

# CASE SUMMARY

APPLICATION TYPE: TTCDA

## REZONING



File Number: 5-A-21-TOR

Related File Number:

Application Filed: 3/23/2021

Date of Revision:

Applicant: SHAHEEN DEWJI

### PROPERTY INFORMATION

**General Location:** South side of Carmichael Road just west of its intersection with Valley Vista Road

**Other Parcel Info.:**

**Tax ID Number:** 103 122

**Jurisdiction:** County

**Size of Tract:** 0.6 acres

**Accessibility:** The property is accessed off of Carmichael Road, a minor collector with an 18-ft pavement width inside a 60-ft right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Single family dwelling

**Surrounding Land Use:**

**Proposed Use:** Single family dwelling in existence and is legal nonconforming; purpose of rezoning is to bring the land use into full compliance with zoning.

**Density:**

**Sector Plan:** Northwest County

**Sector Plan Designation:**

**Growth Policy Plan:**

**Neighborhood Context:**

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

**Street:** 10800 Carmichael Rd.

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** BP (Business and Technology Park) / 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

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): Recommend that TTCDA APPROVE the Certificate of Appropriateness for a rezoning to OB (Office, Medical and Related Services) / TO (Technology Overlay) zoning.

Comments: The OB/TO zoning is consistent with the recommended sector plan designation of MU-SD NWCO-4 (Saddlebrook). The adjacent property to the south is under construction for multi-family residential. The adjacent properties to the east is primarily large lot single family residential. The West Knox Utility District has recently added a new wastewater treatment facility to expand capacity in the Northwest County Sector. Since the adoption of the Northwest County Sector Plan in 2016, a new middle school has been constructed and a new elementary school is planned, which was unanticipated at the time of plan adoption. 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: 5/10/2021

Details of Action: APPROVAL of the Certificate of Appropriateness for a rezoning to OB (Office, Medical and Related Services) / TO (Technology Overlay) zoning.

Summary of Action:

Date of Approval: 5/10/2021

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: