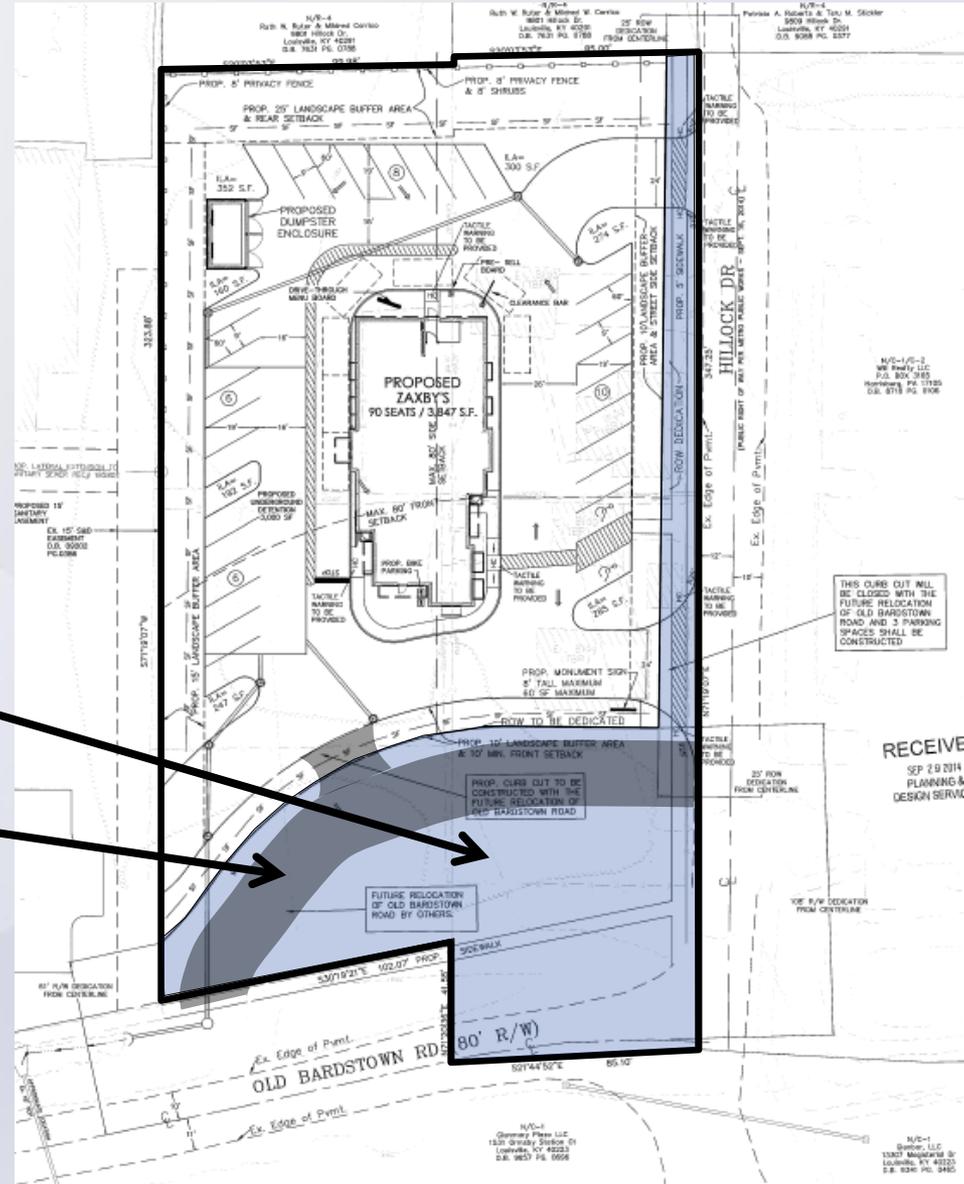
North on Hillock Dr.



Applicant's Development Plan

Highlights:

- Gross Lot Size: 1.4 Acres
- ROW Dedication: 0.42 acres
- Net Lot Size: 0.98 acres
- ROW Dedication
 - 0.42 acres
- New Road Alignment
 - Proposed by Metro Public Works



Applicant's Development Plan



Applicant's Development Plan



PC Recommendation

- Public Hearing was held on 11/20/2014
 - One person spoke in opposition to cross access to his property to the south.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the rezoning to Louisville Metro Council (5 members voted)