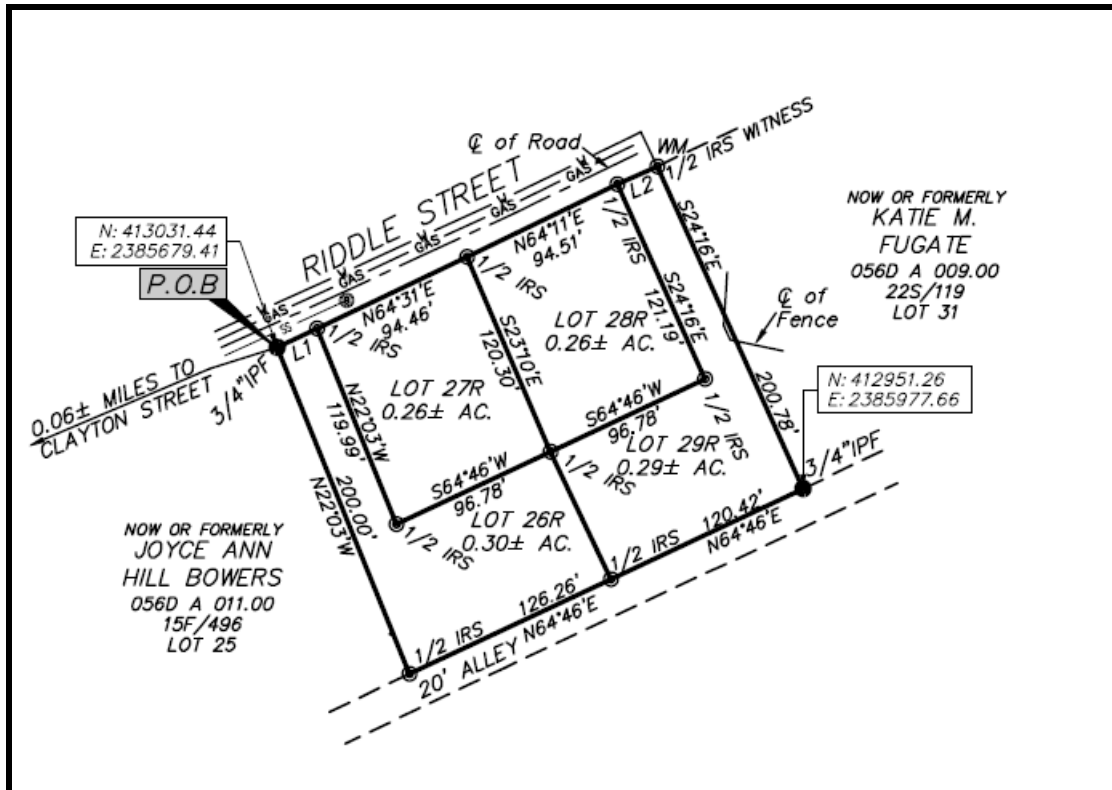


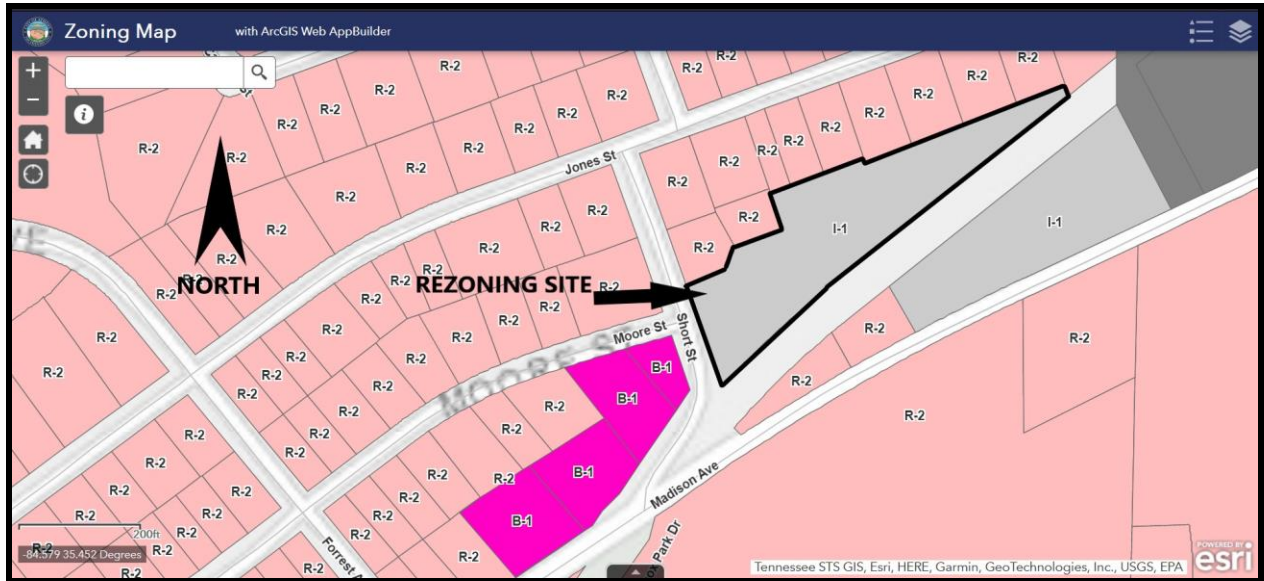
The plat has been reviewed by Staff and AUB. **Staff recommends approval if all comments above have been addressed and all signature blocks have been completed.**

