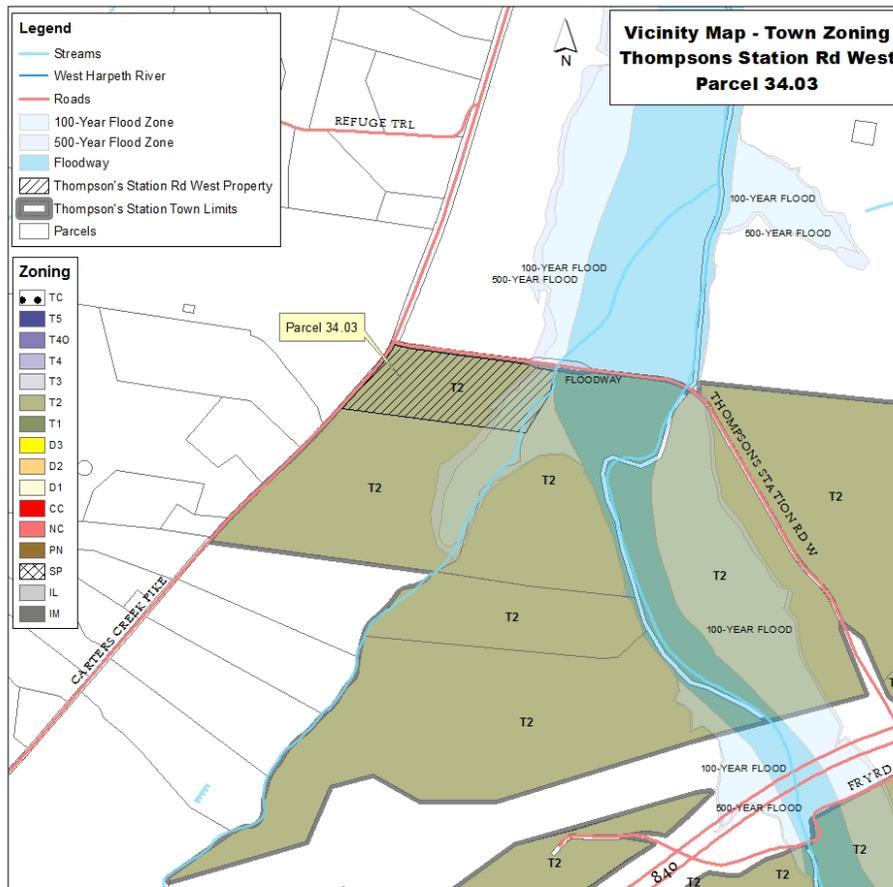


PROJECT REQUEST

Amend the Zoning Map to Rezone 12 acres from T2 zoning to D2 zoning located at unnumbered Thompson's Station Road (corner of Thompson's Station Road at Carters Creek Pike).

PROJECT DESCRIPTION

A request from Williamson County to rezone 12 acres along Thompson's Station Road at the corner of Carters Creek Pike for a proposed emergency services station.



PURPOSE OF A REZONING REQUEST

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. The Planning Commission has jurisdiction 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 favorable or unfavorable. Rezoning requests are discretionary.

SITE CONTEXT

The subject site is located within the O2 – Rural Open Space Sector of the General Plan and is zoned as T2, which is a rural district that permits the extremely low density residential and agricultural uses. The site is bounded by agricultural uses to the north, east, and south, with residential uses to the west.

ANALYSIS

The subject property is located north along the Caters Creek Pike corridor at the Thompson's Station Road West terminus. The site is vacant and used for agricultural purposes. The subject property is located within the O2 – Rural Open Space Sector, which allows for "rural character, including hamlets in which development should be limited." The current T2 zoning does not permit nonresidential/non-agricultural uses, so a rezoning is required. T3 zoning does allow for "Community Buildings, Public or Private" uses.

This site is located along an arterial state highway at the intersection with Thompson's Station Road, which is a major collector per the Town's Major Thoroughfare Plan. Therefore, the transportation network adjacent to this site is generally conducive to an emergency services use that would be permitted with this rezoning.

The General Plan does not provide extensive guidance on rezonings within the Town. In Land Use Element Goal 1, the Plan does recommend preservation of the rural characteristics of the community, while "accommodating for future growth in an orderly and sustainable manner."

Staff's analysis of the existing conditions finds that a change to T3 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. Additionally, a new emergency services facility in this section of Town provides for shorter lead times and better coverage for Town residents and property owners on the western side of Thompson's Station.

RECOMMENDATION

Staff recommends a favorable recommendation onto the Board of Mayor and Aldermen for this Rezoning Ordinance.

ATTACHMENTS:

Property information provided by Williamson County