



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 11-I-20-RZ

AGENDA ITEM #: 20

11-D-20-SP

AGENDA DATE: 11/12/2020

► **APPLICANT:** WATERLOO CONSTRUCTION LLC

OWNER(S): Estate of Todd Zimmerman

TAX ID NUMBER: 103 091

[View map on KGIS](#)

JURISDICTION: Commission District 6

STREET ADDRESS: 10607 Coward Mill Rd.

► **LOCATION:** Northeast side of Coward Mill Road, east of Pellissippi Parkway, east side of Red Barn Road

► **TRACT INFORMATION:** 5.4 acres.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

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.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

► **PRESENT PLAN DESIGNATION/ZONING:** TP (Technology Park) / HP (Hillside Protection) / BP (Business and Technology) / TO (Technology Overlay)

► **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential) / HP (Hillside Protection) / PR (Planned Residential) / TO (Technology Overlay)

► **EXISTING LAND USE:** Agriculture/forestry/vacant

► **DENSITY PROPOSED:** 5 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: PR is adjacent to the west.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North:	Public/quasi-public - TP (Technology Park) / HP (Hillside Protection)
South:	Single family residential, rural residential - LDR (Low Density Residential)
East:	Agriculture/forestry/vacant - LDR (Low Density Residential) / HP (Hillside Protection)
West:	Single family residential - LDR (Low Density Residential)

NEIGHBORHOOD CONTEXT: The area is within the Tennessee Technology Corridor and is transitioning from large lot agricultural to rural residential and single family residential.

STAFF RECOMMENDATION:

- ▶ **Approve LDR (Low Density Residential) designation because it is consistent with the adjacent development.**

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

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.
3. 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.

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 Cherhala 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 27 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 27 du/ac does not appear to be in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 312 (average daily vehicle trips)

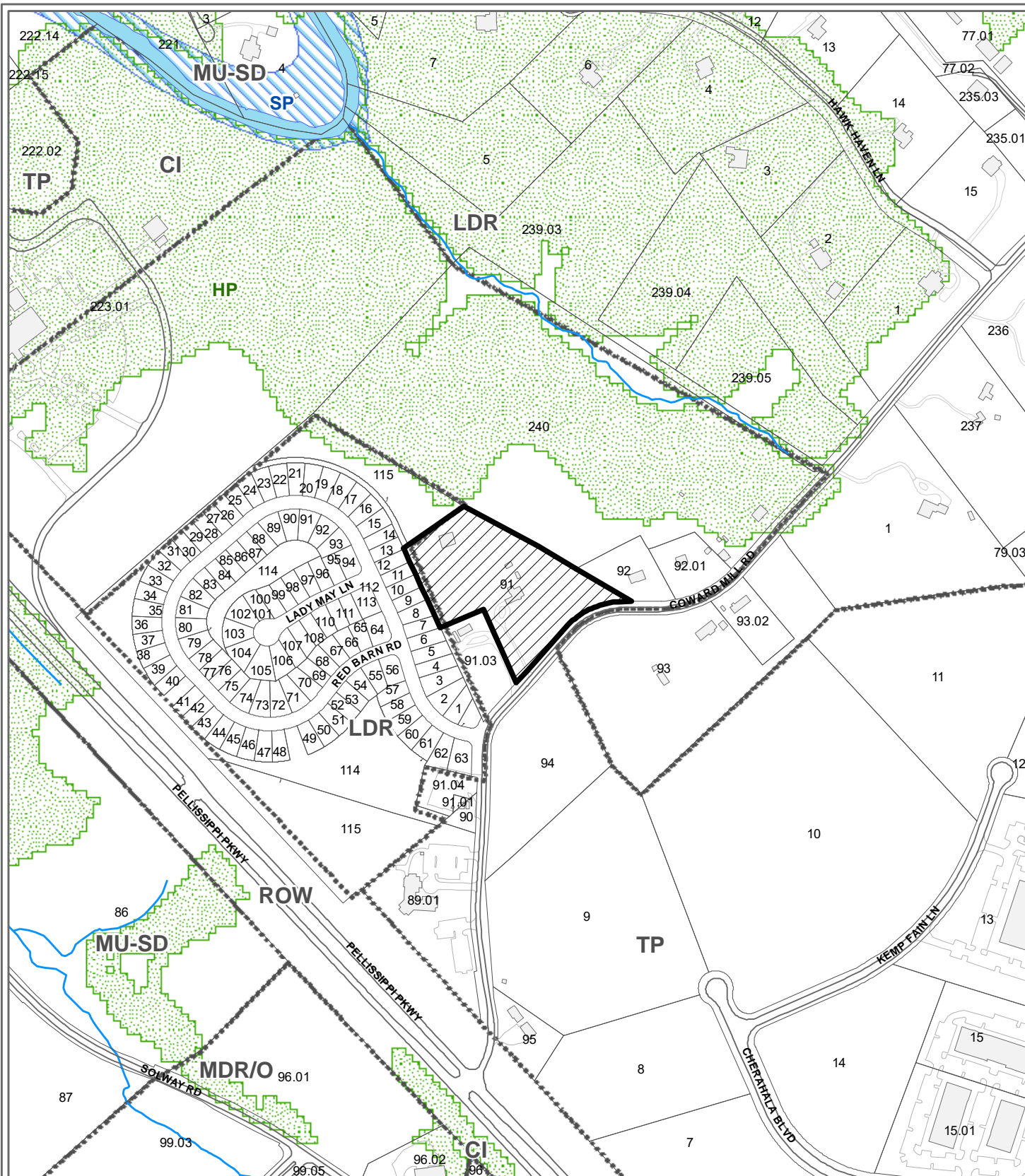
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 11 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Karns High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 12/21/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**11-D-20-SP / 11-I-20-RZ
NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

From: TP (Technology Park)

To: LDR (Low Density Residential)



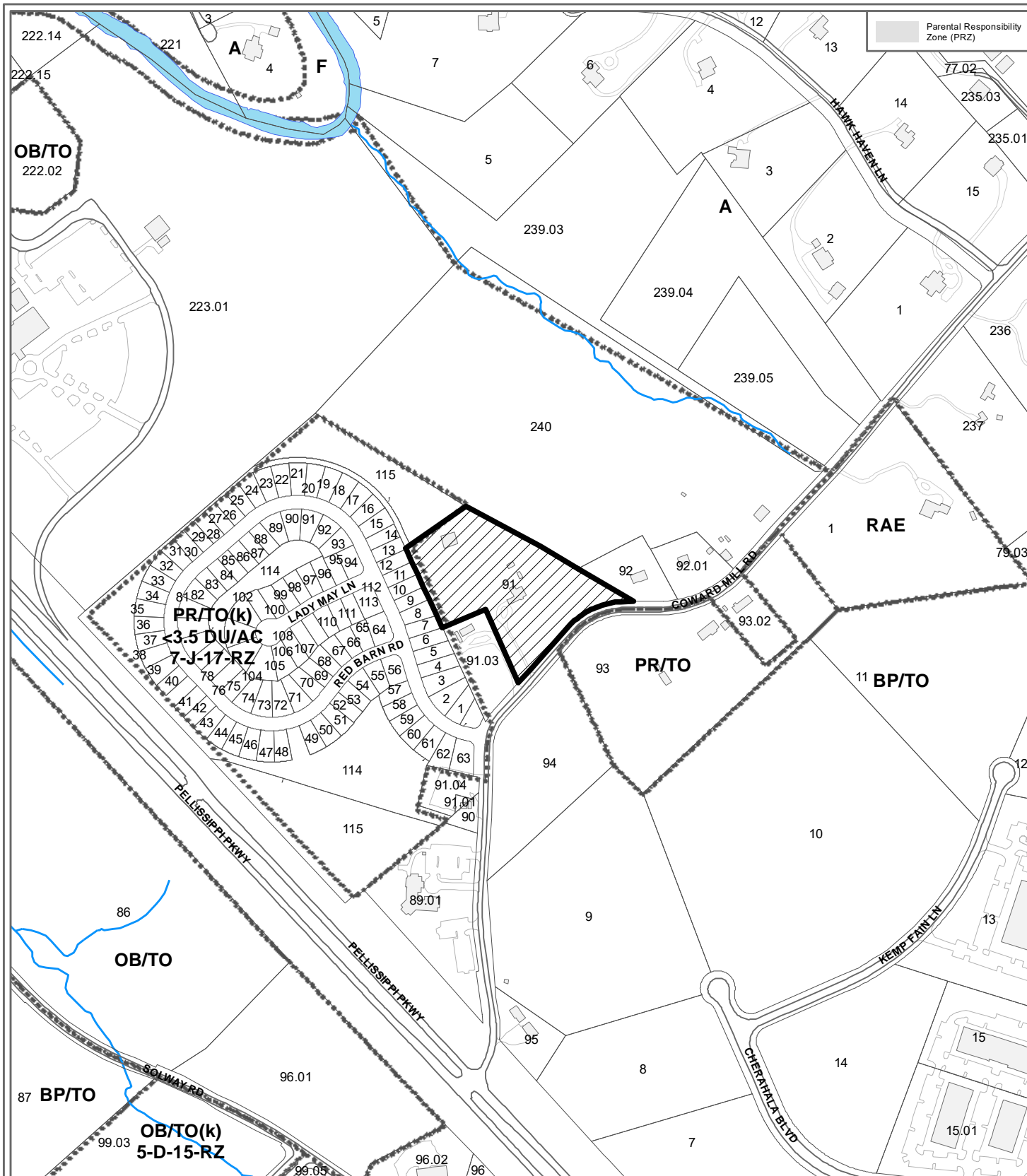
Original Print Date: 10/20/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Waterloo Construction LLC

Map No: 103

Jurisdiction: County





11-I-20-RZ REZONING

From: BP (Business and Technology) / TO (Technology Overlay)

To: PR (Planned Residential) / TO (Technology Overlay)



Original Print Date: 10/20/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Waterloo Construction LLC

Map No: 103

Jurisdiction: County

0 500
Feet



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE NORTHWEST COUNTY SECTOR PLAN**

***WHEREAS**, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

***WHEREAS**, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the Northwest County Sector Plan, consistent with the requirements of the General Plan; and*

***WHEREAS**, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

***WHEREAS**, Waterloo Construction, LLC. has submitted an application to amend the Sector Plan from Technology Park to Low Density Residential for property described in the application; and*

***WHEREAS**, the Planning Commission staff recommends approval of an amendment to the Northwest County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

***WHEREAS**, the Planning Commission, at its regularly scheduled public hearing on November 12, 2020, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the Northwest County Sector Plan, with its accompanying staff report and map, file #11-D-20-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

Exhibit B. 11-I-20-RZ & 11-D-20-RZ Contextual Images

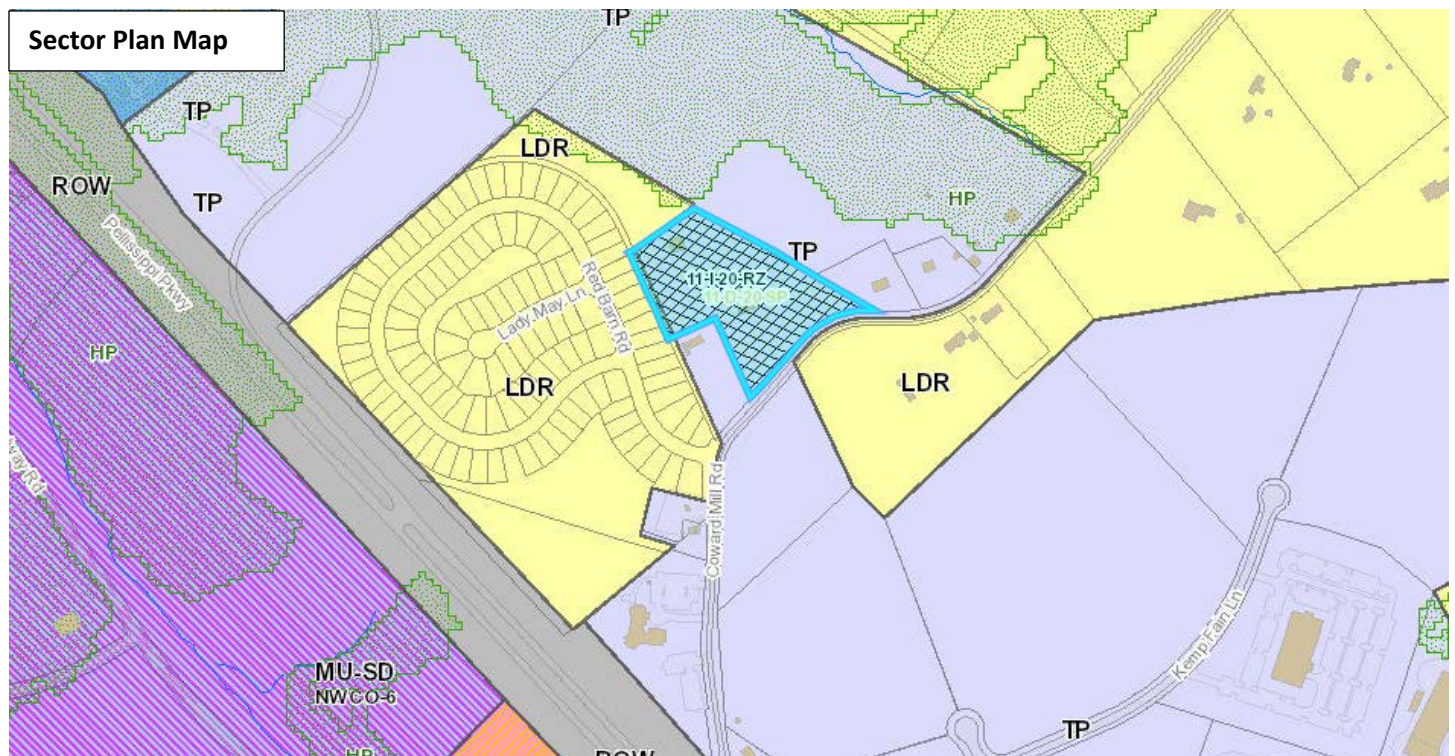
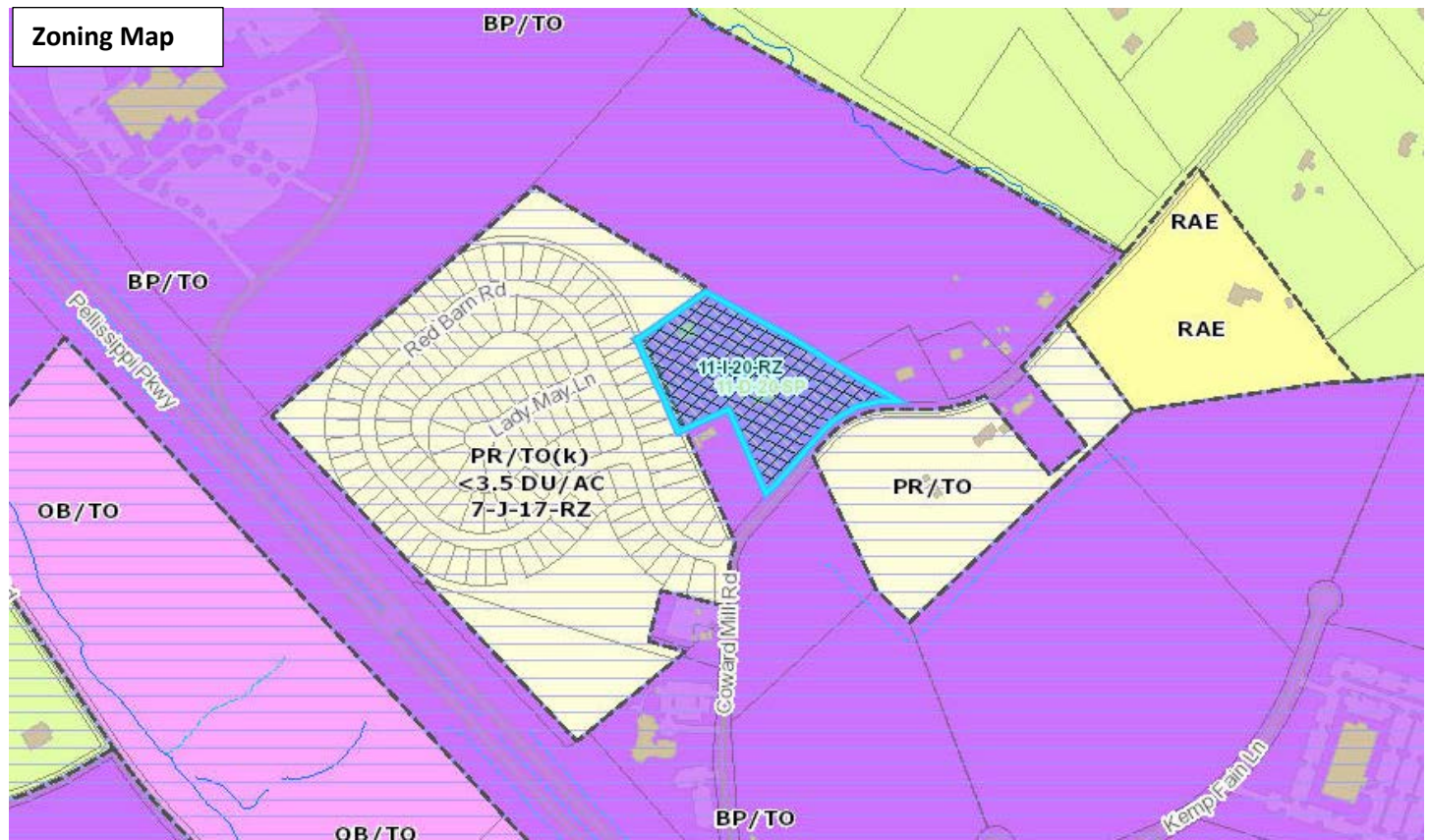
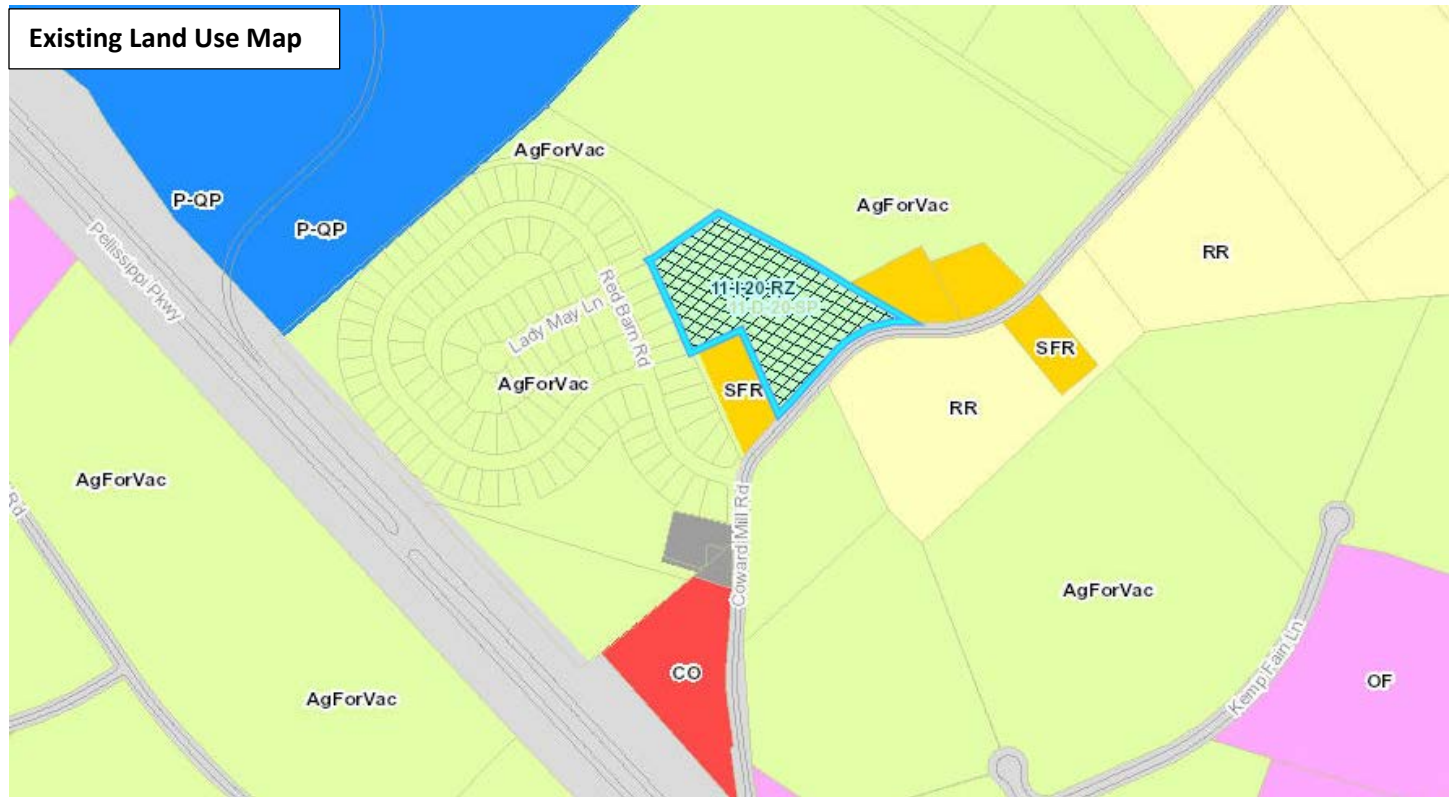


