PROJECT: ZONING
LOCATION: 4360 COLUMBIA PIKE

PROJECT REQUEST
The applicant is requesting annexation of the parcel located at 4360 Columbia Pike (Map: 132 / Parcel: 00616). As such, initial zoning needs to be assigned to this property.

PROJECT DESCRIPTION
The parcel is comprised of 12.98 acres, located at 4360 Columbia Pike and currently zoned MGA-1 (Municipal Growth Area District 1) in Williamson County. Pending approval of annexation, the property shall be zoned T2, Rural Countryside, as this is the default zoning for newly annexed territory per LDO Section 4.3.2.



Location Map

ANALYSIS
The All Aboard General Plan's Future Land Use Map designates 4360 Columbia Pike as the Neighborhood Residential place type. This place type consists of single family neighborhoods of one- and two-story homes in a suburban and walkable setting, with appropriate zoning districts being Residential District 1 (D1) and Residential District 2 (D2). However, per the LDO, T2, Rural Countryside, is the default zoning for newly annexed territory.

RECOMMENDATION
Town Staff recommend the TSPC make a favorable recommendation to zone the Property T2 (Rural Countryside) to the BOMA.