

been developed, were previously used for agricultural purposes (mainly forest) and were part of the “islands annexation” process in 2006. Surrounding patterns are dominated by industrial zoning and mixed industrial uses, which are typical in the Industrial Activity Center character area. However, there are some residential uses located more than 1,000 feet to the east, which together form their own pocket of lands that are surrounded by industrial usage. These patterns reflect ongoing industrial activity in the area supported by access to highways and railroad infrastructure. This proposal is for a form of infill development on a site that is ideally located for industrial land use.

Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommends approval to the City Council.

Commissioner Willis inquired about the existing chemical pipeline. Mr. Martin stated the site plan will be reviewed fully but it does show access will be under the pipeline. Commissioner asked if truck access will be via Clay Road. Mr. Martin confirmed. Chairman Miller asked about usage of the railroad spurs. Mr. Martin stated there are spurs on both the north and south ends of the property.

There being no further questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Richard O’Shields, Representing SRM – 2101 Pattons Retreat Dr., Smyrna, TN

Mr. O’Shields explained he was present to answer any questions. He stated CSX is the intended rail line. Commissioner Graham asked if the main entrance will be off Savannah Rd. The answer was yes.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Foreman to recommend approval of the request as presented by staff. Commissioner Graham second. All voted in favor, no one opposed (9-0). Motion carried.

Agenda Item #6

VA-2025-14 John Owens (Jaycee Shack Road & Inner Perimeter Road)
Rezone a total of 49.92 acres from PRD and C-H, to a combination of R-M and R-10

Mr. Martin presented the case in which the applicant is requesting to rezone a total of 49.92 acres from Planned Residential Development (PRD) and Highway Commercial (C-H), to a combination of Multi-Family Residential (R-M) and Single-Family Residential (R-10). The subject property is located at the SW corner of the intersection of Inner Perimeter and Jaycee Shack Roads. The property is currently undeveloped, and the applicant is proposing to develop the site