

CASE SUMMARY

APPLICATION TYPE: TTCD

REZONING



File Number: 11-B-20-TOR **Related File Number:**
Application Filed: 10/1/2020 **Date of Revision:**
Applicant: RUSTY BAKSA / LAND DEVELOPMENT SOLUTIONS

PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd., west side of Cherahala Rd. at their intersection
Other Parcel Info.:
Tax ID Number: 104 00105 **Jurisdiction:** County
Size of Tract: 2.77 acres
Accessibility: The site would most likely be accessed from Pentwater Drive, a local road with a 25.9-ft pavement width inside a 50-ft right-of-way. However, the parcel also has frontage on Cherahala Boulevard and Hardin Valley Road. Cherahala Boulevard is a local road with a 38-ft pavement width in the south direction of travel inside a right-of-way width of 144.5 ft at this location. Hardin Valley Road is a minor arterial with a pavement width of 29.5 ft inside a 100-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Not known at this time **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 10611 Hardin Valley Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services) / TO Technology Overlay
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: None noted.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.):

Staff Recomm. (Full): APPROVE the Certificate of Appropriateness for a rezoning to OB (Office, Medial and Related Services) / TO (Technology Overlay) zoning.

Comments: The OB/TO zoning is consistent with the recommended sector plan designation of O (Office). This parcel is adjacent to BP (Business Park) / TO zoning within the business park immediately to the north. This rezoning from CA (General Business) to O (Office) better reflects the transistion into the office environment of the Pellissippi Corporate Center. The OB/TO zoning will require a Certificate of Appropriateness approval by the TTCDA Board if the use is a use other than single family residential and/or duplexes.

Action: Approved **Meeting Date:** 11/9/2020

Details of Action: APPROVE the Certificate of Appropriateness for a rezoning to OB (Office, Medial and Related Services) / TO (Technology Overlay) zoning.

Summary of Action:

Date of Approval: 11/9/2020 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**