

CASE SUMMARY

APPLICATION TYPE: TTCDA

REZONING



File Number: 9-A-18-TOR Related File Number:
Application Filed: 7/16/2018 Date of Revision:
Applicant: SCOTT MCPHERSON

PROPERTY INFORMATION

General Location: Southeast side of Starkey Ln., northeast of Cogdill Rd.
Other Parcel Info.:
Tax ID Number: 131 085 Jurisdiction: County
Size of Tract: 0.6 acres
Accessibility: Access is via Starkey Ln., a local street with 18' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business
Surrounding Land Use:
Proposed Use: Office/warehouse Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 10308 Starkey Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: CB (Business and Manufacturing) / 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.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.):

Staff Recomm. (Full): APPROVE the Certificate of Appropriateness for rezoning to CB (Business & Manufacturing) / TO (Technology Overlay) zoning, as requested.

Comments: The requested CB zoning is consistent with the sector plan proposal for the property. With the mix of uses and zoning in the area, the requested CB zoning will allow uses that are compatible with the scale and intensity of the surrounding development and zoning pattern. The site is surrounded by a mix of more intense and less intense zoning districts, including I, OB, CB, PC and RA. The requested CB zoning provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic and have adverse effects on surrounding properties. Hence, they are not properly associated with, nor compatible with residential or institutional uses, or with other uses that require an environment free of noise, odors and congestion. Based on the above description and intent of CB zoning, the subject property is appropriate to be rezoned to CB. The TO (Technology Overlay) will be maintained, regardless of a change in the base zoning. The Tennessee Technology Corridor Development Authority (TTCDA) will be required to approve a Certificate of Appropriateness for the development plan prior to issuance of permits. The required development plan review required by TTCDA will serve to minimize any adverse impacts to surrounding properties. This review is required because the property is located within the TO (Technology Overlay). The Northwest County Sector Plan proposes LI (Light Industrial) uses for the site, consistent with the proposed CB zoning.

Action: Approved

Meeting Date: 9/10/2018

Details of Action: APPROVE the Certificate of Appropriateness for rezoning to CB (Business & Manufacturing) / TO (Technology Overlay) zoning, as requested.

Summary of Action:

Date of Approval: 9/10/2018

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: