

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 11-D-20-SP Related File Number: 11-I-20-RZ
Application Filed: 9/28/2020 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: Agriculture/forestry/vacant
Surrounding Land Use:
Proposed Use: **Density:** 5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** TP (Technology Park)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area is within the Tennessee Technology Corridor and is transitioning from large lot agricultural to rural residential and single family residential.

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: PR is adjacent to the west.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: TP (Technology Park) / HP (Hillside Protection)

Requested Plan Category: LDR (Low Density Residential) / HP (Hillside Protection)

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 LDR (Low Density Residential) / HP (Hillside Protection) designation because it is consistent with the adjacent development.

Staff Recomm. (Full):

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

- 1. The adjacent property to the west is under construction for single family residential.
- 2. The adjacent property to the east is proposed to become the site of a new elementary school.
- 2. The proposed extension of the Cherhala Boulevard to Horseshoe Bend is expected to pass through this general area providing additional access opportunities.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

- 1. The West Knox Utility District has recently added a new wastewater treatment facility to expand capacity in the Northwest County Sector.
- 2. 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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

- 1. There are no significant errors or omissions in the plan.
- 2. This area is within the Planned Growth Area of the Growth Policy Plan and is served by water and wastewater utilities.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

- 1. The population of Knox County continues to grow as does the demand for additional housing opportunities.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved

Meeting Date: 11/12/2020

Details of Action:

Summary of Action: Approve LDR (Low Density Residential) / HP (Hillside Protection) designation because it is consistent with the adjacent development.

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 Commission

Date of Legislative Action: 12/21/2020

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: