

Statement of Justification

The applicant is requesting rezoning from the R-1B zone to the B-3 zone for 4.661 net acres at 2300 Paris Pike.

This parcel is an unusually shaped and situated property. It has been zoned R-1B for over 40 years without developing. It is bordered on the northwest by the four-lane Paris Pike and the B-3 development of Joyland; on the west, it is bordered by a cocktail lounge, the Curb. On the south, it is bordered by the RJ Corman railroad tracks and on the northeast, it is bordered by property zoned R-1B and R-1D.

The existing R-1B zone is no longer appropriate for this property and the proposed B-3 zoning is appropriate for this property. Although all utilities and transportation are available, the property has not developed as R-1B for over 40 years. This is most likely due to the surrounding uses: road access is limited to the four-lane Paris Pike, and there are commercial uses immediately across Paris Pike, including two convenience stores, a strip center including a bank and other uses, and the old Joyland bowling lanes, which has recently been transferred to a truck company. To the west, although the property is zoned R-1B, it is the site of a non-conforming use, the Curb Cocktail Lounge. To the south, the railroad tracks serve as a barrier, separating the property from residential uses. The property is well-screened from uses to the northeast, which consists of houses on larger tracts.

Previous comprehensive plans, including the 2001 plan and 2007 plan, identify this property for highway commercial use, a category which includes B-3 zoning. There is a dense vegetative buffer along the west, south and northeast property lines. All access is to Paris Pike. The proposed uses, including restaurants and store, are consistent with other uses in the area. The property is relatively flat and suitable for development. All utilities are available including sanitary sewer, water, electricity and telecommunications.

In addition, the proposed use is in conformance with the 2013 Comprehensive Plan. Development of this underutilized property supports infill and redevelopment throughout the Urban Service Area as a strategic component of growth (Goal A.2.). It minimizes disruption of natural features (Objective A.3.c.). Our proposal supports Theme C, Creating Jobs and Prosperity. It creates jobs where people live (Objective C.1.d). This proposal upholds the Urban Service Area concept (Goal E.1.) and encourages compact and contiguous development within the Urban Service Area, as guided by market demand to accommodate future growth needs (Objective E.1.b). The proposal stimulates economic investment in established communities (Page 98) as it will result in utilization of this empty lot, which is dominated by the railroad tracks and Paris Pike. It allows space for new businesses, as called for on Page 62 of the Comprehensive Plan.

Thank you for your consideration of this zone change request.

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