

CASE SUMMARY

APPLICATION TYPE: TTCDA

REZONING



File Number: 11-A-20-TOR **Related File Number:**
Application Filed: 9/24/2020 **Date of Revision:**
Applicant: WATERLOO CONSTRUCTION, LLC

PROPERTY INFORMATION

General Location: Northeast side of Coward Mill Road, east of Pellissippi Parkway, east side of Red Barn Road
Other Parcel Info.:
Tax ID Number: 103 091 **Jurisdiction:** County
Size of Tract: 5.4 acres
Accessibility: Access is via Coward Mill Road, a minor collector, with a pavement width of 16.8 feet within a right-of-way width of 60 feet. The Cherahala Boulevard extension is proposed to go through this general area to connect to Horseshoe Bend Lane and may provide additional access in the future.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residence
Surrounding Land Use:
Proposed Use: Not known at this time **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context:

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

Street: 10607 Coward Mill Rd.
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: PR (Planned Residential) / 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

Variations Requested: None noted.

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 PR (Planned Residential) / TO (Technology Overlay) zoning.

Comments: The PR/TO zoning is consistent with the recommended sector plan designation of LDR (Low Density Residential). The adjacent property to the west is under construction for single family residential. The adjacent property to the east is proposed to become the site of a new elementary school. The proposed extension of Cheralala Boulevard to Horseshoe Bend is expected to pass through this general area providing additional access opportunities. The West Knox Utility District has recently added a new wastewater treatment facility to expand capacity in the Northwest County Sector. Since the adoption of the Northwest County Sector Plan in 2016, a new middle school has been constructed and a new elementary school is planned for the sector adjacent to this parcel, which was unanticipated at the time of plan adoption. 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.

Action: Approved

Meeting Date: 11/9/2020

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

Summary of Action:

Date of Approval: 11/9/2020

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: