

CASE SUMMARY

APPLICATION TYPE: TTCDA

REZONING



File Number: 7-A-21-TOR

Related File Number:

Application Filed: 5/24/2021

Date of Revision:

Applicant: RUTH T. ELLIS

PROPERTY INFORMATION

General Location: Northwest side of Lovell Road, north of Terrapin Station Lane

Other Parcel Info.:

Tax ID Number: 118 049

Jurisdiction: County

Size of Tract: 31.8 acres

Accessibility: Access is via Lovell Road, a minor arterial owned by TDOT, with a pavement width of 82-feet within a right-of-way width of 100-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant

Surrounding Land Use:

Proposed Use: None identified at this time

Density:

Sector Plan: Northwest County Sector Plan Designation: O (Office)

Growth Policy Plan:

Neighborhood Context:

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

Street: 1033 Lovell Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agriculture) and A (Agriculture) / TO (Technology Overlay)

Former Zoning:

Requested Zoning: Office (Office) & 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:

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 OB (Office, Medical & Related Services) / TO (Technology Overlay) for the ± 9.6 acres within the TO (Technology Overlay) zone.

Comments: The OB/TO zoning is consistent with the sector plan designation of O (Office) & HP (Hillside Protection). 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.

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: 7/6/2021

Details of Action: Approve the Certificate of Appropriateness for a rezoning to OB (Office, Medical & Related Services) / TO (Technology Overlay) for the ± 9.6 acres within the TO (Technology Overlay) zone.

Summary of Action:

Date of Approval: 7/6/2021

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: