

WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Recommend that TTCDA APPROVE the Certificate of Appropriateness for a rezoning to PC (Planned Commercial) / TO (Technology Overlay) zoning.

Comments:

- 1) This is a request to rezone the subject property from the BP (Business and Technology) zoning to the PC (Planned Commercial) zoning. The TO (Technology Overlay) District would be retained.
- 2) Per the TTCDA Administrative Rules and Procedures, rezonings in the TO zones must be heard by the Planning Commission concurrently. This request is scheduled to be heard by the Planning Commission on July 14, 2022 (Case 7-Q-22-RZ).
- 3) Rezonings are required to be in compliance with the sector plan, which is the County's future land use map that provides guidance for rezonings. The PC zone is consistent with the Northwest County Sector Plan's TP (Technology Park) land use designation.
- 4) This property is located within Knox County. The rezoning meets the County's Zoning Ordinance Requirements for rezonings (Article 6.30.01), which are what the Planning Commission considers when hearing rezoning cases.
- 5) The property meets the intent of the zoning designation as described in the County's Zoning Ordinance, which states that the PC zone is "intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. It is not the intent of this zone to restrict potential development by limiting uses.
- 6) There is an existing vegetative buffer along the southern property boundary with Turkey Creek. The PC zone requires site plan review by the Planning Commission. An adequate stream protection buffer and landscaping plan will be a component of that review.
- 7) The property fronts Murdock Drive, which is classified as a minor arterial. Additional traffic would not be routed through residential streets to access the property.

Action: Approved

Meeting Date: 7/11/2022

Details of Action: Recommend that TTCDA APPROVE the Certificate of Appropriateness for a rezoning to PC (Planned Commercial) / TO (Technology Overlay) zoning.

Summary of Action:

Date of Approval: 7/11/2022

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: