

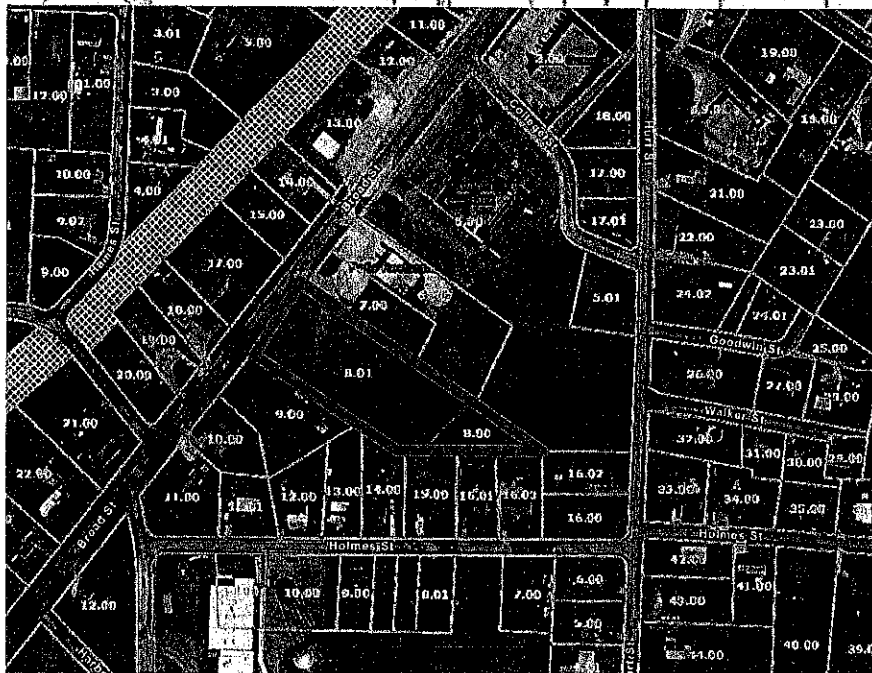
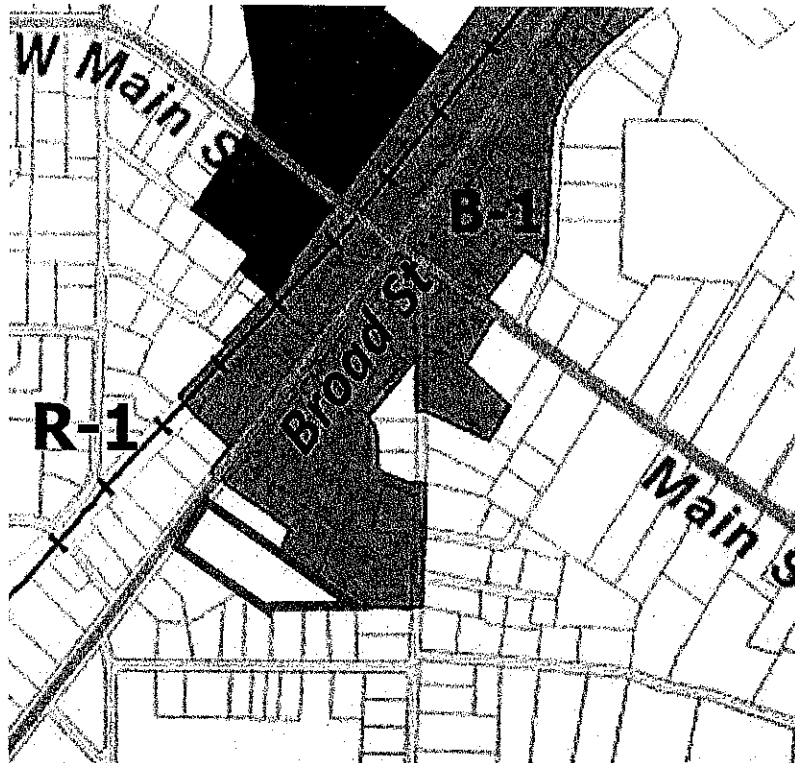
**AGENDA FOR THE
TREZEVANT MUNICIPAL
PLANNING COMMISSION MEETING
TREZEVANT COMMUNITY ROOM
THURSDAY, APRIL 2, 2026
6:00 PM**

- I. DETERMINATION OF QUORUM AND CALL TO ORDER**
- II. REVIEW AND APPROVAL OF MINUTES**
- III. CITIZENS COMMENTS**
- IV. NEW BUSINESS**
- V. OLD BUSINESS**
 - A. Proposal to rezone property located at 5340 Broad Street**
- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**

MEMORANDUM



TO: Planning Commission
FROM: Donny Bunton, Community Planner
DATE: March 20, 2026
SUBJECT: Proposal to rezone property located at 5340 Broad Street



Background. The Planning Commission will consider rezoning property located at 5340 Broad Street from R-1 (Low Density Single Family Residential Residential) to B-1 (Highway Business). The property (Tax Map 77C, Group B, Parcel 8.01) is owned by the Town of Trezevant and it is approximately 1.3 acres in size.

The rezoning is being initiated by the Planning Commission so that the property could potentially be sold and used for commercial purposes.

Analysis. The staff planner has the following observations:

- The property adjoins an existing B-1 zoning district. So, the proposed rezoning would appear to be a natural extension of that B-1 zoning district and it would not appear to constitute a "Spot Zone." (A spot zone occurs when a property is zoned in a manner inconsistent with the zoning designations of its neighboring properties, or if the uses permitted in its zoning district are incompatible with those of surrounding zoning districts. Spot zones are frequently struck down in court rulings for being arbitrary and capricious).
- The property is located on an arterial type of road which would be suitable for commercial levels of traffic.
- There is an existing house located on property located at 5320 Broad Street, which is immediately adjacent to the subject property (to the southwest). If the subject property were to be rezoned and developed commercially, then some type of screening/buffering should be required (on the subject property), at the time of development, to provide adequate buffering to the house from the commercial development.
- There is a property (Tax Map 77C, Group B, Parcel 7.00) located immediately northeast of the subject property which is also zoned R-1. If the subject property were to be rezoned to B-1 it would create the appearance of a spot zone for the adjacent property (Tax Map 77C, Group B, Parcel 7.00), as it would become almost surrounded by the B-1 zoning district. The adjacent property is owned by Christy Honaker. The property serves as a portion of the parking lot for a restaurant located immediately adjacent (Tax Map 77C, Group B, parcel 6.00), on property which is also owned by Ms. Honaker. If the subject property is to be rezoned, then this adjacent property should also be considered for rezoning to a B-1 designation.

Recommendation. The staff planner recommends that the subject property (Tax Map 77 C, Group B, Parcel 8.01) and the adjacent property (Tax Map 77C, Group B, Parcel 7.00) be rezoned from R-1 to B-1.