

CASE SUMMARY

APPLICATION TYPE: TTCDA

REZONING



File Number: 5-E-20-TOR **Related File Number:**
Application Filed: 4/3/2020 **Date of Revision:**
Applicant: BENJAMIN C. MULLINS, ESQ. O/B/O ANN ROWLAND

PROPERTY INFORMATION

General Location: East side of Swafford Road, south of Guinn Road.
Other Parcel Info.:
Tax ID Number: 103 073 **Jurisdiction:** County
Size of Tract: 248.99 acres
Accessibility: Access is via Sam Lee Road, a major collector, with a pavement width of 18.8 ft and a right-of-way width of 60 feet. Access is also via Swafford Road, a local street with a pavement width of 18.1 feet within a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence, farm 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: 3324 Swafford Road
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and A (Agricultural) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential) and PR (Planned Residential) / 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: Liz Albertson

Staff Recomm. (Abbr.):

Staff Recomm. (Full): APPROVE the Certificate of Appropriateness for a rezoning to PR (Planned Residential) / TO (Technology Overlay) zoning.

Comments: The PR/TO zoning is consistent with the sector plan designation of MU-SD (Mixed Use Special District) NWCO-6 Pellissippi State Community College / Beaver Creek, which allows consideration of residential zoning. The PR/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. A use on review approval will be required by the Planning Commission.

The impact to the street system will be addressed through the review of a Transportation Impact Analysis (TIA), if one is warranted. This will be required to be submitted as part of the use on review development plan package, but only if more than 750 daily trips are generated through the proposed development. Any recommendations from a TIA, if one is required, will need to be included on the final plans for the site.

Action: Approved

Meeting Date: 5/11/2020

Details of Action: APPROVE the Certificate of Appropriateness for a rezoning to PR (Planned Residential) / TO (Technology Overlay) zoning with up to 2.5 du/ac.

Summary of Action:

Date of Approval: 5/11/2020

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: