

CASE SUMMARY

APPLICATION TYPE: TTCDA

REZONING



File Number: 9-A-20-TOR

Related File Number:

Application Filed: 8/9/2020

Date of Revision:

Applicant: JOHN WALLACE

PROPERTY INFORMATION

General Location: Northwest end of Sanctuary Ln., northwest of the intersection of Pellissippi Pkwy. and Dutchtown Rd.

Other Parcel Info.:

Tax ID Number: 118 7402

Jurisdiction: County

Size of Tract: 8.099 acres

Accessibility: Access is via Sanctuary Lane, a local road with a pavement width of 24 feet within a right-of-way width of 50 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Office

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan: Northwest County

Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context:

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

Street: 940 Sanctuary Ln.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology)/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:

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

Comments: The PC/TO (Planned Commercial/Technology Overlay) is consistent with the sector plan designation of MU-SD (Mixed Use Special District) NWCO-3 Dutchtown Road/Lovell Road, which allows consideration of Planned Commercial Zoning. The PC/TO zoning will require a Certificate of Appropriateness approval by the TTCDA Board. A use on review approval will be required by the Planning Commission.

The impact to the street system will be addressed through the review of a Transportation Impact Analysis (TIA), if one is warranted. This will be required to be submitted as part of the use on review development plan package, but only if more than 750 daily trips are generated through the proposed development. Any recommendations from a TIA, if one is required, will need to be included on the final plans for the site.

Action: Approved

Meeting Date: 9/8/2020

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

Summary of Action:

Date of Approval: 9/8/2020

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: