

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 4-SE-21-C Related File Number: 4-E-21-UR
Application Filed: 2/22/2021 Date of Revision:
Applicant: WATERLOO CONSTRUCTION, LLC

PROPERTY INFORMATION

General Location: North side of Coward Mill Rd., East of Pellissippi Pkwy
Other Parcel Info.:
Tax ID Number: 103 091 Jurisdiction: County
Size of Tract:
Accessibility: Access is via Coward Mill Rd, a two-lane minor collector street with 18ft of pavement within 50ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land and residence
Surrounding Land Use: North: Agricultural land, dwelling, future elementary school - BP/TO (Business and Technology Park / Technology Overlay)
South: Vacant land - BP/TO (Business and Technology Park / Technology Overlay)
East: Agricultural land and dwelling - PR/TO (Planned Residential / Technology Overlay)
West: Single detached dwellings - PR/TO (Planned Residential / Technology Overlay)
Proposed Use: Detached residential subdivision Density: 3.68 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: 10607 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: Hill Wind Subdivision

No. of Lots Proposed: 20 No. of Lots Approved:

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.): WITHDRAW the application as requested by the applicant.

Staff Recomm. (Full): The applicant is requesting withdrawal to allow time to coordinate with Knox County on the Cherahala Blvd extension which is proposed to pass through the subject site.

Comments: This proposal is for a 20 lot residential subdivision that includes an extension of the Cherahala Blvd on the north side of Coward Mill Road. Knox County is planning to extend Cherahala Blvd from its current terminus south of Coward Mill Road and improve Coward Mill Road from Pellissippi Pkwy to the East Tennessee Veterans Home because of the pending construction of an elementary school on the adjacent property to the north of the subject site.

Action: Withdrawn Meeting Date: 5/13/2021

Details of Action:

Summary of Action: WITHDRAW the application as requested by the applicant.

Date of Approval: Date of Denial: Postponements: 4/8/2021

Date of Withdrawal: 5/14/2021 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: