

Report of Staff Recommendation

Tennessee Technology Corridor Development Authority

File Number:

5-E-20-TOR

Applicant: BENJAMIN C. MULLINS, ESQ. O/B/O ANN ROWLAND**Request:** REZONING**Meeting Date:** 5/11/2020**Address:** 3324 Swafford Road**Map/Parcel Number:** 103 073**Location:** East side of Swafford Road, south of Guinn Road.**Existing Zoning:** A (Agricultural) and A (Agricultural) / TO (Technology Overlay)**Proposed Zoning:** PR (Planned Residential) and PR (Planned Residential) / TO (Technology Overlay)**Existing Land Use:** Residence, farm and vacant land.**Proposed Land Use:** Detached Residential Subdivision**Appx. Size of Tract:** 248.99 acres**Accessibility:** Access is via Sam Lee Road, a major collector, with a pavement width of 18.8 ft and a right-of-way width of 60 feet. Access is also via Swafford Road, a local street with a pavement width of 18.1 feet within a right-of-way width of 50 feet.**Surrounding Zoning and Land Uses:** North: Single family residential, rural residential - A (Agriculture)

South: Agriculture - PR (Planned Residential)

East: Agriculture - A (Agriculture) / TO (Technology Overlay)

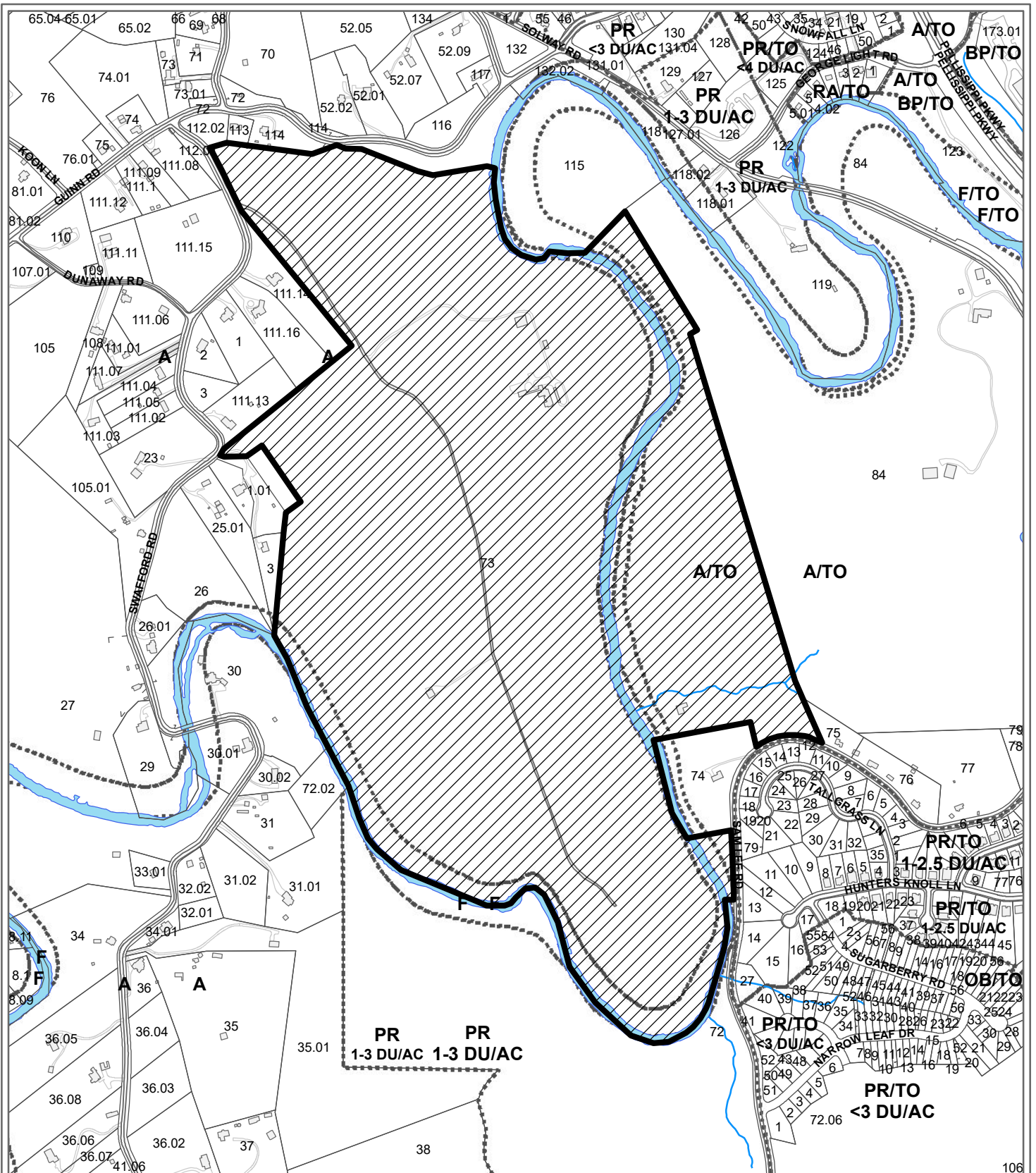
West: Single family residential, rural residential, agriculture - A (Agriculture) / PR (Planned Residential)

