

# CASE SUMMARY

APPLICATION TYPE: TTCD

## REZONING



File Number: 8-A-22-TOR                      Related File Number:  
Application Filed: 6/27/2022                      Date of Revision:  
Applicant: H.R. DAVIS HR DAVIS

### PROPERTY INFORMATION

General Location: East side of Lovell Rd  
Other Parcel Info.:  
Tax ID Number: 118 H C 005                      Jurisdiction: County  
Size of Tract: 1.88 acres  
Accessibility: Access is via Lovell Road, a minor arterial street with an 80-ft pavement width within an 100-ft right of way.

### GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant land  
Surrounding Land Use:  
Proposed Use: N/A                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation: MU-SD (Mixed Use Special District)  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 1316 Lovell Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

### ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), TO (Technology Overlay)  
Former Zoning:  
Requested Zoning: RB (General Residential), TO (Technology Overlay)  
Previous Requests:  
Extension of Zone:  
History of Zoning:

### PLAN INFORMATION (where applicable)

Current Plan Category: O (Office), HP (Hillside Protection)  
Requested Plan Category: MU-SD NWCO4 (Saddlebrook Mixed-Use Special District) & HP (Hillside Protection)

## 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):** Staff recommends approval of the Certificate of Appropriateness for a rezoning to RB (General Residential) / TO (Technology Overlay) zoning.

**Comments:**

- 1) This is a request to rezone the subject property from the A (Agricultural) zoning to RB (General Residential) zoning. The TO (Technology Overlay) 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 August 11, 2022 (Case 8-G-22-RZ / 8-D-22-SP).
- 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 RB zone is consistent with recommended amendment to extend the Northwest County Sector Plan's Mixed Use Special District NWCO-4 (Saddlebrook) 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 RB zoning designation as described in the County's Zoning Ordinance, which states that the RB zone "provides for residential areas with medium population densities." The subject property is located in an area with a mix of attached and detached residential neighborhoods, as well as commercial and office uses.
- 6) RB zoning aligns with the surrounding area's transition from agricultural to residential land uses, occurring since the 1950s.

**Action:** Approved

**Meeting Date:** 8/8/2022

**Details of Action:** Staff recommends approval of the Certificate of Appropriateness for a rezoning to RB (General Residential) / TO (Technology Overlay) zoning.

**Summary of Action:**

**Date of Approval:** 8/8/2022

**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:**