

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 11-SA-20-C                      Related File Number: 11-B-20-UR  
Application Filed: 9/24/2020                      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: 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: Agricultural  
Surrounding Land Use: North: Rural residential / A (Agricultural)  
South: Industrial / I (Industrial)  
East: Rural residential, Public/quasi-public / PR (Planned Residential), I (Industrial)  
West: Beaver Creek, Rural residential / F (Floodway), A (Agricultural)  
Proposed Use: Detached residential subdivision                      Density: 3.23 du/ac  
Sector Plan: Northwest County                      Sector Plan Designation:  
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: Sycamore Creek at Hardin Valley

No. of Lots Proposed: 40                      No. of Lots Approved: 0

Variances Requested: ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:

- 1) INCREASE MINIMUM INTERSECTION GRADE AT THE SONGBIRD LANE INTERSECTION WITH SYCAMORE CREEK LANE FROM 1% TO 3%
- 2) INCREASE MINIMUM INTERSECTION GRADE AT THE SNOW POND RD INTERESECTION WITH SYCAMORE CREEK LANE FROM 1% TO 3%
- 3) INCREASE MINIMUM INTERSECTION GRADE AT THE SNOW POND RD INTERESECTION WITH SONGBIRD LANE FROM 1% TO 3%
- 4) INCREASE MINIMUM INTERSECTION GRADE AT THE SYCAMORE CREEK LANE INTERSECTION WITH COWARD MILL ROAD FROM 1% TO 2%

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 Concept Plan subject to 10 conditions.

- Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
  2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
  3. Providing a 25' common area along the Coward Mill Road frontage, as shown on the Concept Plan.
  4. Dedication of Coward Mill Road right-of-way as required by Knox County Engineering and Public Works for the pending improvements and realignment of Coward Mill Road.
  5. Revising Sycamore Creek Lane at the Coward Mill Road intersection, if required by Knox County Engineering and Public Works, to work with the proposed profile and pavement edge of the pending Coward Mill Road improvement project.
  6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  7. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
  8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas and stormwater/drainage facilities.
  9. Submitting the certification of design plan approval form to Planning Commission staff prior to final plat review by the Planning Commission or Planning staff, as required by the Knoxville-Knox County Subdivision Regulations (Section 2.08, Design Plan -- Major Subdivisions).
  10. Obtaining approval from Knox County Commission to rezone the property to PR (Planned Residential) at a density that supports the requested density (a minimum of 3.23 du/ac). If the approved density is less than 3.23 du/ac, lots must be combined to reduce the density to conform with the approved density for the site.

Comments: The applicant is proposing to subdivide this 12.38-acre tract into 40 detached residential lots and common area at a density of 3.23 du/ac. The Planning Commission recommended rezoning the property to PR up to 3.5 du/ac in October 2020 (10-H-20-RZ). The rezoning will be considered for approval by Knox County Commission at their 11/16/2020 meeting.

Knox County Schools has proposed a new elementary school a little less than 1 mile to the west on Coward Mill Road. This would put the subdivision within the Parental Responsibility Zone which would

require a sidewalk to be installed along the Coward Mill Road frontage of this development. However, in conjunction with the new school, Knox County is planning to improve Coward Mill Road which will include a sidewalk on at least one side of the road, so this development will not be required to install the sidewalk. Coward Mill Road will also be realigned as it crosses over Beaver Creek at the northwest corner of the property. Approximately 15,500 sqft of the subject site will be dedicated for this realignment.

The 25' wide common open space located along the Coward Mill Road frontage is being provided so the double frontage lots are not required to have a depth of 150' (Section 3.02.A.4 -- Double Frontage Lots -- Subdivision Regulations). A walking trail is provided through the common area on the western side of the development, above the Beaver Creek floodplain, that connects the Songbird Lane cul-de-sac to Snow Pond Road.

The property is entirely within the hillside protection (HP) area with the majority of the steep slopes being located in the 50' undisturbed riparian stream buffer on the western portion of the property (see the attached slope analysis). The maximum disturbance recommended by the hillside protection plan is 9.63 acres of the total 12.38 acres. The proposed land disturbance based on the grading plan is approximately 10.5 acres which is greater than recommended, however, the existing trees on the site are mainly located along the creek and most of this will be protected as part of the undisturbed riparian stream buffer.

**Action:** Approved **Meeting Date:** 11/12/2020

**Details of Action:**

**Summary of Action:** APPROVE the Concept Plan subject to 10 conditions.

**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 Chancery Court

**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:**