Comments: The PR/TO zoning is consistent with the sector plan designation of MU-SD (Mixed Use Special District) NWCO-6 Pellissippi State Community College / Beaver Creek, which allows consideration of residential zoning. The PR/TO zoning will require a Certificate of Appropriateness approval by the TTCDA Board if the use is a use other than single family residential and/or duplexes. 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.

**Design Guideline
Conformity:****Waivers and Variances
Requested:** N/A**Staff Recommendation:**

APPROVE the Certificate of Appropriateness for a rezoning to PR (Planned Residential) / TO (Technology Overlay) zoning.



**5-E-20-TOR
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Rezoning

Original Print Date: 4/23/2020 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Benjamin C. Mullins, Esq. o/b/o
 Ann Rowland

Map No: 103
 Jurisdiction: County
 0 500
 Feet





CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Benjamin C. Mullins, Esq. o/b/o Ann Rowland
 Date Filed: 4/3/2020 Fee Paid: \$175.00 File Number: 5-E-20-TOR
 Map Number: 103 Zoning District: A/TO and A
 Jurisdiction: City _____ Councilmanic District County 6 Commission District

PROPERTY INFORMATION

ADDRESS: 3324 Swafford Road
STREET NUMBER AND NAME

GENERAL LOCATION: Northwest County, Southwest of Solway, off of Swafford Road
East side of Swafford Rd, south of Guinn Rd.

PARCEL NUMBER(S): 103073

SIZE OF TRACT: 248.99 ACRES SQUARE FEET

PURPOSE OF REQUEST

- BUILDING PERMIT – New Construction
- BUILDING PERMIT – Expansion or Renovation
- BUILDING PERMIT – Grading Plan
- REZONING
 From: A; A/TO
 To: PR - 3 DU/AC + PR/TO
- SIGNAGE
- ZONING VARIANCE – (Describe and give reason)

NOTE: Four (4) copies of all plan materials are required to process the application. Please check all that apply:

- DEVELOPMENT PLAN
- BUILDING ELEVATIONS
- FLOOR PLAN
- LANDSCAPE PLAN WITH SCHEDULE
- SIGNAGE PLAN
- OFF-STREET PARKING PLAN
- OTHER: Rezoning/Development Request attached.

