



## Metro Planning Commission Meeting of 02/13/2025

**Item #30****Council District****School District****Requested by****Zone Change 2025Z-013PR-001**

28 – Benton

07 – Player

Kimley-Horn &amp; Associates, applicant; Tweedy, Jeffrey C. &amp; Saussy, Haun, Trustees ET AL., owners.

**Staff Reviewer**

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**Staff Recommendation***Approve.*

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**APPLICANT REQUEST****Zone change from AR2A to IR.****Zone Change**

A request to rezone from Agricultural/Residential (AR2a) to Industrial Restrictive (IR) zoning for a portion of property located at 3187 Franklin Limestone Road, approximately 1,178 feet southwest of Mullen Circle (23.48 acres).

**Existing Zoning**

Agricultural/Residential (AR2a) requires a minimum lot size of two acres and is intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per two acres. The AR2a District is intended to implement the natural conservation or rural land use policies of the general plan. *AR2a would permit a maximum of 11 lots with two duplex lots for a total of 13 units. Metro Codes determines duplex eligibility.*

**Proposed Zoning**

Industrial Restrictive (IR) is intended for a wide range of light manufacturing uses at moderate intensities within enclosed structures.

**ANTIOCH – PRIEST LAKE COMMUNITY PLAN**

Conservation (CO) is intended to preserve environmentally sensitive land features through protection and remediation. CO policy applies in all Transect Categories except T1 Natural, T5 Center, and T6 Downtown. CO policy identifies land with sensitive environmental features including, but not limited to, steep slopes, floodway/floodplains, rare or special plant or animal habitats, wetlands, and unstable or problem soils. The guidance for preserving or enhancing these features varies with what Transect they are in and whether or not they have already been disturbed.

D Impact (D I) is intended to enhance and create areas that are dominated by one or more activities with the potential to have a significant, adverse impact on the surrounding area, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. Examples of DI areas include hazardous industrial operations, mineral extraction and processing, airports and other major transportation terminals, correctional facilities, major utility installations, and landfills.



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### ANALYSIS

The application consists of a 23.48-acre portion of a parcel (Map 134, Parcel 256) located along Franklin Limestone Road, southwest of Mullen Circle. The portion of the property is currently vacant mineral processing land while surrounding uses are vacant industrial land, office, warehouse, and residential single family. Surrounding properties are zoned SP, IR, IWD, AR2a, RS15, and R40.

The application proposes to rezone the property from AR2a to IR. The property is located within District Impact and Conservation policy areas. District Impact policy is intended to enhance and create areas that are dominated by one or more activities with the potential to have a significant, adverse impact on the surrounding area, so that they are strategically located and thoughtfully designed to serve the overall community or region, but not at the expense of the immediate neighbors. The Conservation policy, which covers about 13 percent of the site, consists of floodway, floodplain, steep slopes, and streams that intersect the property, however there is space outside of these areas upon which to develop on the subject property.

The proposed IR district is appropriate given the District Impact policy, as it is intended for a wide range of light industrial uses at a small to moderate scale. Uses most suitable in IR operate within completely enclosed buildings with limited outdoor storage to minimize potential impacts on abutting properties. Uses permitted by the district include, but are not limited to, automobile sales, distributive business/wholesale, light manufacturing, warehouse, and recycling collection center. District Impact policy supports uses that are even more impactful than allowed by IR, including landfills, mineral extraction, correctional facilities, and hazardous industrial operations.

### FIRE MARSHAL RECOMMENDATION

#### Approve

Maximum Uses in Existing Zoning District: AR2A

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
One and Two- Family Residential* (210)	23.48	.05 F	11 U	136	12	13

\*Based on two-family lots

Maximum Uses in Proposed Zoning District: IR

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Warehousing (150)	23.48	0.6	613,673 SF	1,015	104	116





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Traffic changes between maximum: AR2A and IR

Land Use (ITE Code)	Acres	FAR/Density	Total Floor Area/Lots/Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
-	-	-	+1	+879	+92	+103

### METRO SCHOOL BOARD REPORT

The proposed IR zoning district would not generate any new students. Students would attend Una Elementary School, Margaret Allen Middle School, and Antioch High School. Una Elementary and Antioch High School are identified as overcapacity while Margaret Allen Middle School is identified as exceedingly under capacity. This information is based on the 2022-2023 MNPS School Enrollment and Utilization report provided by Metro Schools.

### STAFF RECOMMENDATION

Staff recommends approval.