

Staff:	Yes, the current zoning for the property has a reasonable economic use; however, the highest economic use, due to the current development patterns of the area, would be commercial.
(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.	
Applicant:	No
Staff:	No adverse impacts.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes
Staff:	Yes, The proposed R-P zoning is compliant in the TN Character Area and supported by the Goals & Policies of the Comprehensive Plan.
(6) Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.	
Applicant:	Currently, the residence was vacant. Proposed renovations to transition for residential usage.
Staff:	Yes, the development pattern over the past few years, especially specific to this area, give supporting grounds for approval.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	No impact
Staff:	No adverse impact.
(8) Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public.	
Applicant:	No
Staff:	No. The proposed rezoning would not constitute a grant of special privilege.

Supplemental Standards of the LDR Applicable to the Proposed Use

< none >

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Building Inspections: No comments

Fire: No comments.

Engineering: No comments

Landscape: < No comments received >

Police: < No comments received >

Utilities: < No comments received >

Public Works: No comments

Attachments:

Letter of Intent
Zoning Location Map
Character Area Map
Aerial Location Map
Boundary Survey
Conceptual Site Plan
Floor Plan