

STAFF REPORT

ATHENS MUNICIPAL-REGIONAL PLANNING COMMISSION

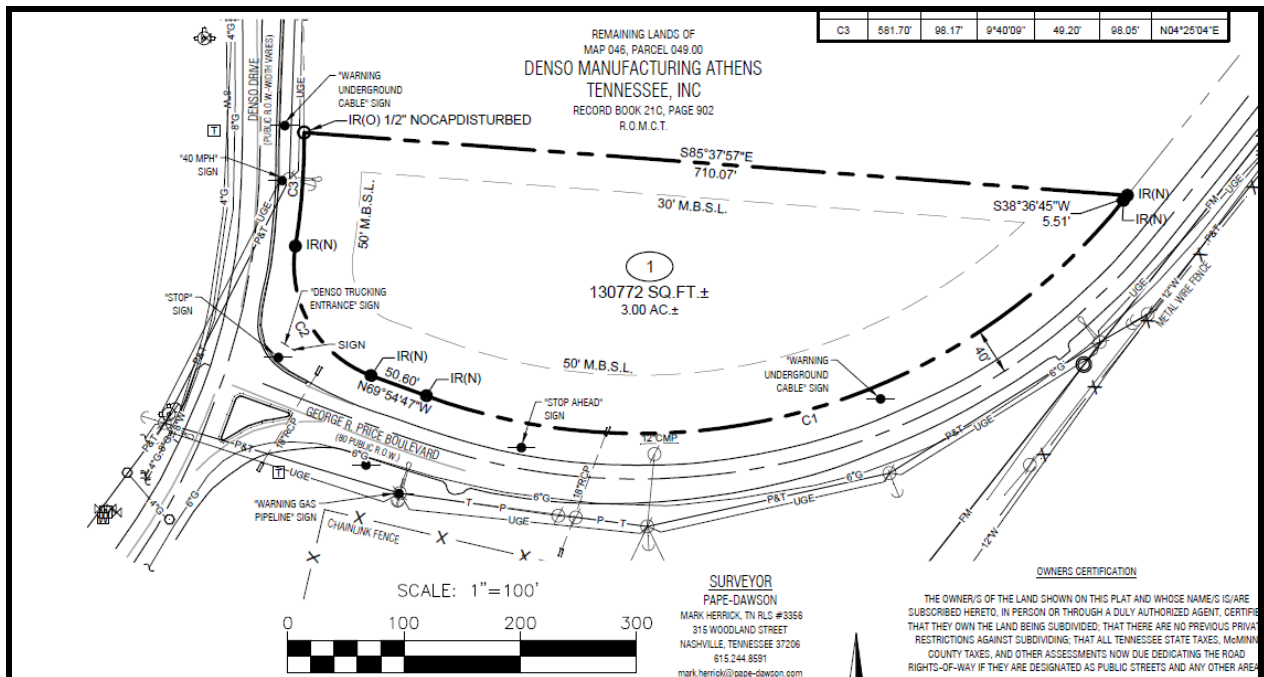
May 4, 2026

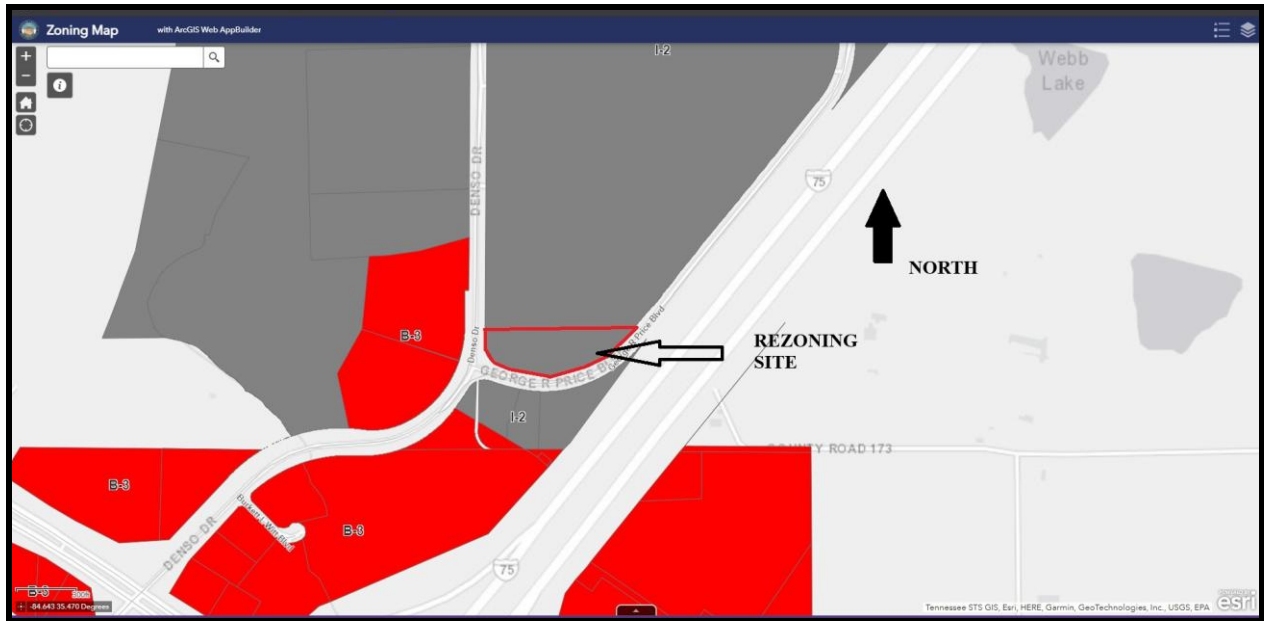
12:00 P.M.

CONFERENCE ROOM

NEW BUSINESS

1. **Public Comments and Review and Recommendation for a Rezoning request by Denso Manufacturing Athens, TN and Athens-McMinn Family YMCA for a 3-arce parcel created from the 50-arce developed parent tract shown as Map 046 Parcel 049.00 on the Tennessee Real Estate Property Assessment Data Website. The Property is located on Denso Drive and George R Price BLVD. The request is to change the zoning from I-2 Heavy Industrial District to B-3 Intensive Business District.**





The property is adjacent to the B-3 Intensive Business District zone to the west and the petitioners want to develop a daycare center. This will still require additional approval under the B-3, because a daycare center is a Use on Review under the current regulations. **Staff recommends approval of the rezoning request.**