

# CASE SUMMARY

APPLICATION TYPE: TTCDA

## REZONING



**File Number:** 4-A-24-TOR                      **Related File Number:**  
**Application Filed:** 2/28/2024              **Date of Revision:**  
**Applicant:** SCOTT DAVIS MESANA INVESTMENTS, LLC

### PROPERTY INFORMATION

**General Location:** West side of George Light Rd., north of Rather Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 89 166                      **Jurisdiction:** County  
**Size of Tract:** 6.73 acres  
**Accessibility:** Access is via George Light Rd, a local road with a pavement width of 15 ft within a 50 ft right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant  
**Surrounding Land Use:**  
**Proposed Use:** N/A                      **Density:**  
**Sector Plan:** Northwest County      **Sector Plan Designation:** MU-SD (Mixed Use Special District)  
**Growth Policy Plan:**  
**Neighborhood Context:**

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

**Street:** 3239 George Light Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:** PR (Planned Residential) up to 5 du/ac, 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: N/A

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTCDA ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Approve the PR (Planned Residential) zone with up to 3 du/ac zone because it is consistent with the sector plan and surrounding development. The TO (Technology Overlay) would be retained.

Comments: The decision of this body will be a recommendation to the Planning Commission, which will hear the rezoning and plan amendment requests at its April 11, 2024 meeting (Case 4-P-24-RZ).

PURSUANT TO ARTICLE V, SECTION 1 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A REZONING MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSED REZONING WITH THE TTCDA COMPREHENSIVE DEVELOPMENT PLAN (THE EQUIVALENT OF THE TTCDA DESIGN GUIDELINES) AND OTHER PLANS AFFECTING DEVELOPMENT WITHIN THE TECHNOLOGY OVERLAY

1. General Plan:

a. This property abuts single family subdivisions along George Light Rd. Residential development at the proposed density is consistent with the General Plan's Policy 6.1 the intent of which is to encourage flexible, planned development zones to protect hillsides, woodlands, wildlife habitats, and stream corridors, and Policy 6.2, to complement natural land forms when grading, and minimize grading on steep slopes and within floodways.

2. Northwest County Sector Plan:

a. The PR zone at 3 du/ac is consistent with the NWCO-7 Mixed Use Special District, which allows consideration for Medium Density Residential land use classification in the Northwest County Sector Plan, which in turn allows consideration of up to 12 du/ac in the County's Planned Growth Area.

3. Zoning Ordinance:

a. The PR zone is intended to encourage more imaginative solutions to environmental design problems by enabling concentrated development in less environmentally sensitive areas of a property. The Hillside Protection Area runs through most of the property. The flexibility of the PR zone makes it an appropriate zone to consider.

b. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone along with some nonresidential uses. At the requested density of 5 du/ac, this property could accommodate up to 33 dwellings. At the recommended density of 3 du/ac, a maximum of 20 units could be built, which is more in line with the subdivisions in the area.

c. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

B. THE NEED AND JUSTIFICATION FOR THE PROPOSED REZONING

1. Since 1983, there has been some A to RA and PR rezonings at densities of 1-5 du/ac in the area. The general trend along George Light Rd consists of small and medium sized-lots and, single family detached residential houses with large agricultural tracts just east.

C. EFFECT OF THE PROPOSED REZONING ON THE SURROUNDING AREA

1. This property has steep slopes within the Hillside Protection Area that runs through the rear of the property. Considering the steep slopes, staff recommends approving the PR zone at 3 du/ac. The Hillside Protection area includes 5.7 acres on this 6.7-acre site. The recommended density according to the Hillside & Ridgetop Protection Plan is 3.11 du/ac.

2. The Hardin Valley Mobility Plan was created in 2019. George Light Road, which is a local road, has implemented the Right-In, Right-Out Safety Measure Project (S-14) to improve safety for the existing and growing community.

Action: Approved

Meeting Date: 4/8/2024

Details of Action:

Summary of Action:

Date of Approval: 4/8/2024

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: