CASE SUMMARY

APPLICATION TYPE: TTCDA

REZONING

File Number: 7-A-22-TOR Related File Number:

Application Filed: 6/10/2022 Date of Revision:

Applicant: TAYLOR D. FORRESTER LONG, RAGSDALE & WATERS, P.C.



PROPERTY INFORMATION

General Location: South side of Murdock Dr and west side of Dutchtown Rd, east of Simmons Rd

Other Parcel Info.:

Tax ID Number: 118 17315 OTHER: 6.86 ACRES OF THE 10.92 TOTAL Jurisdiction: County

Size of Tract: 10.92 acres

Accessibility: Access is proposed off of Murdock Drive, a minor arterial with a 34-ft pavement width inside a right-of-

way that is approximately 85 ft wide but varies in width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: The proposed use is not to be considered at this time as rezonings Density:

should consider all allowed uses in a zone.

Sector Plan: Northwest County Sector Plan Designation: TP (Technology Park) / SP (Stream Protection)

Growth Policy Plan:

Neighborhood Context:

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

Street: 10542 Murdock Dr.

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: PC (Planned Commercial) / TO (Technology Overlay)

Previous Requests: Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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