

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 2-C-23-DP Related File Number:
Application Filed: 1/9/2023 Date of Revision:
Applicant: GISELE BAAKLINI

PROPERTY INFORMATION

General Location: East side of Valley Vista Rd, south of Hardin Valley Rd
Other Parcel Info.:
Tax ID Number: 103 12014 Jurisdiction: County
Size of Tract: 4.41 acres
Accessibility: Access is via Valley Vista Road, a local road with a 43.8-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: New office-warehouse building in an existing office development Density:
Sector Plan: Northwest County Sector Plan Designation: MU-SD (Mixed Use Special District), HP (Hillside P
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located south of Hardin Valley Road in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

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

Street: 10710 VIRGINIA PINE WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC(k) (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from BP (Business and Technology Park) to PC (Planned Commercial), retaining the TO (Technology Overlay) in 2006 (Case # 7-K-06-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District), HP (Hillside Protection)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.): Withdraw this request since the applicant received use on review approval in 2020.

Staff Recomm. (Full):

Comments: 1. The applicant received use on review approval in 2020 along with a certificate of appropriateness from the TTCDA. The COA has expired, but the use on review does not have an expiration date and is therefore still valid.
2. At the time of the approval, all applications within the PC (Planned Commercial) zone were processed as use on review (UR) cases. Since the PC zone allows all uses as permitted but requires development plan approval by the Planning Commission, these applications are now processed as a development plan (DP) case. The UR approval from 2020 covers the use the applicant has proposed and no further approvals are needed.

Action: Withdrawn

Meeting Date: 2/9/2023

Details of Action:

Summary of Action: Withdraw this request since the applicant received use on review approval in 2020.

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 2/9/2023

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: