

# CASE SUMMARY

APPLICATION TYPE: REZONING

## NORTHWEST COUNTY SECTOR PLAN AMENDMENT



File Number: 11-I-20-RZ                      Related File Number: 11-D-20-SP  
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:

### GENERAL LAND USE INFORMATION

Existing Land Use:  
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:

### 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: TP (Technology Park)  
Requested Plan Category: LDR (Low Density Residential)

**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) zoning up to 5 du/ac / TO (Technology Overlay) because it is compatible with the adjacent zoning and adjacent to the proposed new elementary school.

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 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.
3. The Cherahala Boulevard Extension is also proposed for this general area connecting to Horseshoe Bend Rd.

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 area is presently zoned for a mix of business park, residential and agricultural land uses.
2. The property will likely be within the Parental Responsibility Zone for the new proposed elementary school and sidewalks should be considered to provide a pedestrian connection for students residing in the proposed residential subdivision and the forthcoming adjacent elementary school to the east.
3. The adjacent property to the west is under construction for a single family residential subdivision with sidewalks.
4. If rezoned with the maximum density allowed, the development could hold up to 27 dwelling units.
5. A Transportation Impact Study may be required to be submitted as part of a forthcoming Use on Review / Concept Plan application for the development of this site.

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 staff recommended rezoning to PR up to 5 du/ac is consistent with the recommended plan amendment to LDR (Low Density Residential) for the Northwest County Sector Plan at this location.
2. The staff recommended rezoning of PR up to 5 du/ac does not appear to be in conflict with any other adopted plans.

Action:

Approved

Meeting Date: 11/12/2020

Details of Action:

Summary of Action:

Approve PR (Planned Residential) zoning up to 5 du/ac / TO (Technology Overlay) because it is compatible with the adjacent zoning and adjacent to the proposed new elementary school.

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

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved as Modified

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

Approved PR / TO up to 3.8 du/ac

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**