APPLICATION CORRESPONDENCE – All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Benjamin C. Mullins, Esq. Phone: (865) 546-9321 Fax: (865) 637-5249
 Mailing Address: Frantz, McConnell & Seymour, LLP; P.O. Box 39; Knoxville, TN 37901

APPLICATION AUTHORIZATION – I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

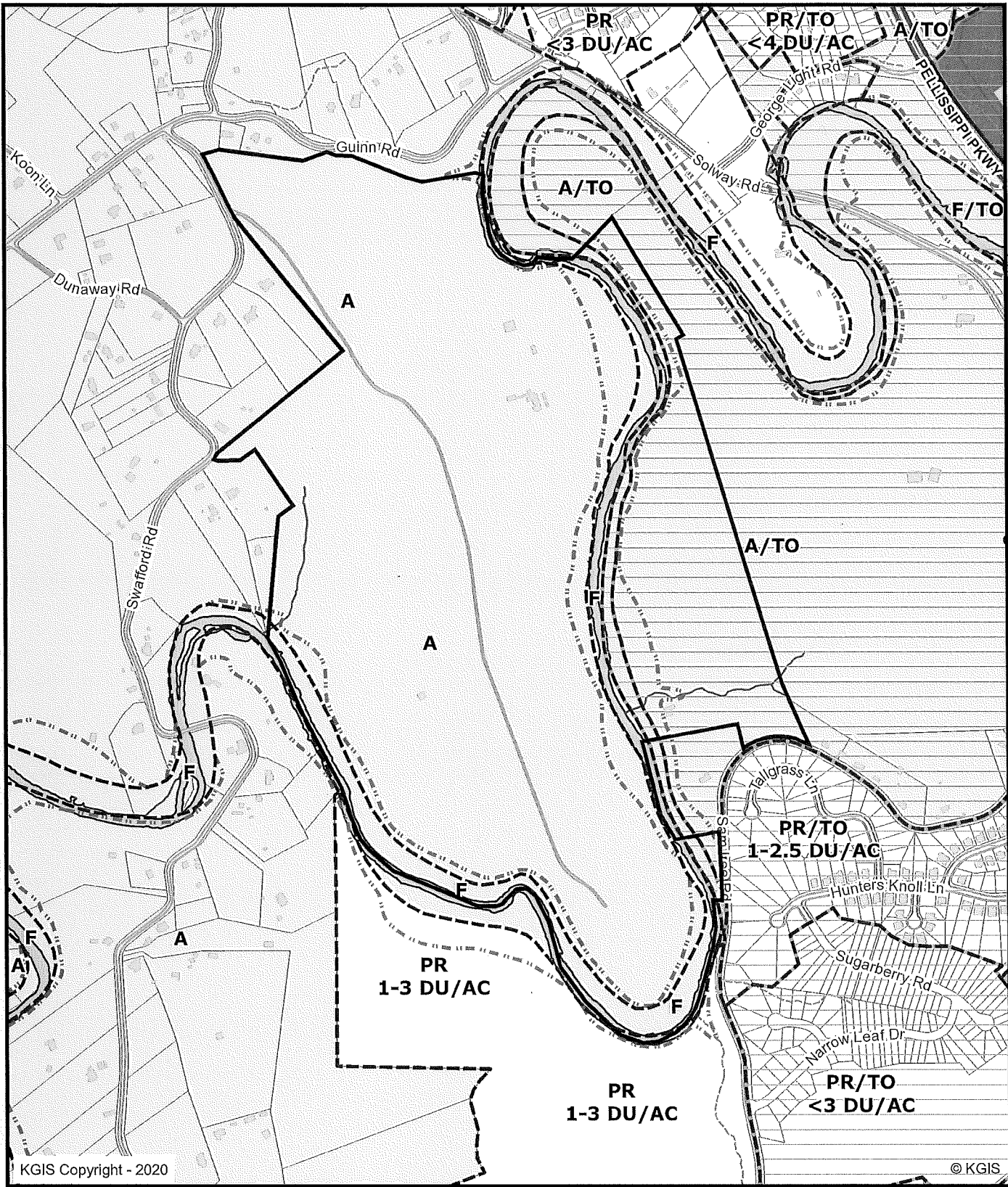
Signature: _____

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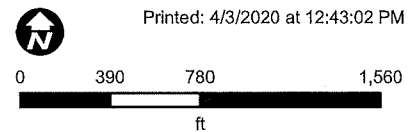
APPLICATION ACCEPTANCE – Staff Member who accepted this application:

Thomas Buckle



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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