

CASE SUMMARY

APPLICATION TYPE: TTCDA

REZONING



File Number: 9-A-23-TOR **Related File Number:**
Application Filed: 8/14/2023 **Date of Revision:**
Applicant: RANDALL J SPARKS

PROPERTY INFORMATION

General Location: West side of George Light Rd, north of Rather Rd and east of Pellissippi Pkwy
Other Parcel Info.:
Tax ID Number: 89 16501 **Jurisdiction:** County
Size of Tract: 0.94 acres
Accessibility: Access is via George Light Rd a local road with a pavement width of 15-ft within a 50-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, NWCO-7 (Mixed Use Special District)
Growth Policy Plan:
Neighborhood Context:

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

Street: 3303 George Light Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential) up to 3.5 du/ac / 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: Whitney Warner

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Approve the RA (Low Density Residential) district because it is consistent with the sector plan and consistent with the surrounding development.

Comments: The subject property is currently zoned A/TO. The request is for PR up to 3.5 du/ac.

The decision of this body will be a recommendation to the Planning Commission, which will hear the rezoning and plan amendment requests at its September 14, 2023 meeting (Case 9-F-23-RZ).

PURSUANT TO ARTICLE V, SECTION 1 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A REZONING MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE PROPOSED REZONING WITH THE TTCDA COMPREHENSIVE DEVELOPMENT PLAN (THE EQUIVALENT OF THE TTCDA DESIGN GUIDELINES) AND OTHER PLANS AFFECTING DEVELOPMENT WITHIN THE TECHNOLOGY OVERLAY

1. General Plan:

a. The proposed rezoning to RA aligns with Section 9.3 of the General Plan, which ensures that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

2. Northwest County Sector Plan:

a. The proposed RA district is consistent with the Northwest County Sector Plan Mixed Use Special District NWCO-7 land use designation, which recommends the Office and Medium Density Residential/Office land use classifications in areas adjacent to George Light Road.

3. Zoning Ordinance:

a. Staff believes RA is more appropriate in this location than the requested PR zone, as the PR zone is intended for large acreage sites with environmental constraints to allow for dense clustered development. This property is 0.93 acres or 40,510 sq ft with only 5,302 sq ft is within the Hillside Protection Area. The slope analysis identifies a disturbance limit of 75% of the HP area. There does not appear to be any other topographic issues on this property. Additionally, the PR zone has a 35-ft periphery boundary, which can create development constraints on smaller lots.

b. In the RA zone, the minimum lot size is 20,000 sq-ft if sewer is not provided. The RA zone allows single family residential dwellings, duplexes, and garage apartments on the same lot as a house with Use on Review approval by the Planning Commission.

c. Built at maximum capacity, this property could be developed with up to 4 dwelling units or 3.76 du/ac.

4. The Hardin Valley Mobility Plan was created in 2019 to address growth in the area. George Light Road, which is a local road, has implemented the Right-In, Right-Out Safety Measure Project (S-14) to improve safety for the existing and growing community.

B. THE NEED AND JUSTIFICATION FOR THE PROPOSED REZONING

1. The proposed RA zoning would serve as a minor extension of the RA zone to the south of the subject property. There are several individual properties and subdivisions in the area that have been developed under RA zoning.

C. EFFECT OF THE PROPOSED REZONING ON THE SURROUNDING AREA

1. The lot sizes allowed in RA are similar to those in the existing neighborhood, so the subject property would likely be developed with lot sizes and residential uses already in the area.

2. The area surrounding the subject property has seen a moderate transition from agricultural to residential land use via rezonings to the RA and PR zones since the late 1980s. Additionally, much of the A zoned property along George Light Rd is single family residential dwellings on lots less than one acre.

Action: Approved

Meeting Date: 9/11/2023

Details of Action: Approve the RA (Low Density Residential) district because it is consistent with the sector plan and consistent with the surrounding development.

Summary of Action:

Date of Approval:

9/11/2023

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: