

Project Narrative

The subject property is a 60.44 +/- acre property located at the northeast quadrant of Knights Trail Road and Gene Green Road. The property is located in the Knights Trail Neighborhood, has a Future Land Use Designation of Mixed Use Corridor, and is currently zoned Commercial General (CG) and Commercial Intensive (CI).

A previous rezoning application for the property was filed in March of 2022, prior to adoption of the City's updated Land Development Regulations, which resulted in the rezoning of the property to the CG and CI zoning districts. The applicant continued to move forward with a mixed-use development under the old CG and CI zoning districts due to uncertainty as to the timing for adoption of the updated Land Development Regulations. However, with the adoption of the updated Land Development Regulations the applicant now seeks to rezone the property to the Knights Trail (KT) zoning district, the only Comprehensive Plan consistent implementing zoning district for the property.

The proposed rezoning will allow for mixed-use development consistent with the guidelines of Comprehensive Plan Strategy LU-KT 1.1.1., and, consistent with Strategy LU 1.2.11 and LU 1.2.13, is deemed to be compatible. Therefore, approval of the proposed rezoning is hereby requested.