2. **Final Plat approval request** for Jeff White and Scott Dennis on property shown as Tax Map 056 Parcel 021.00, 022.00, 023.00, 026.00 and 027.00 on the Tennessee Real Estate Property Assessment Data Website. The 3.61-acre plat is reconfiguring five (5) lots into three (3) and is located on Velma Road and County Road 174, the portion of the plat located inside the city is zoned R-2 Medium Density Residential.



The plat has been reviewed by Staff and AUB. **Staff recommends approval if all comments above have been addressed and all signature blocks have been completed.**

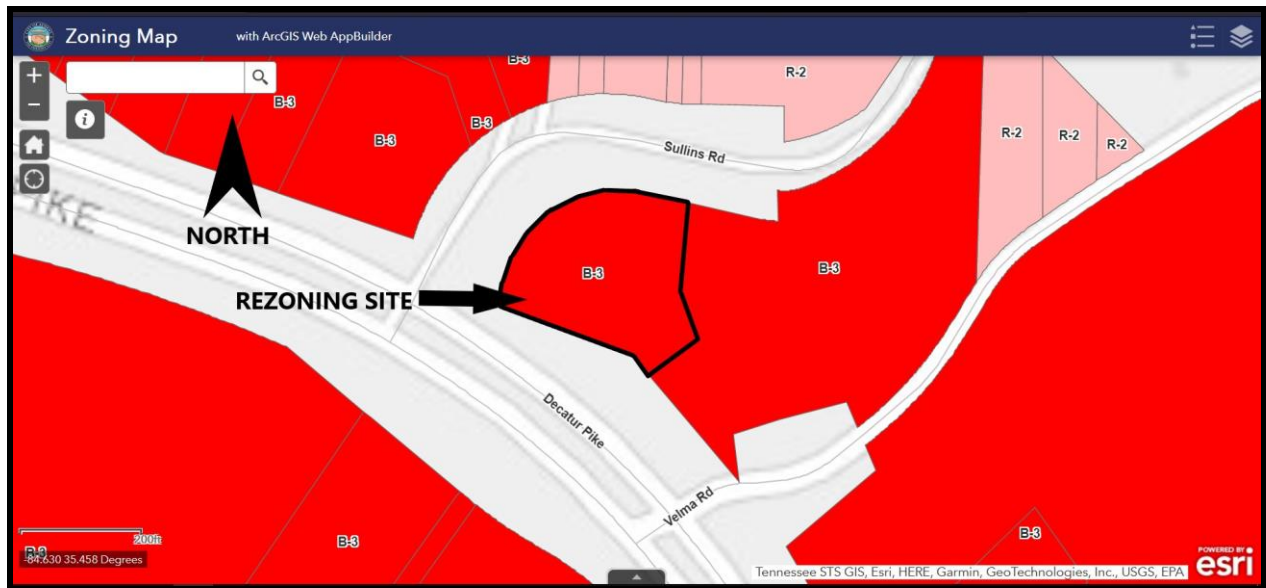
3. **Recommendation on rezoning request by Mark Lockmiller** to change parcels identified as Tax Map 057H Group C Parcel 042.00 located on Short Street from I-1 light Industrial District to R-2 Medium Density Residential District containing approximately 1.82 acres.

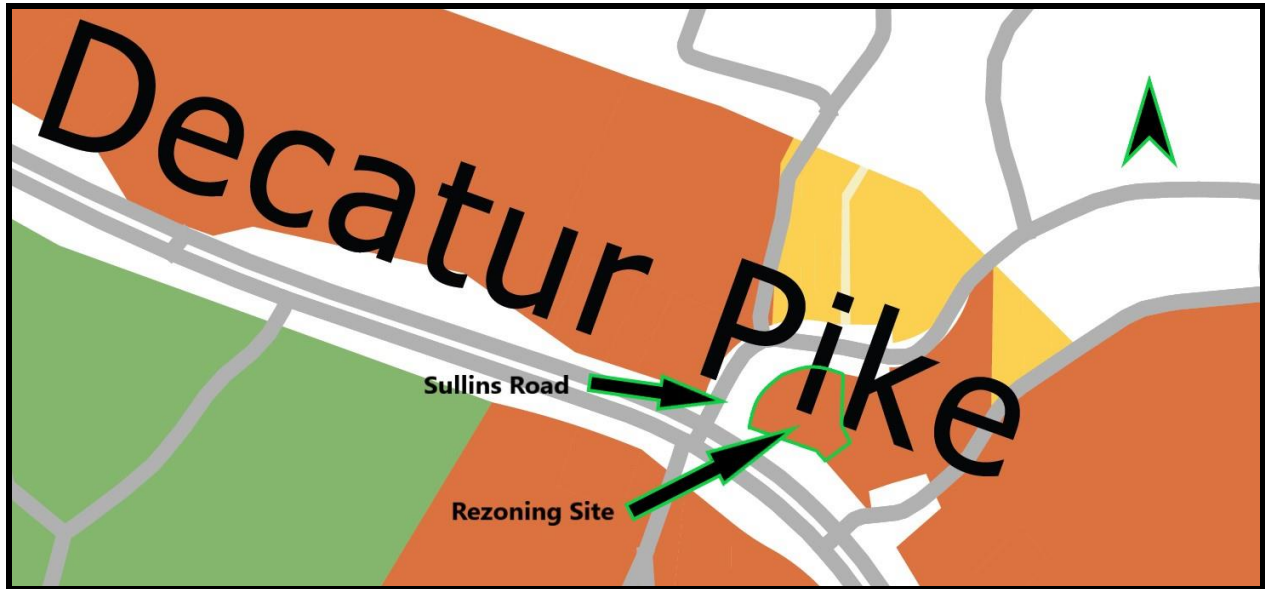


The Future Land Use map above shows the site to be a transitional area with five distinct land uses in the general area. The site itself in light blue is Office/Light Industrial. It is adjacent to the Rails to Trails abandoned railroad right of way to the south. Medium Density Residential is adjacent to the north and the majority landuse district in the area. The orange/brown area to the east is Regional Commercial. And the land use on the west is Commercial. There are multiple Parks and Recreational Land Uses in the area as well, that are conducive to residential development land uses. There is R-2 Zoning adjacent to the north and south of the property. This requested zoning change is compatible with the general area of the Future Land Use map and Zoning Map. **Staff Recommends approval of the request.**

4. **Recommendation on rezoning request by Dean and Rachel Morley** to change parcel identified as Tax Map 056 Parcel 012.00 located at 2122 Decatur Pike from B-3

Intensive Business District to R-2 Medium Density Residential District containing approximately 1.78 acres.





The Future Land Use map above shows the site in orange/brown as Regional Commercial. Medium Density Residential is adjacent to the north. The orange/brown area to the east south and west is Regional Commercial as well. There is R-2 Zoning adjacent to the north of the property. There is an existing residential home that has been used as a fence company in the past. The topography of the site limits the commercial uses that could potentially locate on the site. There is a 70-foot difference (914-844) in elevation from Decatur Pike to the buildable area of the property and makes it exceedingly difficult to develop commercially and have access to Decatur Pike. The current landowners want to protect the single-family home and use is residential the future. This requested zoning change is compatible with the general area of the Future Land Use map and Zoning Map. **Because of the topography of the site and limited access for commercial traffic, Staff Recommends approval of the request.**