



Development Department

Staff Report

RE: Rezoning Request – 1405 Old Newport Highway

<p><u>Applicant:</u> Mark Galli, Owner</p> <p><u>Staff:</u> Pamela Caskie, Judi Forkner, Dustin Smith</p> <p><u>Tax ID Number(s):</u> Map 50N, Group A, Parcel 10.00</p> <p><u>Current Zone:</u> R-1, Low Density Residential</p> <p><u>Requested Zone:</u> C-3, Intermediate Commercial</p> <p><u>Number of Lots:</u> 1 lot</p> <p><u>Current Use:</u> Single-family home</p> <p><u>Proposed Use:</u> Commercial</p> <p><u>Notification:</u> Letters sent to property owners within 200’.</p> <p><u>Exhibits:</u> Map attached</p>	<p><u>Request</u> Rezoning of .41 acres +/- from R-1 (Low Density Residential) to C-3 (Intermediate Commercial)</p> <p><u>Background</u> The front yard of this property is oriented toward Old Newport Highway, but also has frontage on Dolly Parton Parkway along the rear lot line. The property to the west is in the same ownership, is zoned C-3, and presently has a single-family home. The property across Dolly Parton Parkway to the south is zoned C-4, and properties to the north and east are zoned R-1.</p> <p><u>Staff Comments</u> The C-3 District allows a mix of commercial uses, as well as residential uses. The proposed zoning map prepared as part of the zoning ordinance rewrite project shows this lot, along with other lots eastward along the southside of Old Newport Highway which also have frontage on Dolly Parton Parkway, as CC (Corridor Commercial). The CC district will allow retail and other types of commercial use, but the existing house could continue as a residential use under the nonconforming use provisions of the ordinance. While the size of this lot would make it difficult to develop for certain types of commercial uses, it could be combined with the owner’s property to the west to create a more appropriate development site.</p> <p><u>Public Comments</u> None to date.</p> <p><u>Staff Recommendation</u> Given the fact that properties to the west and south are presently zoned for commercial use, and the proposed zoning map would include this parcel in the CC district, staff can recommend approval.</p>
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