

CASE SUMMARY

APPLICATION TYPE: TTCD

REZONING



File Number: 4-B-18-TOR Related File Number:
Application Filed: 2/26/2018 Date of Revision:
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: Northwest terminus of Bryant Ln., northwest of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 103 105 AND 106 Jurisdiction: County
Size of Tract: 15.6 acres
Accessibility: Proposed access will be from a local street within the Laurel Ridge Subdivision to the southwest, which will have 26' of pavement width within 50' of right-of-way. Current access is from Bryant Ln., a local street with 11' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Detached Residential Subdivision Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 2521 Bryant Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay), PR (Planned Residential) 1-4 du/ac / TO, A (Agricultural) / TO & A (Agricultural)
Former Zoning:
Requested Zoning: PR (Planned Residential) @ 5 du/ac / TO (Technology Overlay) and PR (Planned Residential) @ 5 du/ac
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.:

TTEDA ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.):

Staff Recomm. (Full): RECOMMEND that TTEDA APPROVE a Certificate of Appropriateness for rezoning to PR (Planned Residential) / TO (Technology Overlay) zoning at the increased density of up to 4 du/ac. (Applicant requested 5 du/ac.)

Comments: PR/TO zoning at the recommended density is consistent with the sector plan designation and will allow uses compatible with the surrounding land uses and zoning pattern. Staff is recommending a lower density than requested for better compatibility with surrounding development and zoning densities. The highest surrounding PR density is 4 du/ac. The site is appropriate to be developed under PR zoning at the requested density in the LDR category. A slope analysis was done on the site and the associated calculations revealed that the requested density is slightly more than should be recommended with application of the residential density guidelines of the Hillside and Ridgeway Protection Plan (HRPP). The maximum density should be 4.64 du/ac based on the HRPP guidelines. The slope map, analysis and calculations are attached. The PR zone requires use on review approval of a development plan by MPC prior to construction. This will provide the opportunity for staff to review the plan and address issues such as traffic circulation, lot layout, recreational amenities, drainage, types of units and other potential development concerns. It will also provide the opportunity for public comment at the MPC meeting. At the requested density of up to 5 du/ac on the 14.7 acres calculated, this would add approximately 776 trips to the street system and about 30 children to the school system. At the staff's recommended density of up to 4 du/ac, up to 58 units could be proposed for the site. If developed with detached residential units, this would add approximately 628 trips to the street system and about 24 children to the school system. Laurel Ridge subdivision to the southwest is within the Parental Responsibility Zone for the Hardin Valley Schools to the west. Sidewalks will be required on at least one side of each street within the development, connecting with the adjacent subdivision sidewalks. There is an approved stub street along the northeast border of the adjacent Laurel Ridge subdivision that is expected to be used for access. If Bryant Ln. is proposed for access, significant improvements will be required, including widening. Bryant Ln. currently has about 11' in pavement width. A traffic impact study (TIS) was completed as part of the approval process for Laurel Ridge subdivision to the southwest. This TIS will need to be updated to account for the additional lots resulting from this proposal. The PR zoning district has provisions for preservation of open space and providing recreational amenities as part of the development plan. The applicant will be expected to demonstrate how these provisions are met as part of the required development plan review. Public water and sanitary sewer utilities are available in the area, but may need to be extended to serve the site. The Northwest County Sector Plan proposes low density residential uses for this property, which allows consideration of PR zoning at up to a maximum of 5 du/ac.

Action: Approved Meeting Date: 4/9/2018

Details of Action: APPROVE a Certificate of Appropriateness for rezoning to PR (Planned Residential) / TO (Technology Overlay) zoning at the increased density of up to 4 du/ac. (Applicant requested 5 du/ac.)

Summary of Action:

Date of Approval: 4/9/2018 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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: