

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**



**File Number:** 11-B-20-UR                      **Related File Number:** 11-SA-20-C  
**Application Filed:** 9/28/2020              **Date of Revision:**  
**Applicant:** RELIANCE DEVELOPMENT, LLC

## **PROPERTY INFORMATION**

**General Location:** Southeast side of Coward Mill Road, southwest of Byington Solway Road  
**Other Parcel Info.:**  
**Tax ID Number:** 90 08101 & 08102                      **Jurisdiction:** County  
**Size of Tract:** 12.38 acres  
**Accessibility:**

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR (Low Density Residential) / HP (Hillside Prote)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

## **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)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## **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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for up to 40 detached dwellings on individual lots and a reduction of the 35' peripheral setback on Lot 1 to 25' along the northern lot line and 20' along the eastern lot line, and on Lots 14 and 15 to 30' along the southeastern lot line, subject to 1 condition.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a concept plan and use-on-review.

Comments:

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed residential subdivision will have minimal impact on local services since utilities are available to serve this site.
- 2. With the improvements to Coward Mill Road by Knox County, the development should have minimal impact on the road system.
- 3. If Knox County Commission approves the rezoning as requested, the proposed residential subdivision at a density of 3.23 du/ac is consistent in use and density the zoning on the property (PR up to 3.5 du/ac).

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
- 2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use in is harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for low density residential uses with a maximum density of 5 du/ac. The proposed subdivision at a density of 3.23 du/ac is consistent with the sector plan.
- 2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 11/12/2020

Details of Action:

Summary of Action: APPROVE the development plan for up to 40 detached dwellings on individual lots and a reduction of the 35' peripheral setback on Lot 1 to 25' along the northern lot line and 20' along the eastern lot line, and on Lots 14 and 15 to 30' along the southeastern lot line, subject to 1 condition.

Date of Approval: 11/12/2020

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Board of Zoning Appeals

**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:**