

CASE SUMMARY

APPLICATION TYPE: TTCDA

REZONING

File Number: 5-A-12-TOR Related File Number:
Application Filed: 3/29/2012 Date of Revision:
Applicant: HARDIN VALLEY LAND PARTNERS



PROPERTY INFORMATION

General Location: Southwest side Valley Vista Road, southeast of Hardin Valley Road
Other Parcel Info.:
Tax ID Number: 103 120, 120.03, 120.09 Jurisdiction: County
Size of Tract: 20 acres
Accessibility: Access is via Valley Vista Road, a three-lane local street (w/center turn lane), connecting Hardin Valley Road with Carmichael Road.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Apartments/offices Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 0 Valley Vista Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)(k)/TO (Technology Overlay), PR (Planned Residential) @ 12 dus/ac./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

Variations Requested: Not applicable at this time.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCCA ACTION AND DISPOSITION

Planner In Charge: Buz Johnson

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Based on the application as submitted, the staff recommends APPROVAL of a Certificate of Appropriateness for Rezoning.

COMMENTS:

It is recommended that the property be developed with consideration given to the following plan and design elements:

- 1) Proposing a building layout that keeps most, if not all, of the development on the more level portions of the property.
- 2) Incorporating a sidewalk/pathway system within the development that provides good interior pedestrian circulation, as well as connections to the sidewalks along Valley Vista Road.
- 3) Using under building parking, where possible, to reduce the amount of further disturbance of the property. As an alternative, the number of required off-street parking spaces should be no more than the minimum required by the Knox County Zoning Ordinance, or the maximum allowed by the Design Guidelines, whichever is greater.
- 4) Proposing a landscape plan that will promote slope stabilization, as well as restore any mature vegetation lost with the construction of the Valley Vista Road.

The TTCCA Design Guidelines can provide guidance on some, if not all, of these elements.

Comments:

- 1) This is a request for the approval of a rezoning COA for property currently zoned PC (Planned Commercial)(k)/TO (Technology Overlay). The applicant wishes to rezone the property to OB (Office, Medical and Related Services) to allow the development of either multi-family residential or office uses, or both, on the subject property. Residential development would be allowed under the requirements of the RB (General Residential) zone.
- 2) The subject property is located in the Carmichael Road/Hardin valley Road Mixed Use Special District, as described in the Comprehensive Development Plan. This designation supports the development of office, high technology, retail, and medium density residential uses. The Vista Dei Monte development now underway on both sides of Valley Vista Road has been developed and continues to be developed consistent with this plan designation. Medium density residential uses in the county allows development at up to 12 dwelling per acre.
- 3) The property is characterized by some slopes in excess of 15%. Care will need to be taken in developing the property to respect its physical characteristics. The site has undergone some disturbance resulting primarily from the construction of Valley Vista Road. Some additional grading has also occurred within the interior of the site.
- 4) A companion request (file # 5-D-12-RZ) will be considered by the Planning Commission at its monthly public hearing, scheduled for May 10, 2012

Action: Approved

Meeting Date: 5/16/2012

Details of Action:

APPROVED a Certificate of Appropriateness for Rezoning, from PC (Planned Commercial)(k)/TO (Technology Overlay) and PR (Planned Residential) @ 12 dus/ac/TO (Technology Overlay) to OB (Office, Medical and Related Services)/TO (Technology Overlay).

Summary of Action:

Date of Approval: 5/16/2012

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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: