

CASE SUMMARY

APPLICATION TYPE: TTCD

REZONING



File Number: 11-C-20-TOR Related File Number:
Application Filed: 9/18/2020 Date of Revision:
Applicant: USCC SERVICES, LLC

PROPERTY INFORMATION

General Location: Southeast of Lovell Road and Northwest of Murdock Drive
Other Parcel Info.:
Tax ID Number: 131 069 Jurisdiction: County
Size of Tract: 31.45 acres
Accessibility: This property has frontage on three rights-of-way, and access could be from any one of them. Lovell Road is a minor arterial controlled by TDOT and has a pavement width of 71 ft within a right-of-way width of 100 ft. Murdock Drive is a minor arterial with a pavement width of 43.5 ft within a right-of-way width of 88 ft. And Cornerstone Drive is a local street with a pavement width of 39.2 ft within a right-of-way width of 50 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: U.S. Cellular Soccer Complex on the northwestern part of the site and vacant land in the southeastern part of the site
Surrounding Land Use:
Proposed Use: Not known at this time Density:
Sector Plan: Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 875 Cornerstone Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CB (Business and Manufacturing) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: OB (Office, Medical, and Related Services)
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 along Murdock Drive. The US Cellular Soccer Complex at this location is noted in the Knoxville-Knox County Park, Recreation and Greenways Plan (adopted December 2009). However, this is a privately owned park facility. 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:**