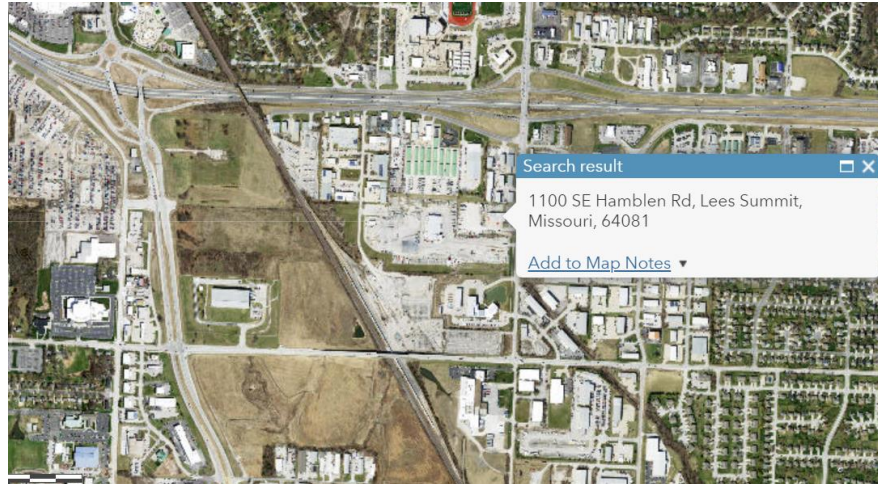


# SPECIAL USE PERMIT – EXPLANATION

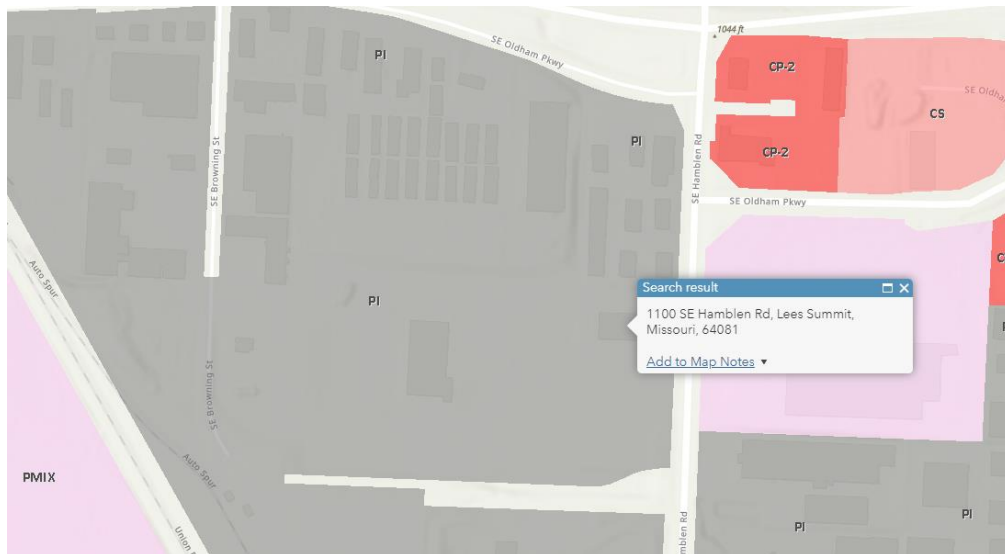
## 1. Character of the neighborhood:

The subject site is located on the west side of SE Hamblen Road and railroad tracks in the southeast quadrant of US Highways 50 & 291. The surrounding area consists of land developed for industrial uses.



## 2. Compatibility with adjacent property uses and zoning:

All adjacent parcels on the same side of the road are zoned PI as well. There are properties on the EAST side of Hamblen Rd that are zoned CP-2 (Planned Community Commercial) and PMIX (Planned Mix Use).



3. Suitability of the property for which the special use is being requested:

The subject property is well-suited for the proposed use Equipment Sales and Service (Heavy) as the site is already developed. No land modifications would be needed to the site for use.



4. Extent to which the proposed use will negatively impact the aesthetics of the property and adjoining properties:

The proposed use will not have negative impacts on the aesthetics of this and adjoining properties. The site is already developed and will be upfitted for new tenant.

5. Extent to which the proposed use will injure the appropriate use of, or detrimentally affect, neighboring property:

The proposed use will not injure or detrimentally affect neighboring property as the proposed use will meet all UDO regulations in place to protect the health of adjoining property.

6. Impact on the street system to handle traffic and/or parking:

The proposed use will not generate additional traffic or parking needs on the street system. The trips generated from the proposed use are consistent with existing uses in the vicinity.

7. Impact of additional storm water runoff of the existing system or to the water shed area if no storm sewer is available:

There is no additional impervious surface are planned for the site, therefore there will be no additional stormwater runoff.

8. Impact of noise pollution or other environmental harm:

The proposed use, Equipment Sales and Service (Heavy), will not generation additional noise pollution or other environmental harm.

9. Potential negative impact on neighborhood property values:

The proposed change in use will not negatively impact property values as the proposed uses is consistent with existing uses and built environment in the vicinity.

10. Extent to which there is need of the proposed use in the community:

Due diligence indicates that there is the need for the proposed use Equipment Sales and Service (Heavy) in this area and therefore the applicant is looking to operate the use in the community.

11. Economic impact upon the community:

The subject use impacts community economics through job creation, infrastructure development, and reduced access barriers for local business operations.

12. Extent to which public facilities and services are available and adequate to satisfy the demand generated by the proposed use:

The subject site is currently developed, and public facilities and services are available and adequate to satisfy the demand generated by the proposed use.

13. Comparison of the benefit gained to the public health, safety and welfare of the community if approved versus the hardship imposed upon the landowner if the requested application is denied:

The benefit gained by proposed use is that the site will remain active rather than an unoccupied, inactive site, which could be an attractive nuisance and hardship on the community.

14. Conformance to the UDO and current city policies and ordinances:

The proposed use would conform to the UDO and current city policies and ordinances.

15. Recommendation of professional staff: TBD

16. Consistency with permitted uses in the area in which the special use is sought:

The proposed use, Equipment Sales and Service (heavy), is consistent with the light industrial uses currently in play in this area.