Exhibit B. 11-I-20-RZ & 11-D-20-RZ Contextual Images





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☒ Plan Amendment
☒ SP ☐ OYP
☒ Rezoning

Waterloo Construction LLC.

Applicant Name

Contract Holder

Affiliation

9/24/2020

Date Filed

11/12/2020

Meeting Date (if applicable)

11-I-20-RZ
11-D-20-SP

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Owner ☒ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

John P. Valliant Jr.

Name

Valliant & Harrison

Company

800 S. Gay Street, Suite 1650

Address

Knoxville

City

TN

State

37929

ZIP

865-637-0134

Phone

jvalliantjr@gmail.com

Email

CURRENT PROPERTY INFO

Estate of Todd Zimmerman

Owner Name (if different)

10607 Coward Mill Rd.

Owner Address

Owner Phone

10607 Coward Mill Rd.

Property Address

103 091

Parcel ID

STAFF USE ONLY

North Side Coward Mill Rd.

General Location

east of Pellissippi Pkwy
E/S Red Barn Rd.

5.4

Tract Size

6th

Jurisdiction (specify district above)

☐ City ☒ County

BP/TO

Zoning District

NW County

Planning Sector

Vacant

Existing Land Use

TP

Sector Plan Land Use Classification

N

Septic (Y/N)

WKUD

Sewer Provider

Planned Growth

Growth Policy Plan Designation

WKUD

Water Provider

DEVELOPMENT REQUEST☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA☐ Residential ☐ Non-Residential

Home Occupation (specify)

Other (specify)

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

☐ Combine Parcels☐ Divide Parcel

Unit / Phase Number

Total Number of Lots Created

☐ Other (specify)☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST☒ Zoning Change **Planned Residential**

Proposed Zoning

☒ Plan Amendment Change **LDR**

Proposed Plan Designation(s)

Pending Plat File Number

5.00 *1 du/lac*
Proposed Density (units/acre)

None Known

Previous Rezoning Requests

☐ Other (specify)**STAFF USE ONLY****PLAT TYPE**☐ Staff Review ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**☐ Design Plan Certification (*Final Plat*)☐ Use on Review / Special Use (*Concept Plan*)☐ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

0327 1540.00

Fee 2

0527 800.00

Fee 3

2,340.00

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

865-637-0134

Phone Number

Staff Signature

John P. Valliant Jr.

Please Print

jvalliantjr@gmail.com

Email

Marc Payne

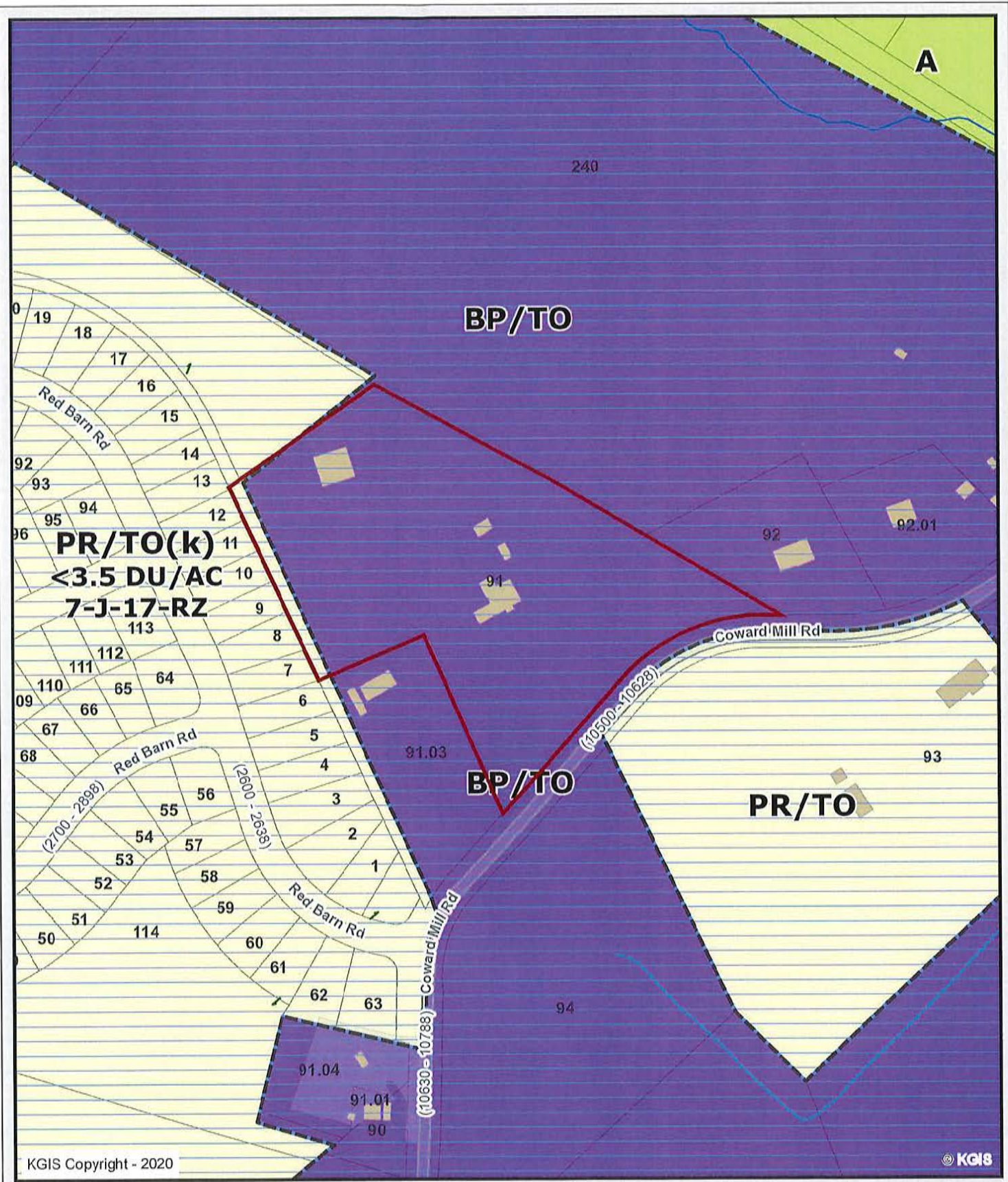
Please Print

9/24/2020

Date

9/24/2020

Date

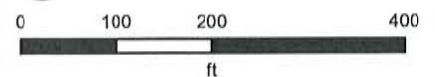


