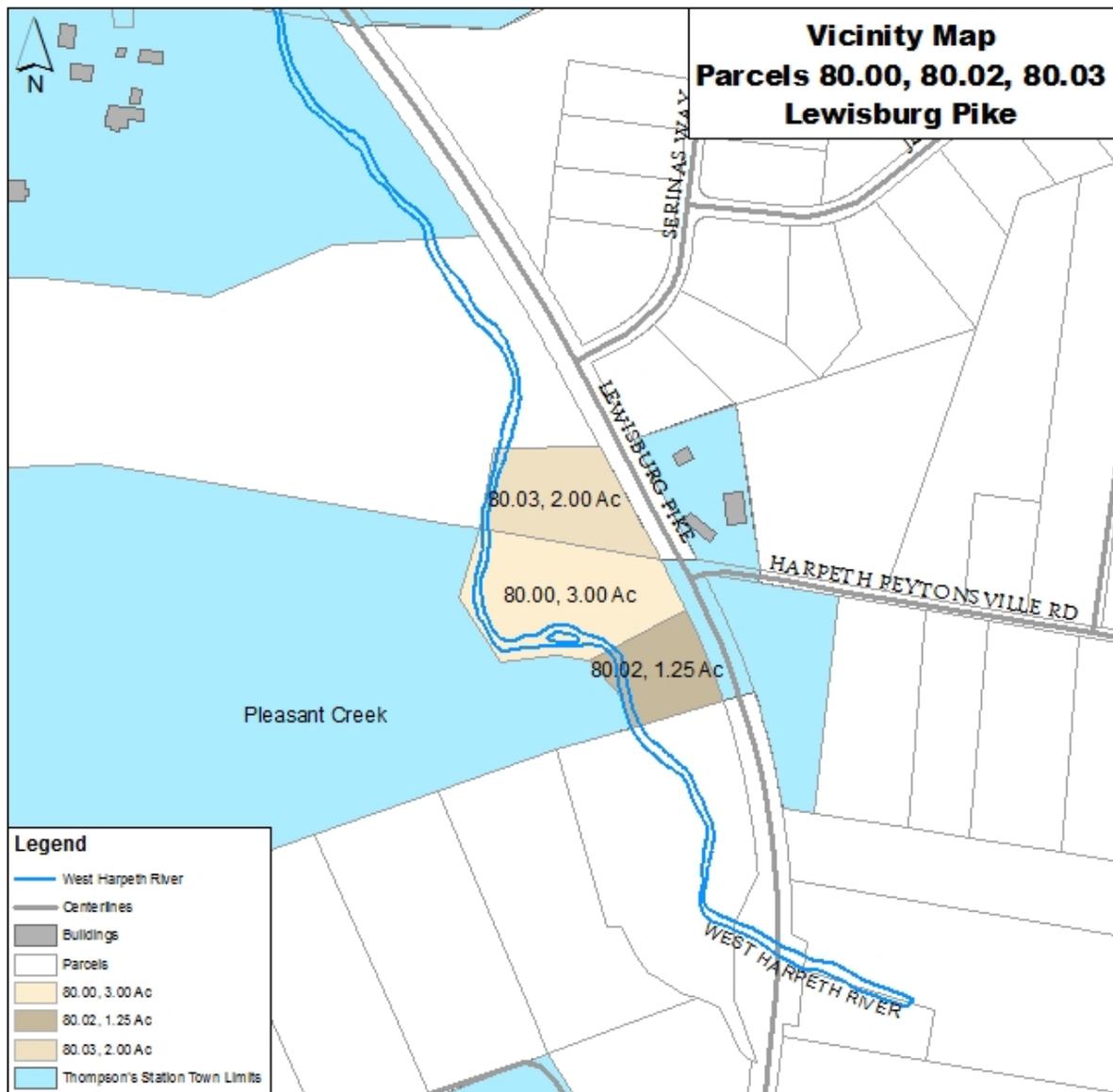


**Thompson's Station Planning Commission
Staff Report – Item 4 (Rezone 2020-001)
January 28, 2020**

Amend the Zoning Map to Rezone 6.19 acres for The Crossroad at Pleasant Creek (Map 144 80.00, Map 144 80.02, and Map 144 80.03) from D1 zoning to Community Commercial (CC) zoning.

PROJECT DESCRIPTION

A request from Pleasant Creek, LLC to rezone 212.2 acres north of Thompson's Station Road East, along the west side of State Route 106/Highway 431 (Lewisburg Pike), east of Interstate 65, along the north side of Thompsons Station Road East to Community Commercial (CC) for a The Crossroad at Pleasant Creek.



PURPOSE OF A ZONING MAP AMENDMENT OR REZONING REQUEST

Amendments to the zoning ordinance or the zoning map are considered on a case by case basis upon request or petition to the Planning Commission. Zoning to the Transect Community (TC) district is not permitted by right. All proposed map amendments, including amendment to utilize the transect community zoning must be “predicated by a finding that the proposed amendment is consistent with the intent of the Town’s General Plan and the proposed amendment will not have a deleterious effect on surrounding properties or the Town as a whole” (LDO 5.3.3).

Changing the zoning of a particular parcel will allow the owner of the parcel to develop or use their property based on the corresponding use table within the Land Development Ordinance (Table 4.1 Land Use and Building Type). The Planning Commission is to evaluate the request based on the General Plan and make a formal recommendation to the Board of Mayor and Aldermen. The recommendation can be one of denial or approval.

ZONING

The subject site is located within the G1 – Controlled Growth sector of the General Plan and is zoned as D1, which is a low intensity residential district that permits the development of single family residential with a density of one unit per acre. The site is bounded by agricultural and residential to the north, commercial and vacant land to the east, and residential to the south.

ANALYSIS

The subject property is located north of Thompson’s Station Road East, east of Interstate 65 with road frontage on Lewisburg Pike and is across from the intersection with Harpeth Peytonsville Road. The site is predominantly vacant with a few barn/outbuildings on site. The subject property is located within the G1 – Controlled Growth Sector of the General Plan which.

This site is located along an arterial state highway and an intersection with a major collector. Therefore, the transportation network adjacent to this site is conducive to commercial zoning. Additionally, commercial zoning exists across Lewisburg Pike and there is an existing commercial establishment located at 1883 Lewisburg Pike. Thus, this request functions as an extension of an existing commercial zone.

The General Plan recommends both a balanced mix of uses and a balanced mixed of nonresidential uses throughout the Town. This request fits within the Goals and Policy of the General Plan.

Staff’s analysis finds that the CC zoning for the property is consistent with the General Plan goals and policies and will be developed in accordance with the Town’s Land Development Ordinance

RECOMMENDATION

Based on the findings for General Plan consistency, Staff recommends a favorable recommendation onto the Board of Mayor and Aldermen.

ATTACHMENTS

Rezone Map
Request Letter