

<i>Staff:</i>	Yes, however the subject property is a little bit larger than most R-10 lots and the established residential density of the surrounding area supports higher than 3 dwellings per acre
(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impacts.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes. The proposed R-6 zoning is compliant in the TN Character Area and supported by the Goals & Policies of the Comprehensive Plan
(6) Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.	
<i>Applicant:</i>	Making more homes for renters.
<i>Staff:</i>	All of the new development or redevelopment in the immediate area has been for higher density residential
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	None.
<i>Staff:</i>	No impact.
(8) Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public.	
<i>Applicant:</i>	No.
<i>Staff:</i>	No. The proposed rezoning would not constitute a grant of special privilege.

Supplemental Regulations in the LDR Applicable to the Proposal

< none >

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all inclusive as additional items may appear during the plan review process.

Building Plan Review: No comments

Utilities: < No comments received >

Fire: No comments or concerns from the Fire Dept

Engineering: No comments or concerns

Landscape: No comments relating to Landscape review.

Public Works: < No comments received >.

Police: < No comments received >

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Boundary survey
- Site Sketch