Letter Portrait
11-I-20-RZ / 11-D-20-SP
9/24/2020

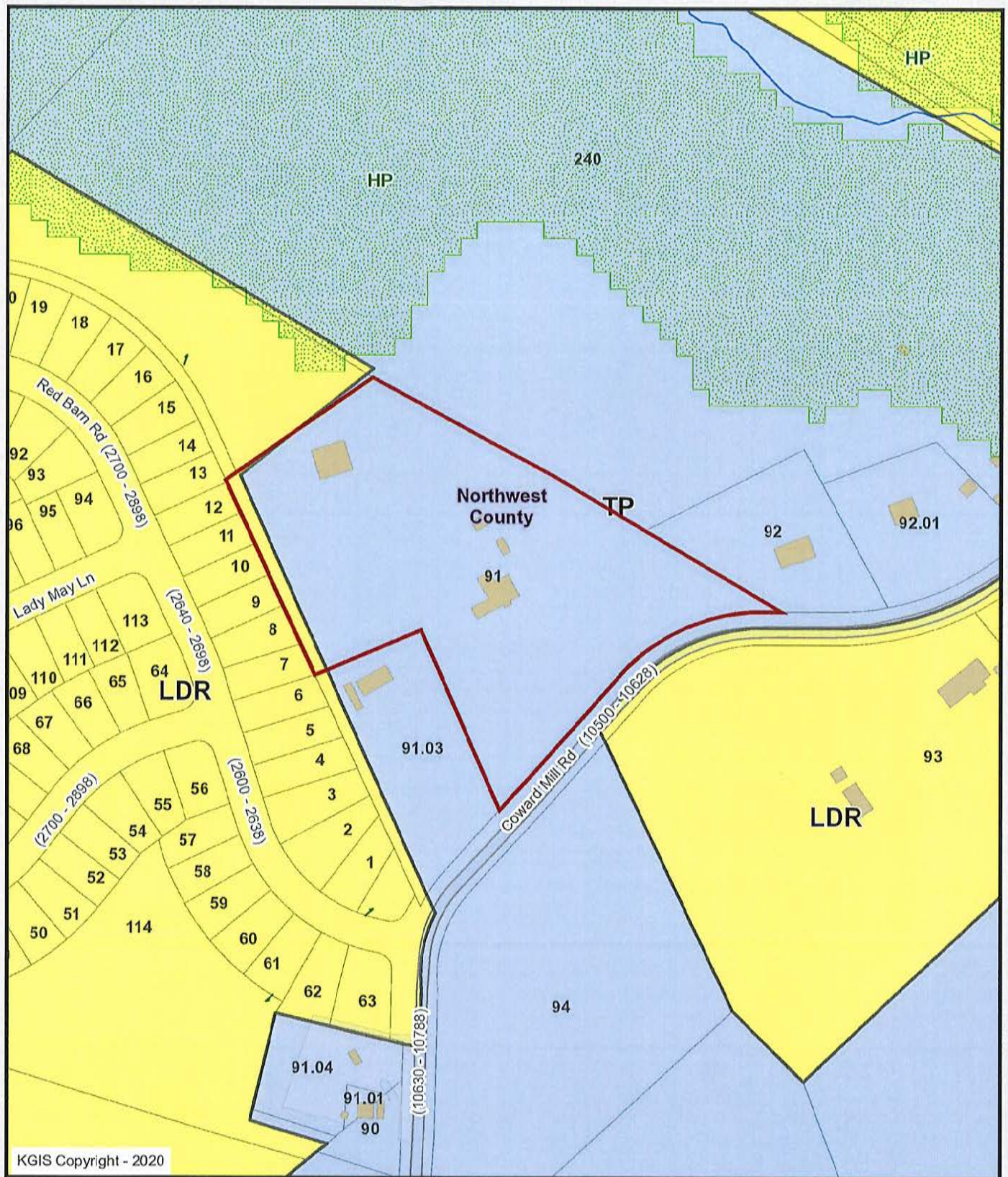
Knoxville - Knox County - KUB Geographic Information System



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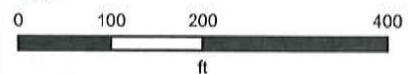
Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

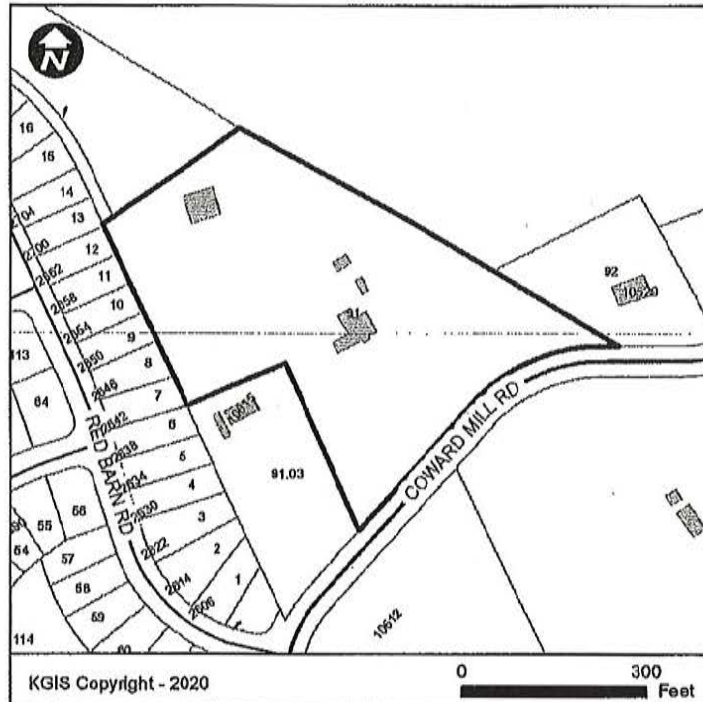
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Parcel 103 091 - Property Map and Details Report



Property Information

Parcel ID: 103 091
 Location Address: 10607 COWARD MILL RD
 CLT Map: 103
 Insert:
 Group:
 Condo Letter:
 Parcel: 91
 Parcel Type: NORMAL
 District: W6
 Ward:
 City Block:
 Subdivision:
 Rec. Acreage: 0
 Calc. Acreage: 5.40
 Recorded Plat: -
 Recorded Deed: 1982 - 1160
 Deed Type: Deed:Special Wa
 Deed Date: 3/24/1989

Address Information

Site Address: 10607 COWARD MILL RD
 KNOXVILLE - 37931
 Address Type: DWELLING, SINGLE-FAMILY
 Site Name:
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Political Districts

Voting Precinct: 64
 Voting Location: Solway Church of God
 3317 SOLWAY RD
 TN State House: 89 Justin Lafferty
 TN State Senate: 5 Randy McNally
 County Commission: 6 Terry Hill
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Bliggs
 School Board: 6 Terry Hill
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

ZIMMERMANN ALBERT J & RUBY IMOGENE
 10607 COWARD MILL RD
 KNOXVILLE, TN 37931
 The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Knoxville-Knox Co. Planning Information

Census Tract: 59.08
 Planning Sector: Northwest County
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

School Zones

Elementary: HARDIN VALLEY ELEMENTARY
 Intermediate:
 Middle: HARDIN VALLEY MIDDLE
 High: KARNS HIGH
 Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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