

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 10-H-20-RZ **Related File Number:**
Application Filed: 8/21/2020 **Date of Revision:**
Applicant: RELIANCE DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: Southeast side of Coward Mill Rd., southwest of Byington Solway Rd.
Other Parcel Info.:
Tax ID Number: 90 08102 & 08101 **Jurisdiction:** County
Size of Tract: 12.38 acres
Accessibility: Access is via Coward Mill Rd., a minor collector street with 17 feet of pavement width within 50 feet of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is a mix of rural residential and single family residential abutting the industrial and office areas along Karns Valley Drive and the Veteran's Home along Coward Mill Road. Steep slopes surrounding Beaver Creek and the railroad characterize this area.

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

Street: 10134 & 10120 Coward Mill Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) 2.5 du/ac and F (Floodway)
Former Zoning:
Requested Zoning: PR (Planned Residential) 3.5 du/ac and F (Floodway)
Previous Requests:
Extension of Zone: The property is currently zoned PR (Planned Residential)
History of Zoning: 4-F-18-RZ: I to PR up to 2.5 du/ac

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve PR (Planned Residential) up to 3.5 du/ac because it is consistent with the surrounding development and the Northwest County Sector Plan.

Staff Recomm. (Full):

Comments:

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these).

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The population of Knox County continues to grow and additional opportunities for residential development are needed.
2. Residential zoning in the area allows similar densities.
3. A new middle school was also added to this area since the last request for rezoning in 2018.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The proposed amendment to PR zoning is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.
2. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The staff recommended maximum density of 3.5 du/ac could result in a build out of a total of 43.4 dwelling units.
4. The property contains land in the HP (Hillside and Ridgetop Protection) area. The slope analysis supports 3.72 du/ac.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The request does not appear to be in conflict with any adopted plans.

Action:

Approved

Meeting Date: 10/8/2020

Details of Action:

Summary of Action:

Approve PR (Planned Residential) up to 3.5 du/ac because it is consistent with the surrounding development and the Northwest County Sector Plan.

Date of Approval:

10/8/2020

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Commission

Date of Legislative Action: 11/16/2020

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: