

CASE SUMMARY

APPLICATION TYPE: TTCDA

REZONING



File Number: 8-B-22-TOR **Related File Number:**
Application Filed: 6/27/2022 **Date of Revision:**
Applicant: BENJAMIN J. MOORMAN BENCHMARK ASSOCIATES, INC

PROPERTY INFORMATION

General Location: West side of Thompson Rd, northwest of Lovell Rd
Other Parcel Info.:
Tax ID Number: 104 13001 **Jurisdiction:** County
Size of Tract: 2 acres
Accessibility: Access is via Thompson Road, a minor collector street with a 17-ft pavement width within a 60-ft right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential
Surrounding Land Use:
Proposed Use: N/A **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan:
Neighborhood Context:

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

Street: 1809 Thompson Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), TO (Technology Overlay)
Former Zoning:
Requested Zoning: RA (Low Density 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.:

TTEDA ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.):

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

Comments:

- 1) This is a request to rezone the subject property from the A (Agricultural) zoning to RA (Low Density Residential) zoning. The TO (Technology Overlay) would be retained.
- 2) Per the TTEDA 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-J-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 RA zone is consistent with the Northwest County Sector Plan's LDR (Low Density Residential) 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 RA zoning designation as described in the County's Zoning Ordinance, which states that the RA zone "provides for residential areas with low population densities." The subject property is located in a low-density residential neighborhood with lot sizes that are comparable in size.
- 6) RA zoning aligns with the surrounding area's transition from agricultural to residential land uses, occurring since the mid-1990s.

Action: Approved

Meeting Date: 8/8/2022

Details of Action: APPROVE the Certificate of Appropriateness for a rezoning to RA (Low Density 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: