

REZONING REPORT

▶ **FILE #:** 10-H-20-RZ

AGENDA ITEM #: 17

AGENDA DATE: 10/8/2020

▶ **APPLICANT:** RELIANCE DEVELOPMENT, LLC

OWNER(S): Angela Fann & Wilma Teague

TAX ID NUMBER: 90 08102 & 08101

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10134 & 10120 Coward Mill Rd.

▶ **LOCATION:** Southeast side of Coward Mill Rd., southwest of Byington Solway Rd.

▶ **APPX. SIZE OF TRACT:** 12.38 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Coward Mill Rd., a minor collector street with 17 feet of pavement width within 50 feet of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **PRESENT ZONING:** PR (Planned Residential) 2.5 du/ac and F (Floodway)

▶ **ZONING REQUESTED:** PR (Planned Residential) 3.5 du/ac and F (Floodway)

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

▶
EXTENSION OF ZONE: The property is currently zoned PR (Planned Residential)

HISTORY OF ZONING: 4-F-18-RZ: I to PR up to 2.5 du/ac

SURROUNDING LAND USE AND ZONING: North: Rural residential - A (Agricultural)

South: Industrial - I (Industrial)

East: Public/quasi-public - PR (Planned Residential), I (Industrial)

West: Rural residential - F (Floodway), A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is a mix of rural residential and single family residential abutting the industrial and office areas along Karns Valley Drive and the Veteran's Home along Coward Mill Road. Steep slopes surrounding Beaver Creek and the railroad characterize this area.

STAFF RECOMMENDATION:

▶ **Approve PR (Planned Residential) up to 3.5 du/ac because it is consistent with the surrounding development and the Northwest County Sector Plan.**

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 population of Knox County continues to grow and additional opportunities for residential development are needed.
2. Residential zoning in the area allows similar densities.
3. A new middle school was also added to this area since the last request for rezoning in 2018.

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 staff recommended maximum density of 3.5 du/ac could result in a build out of a total of 43.4 dwelling units.
4. The property contains land in the HP (Hillside and Ridgetop Protection) area. The slope analysis supports 3.72 du/ac.

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 request does not appear to be in conflict with any adopted plans.

ESTIMATED TRAFFIC IMPACT: 478 (average daily vehicle trips)

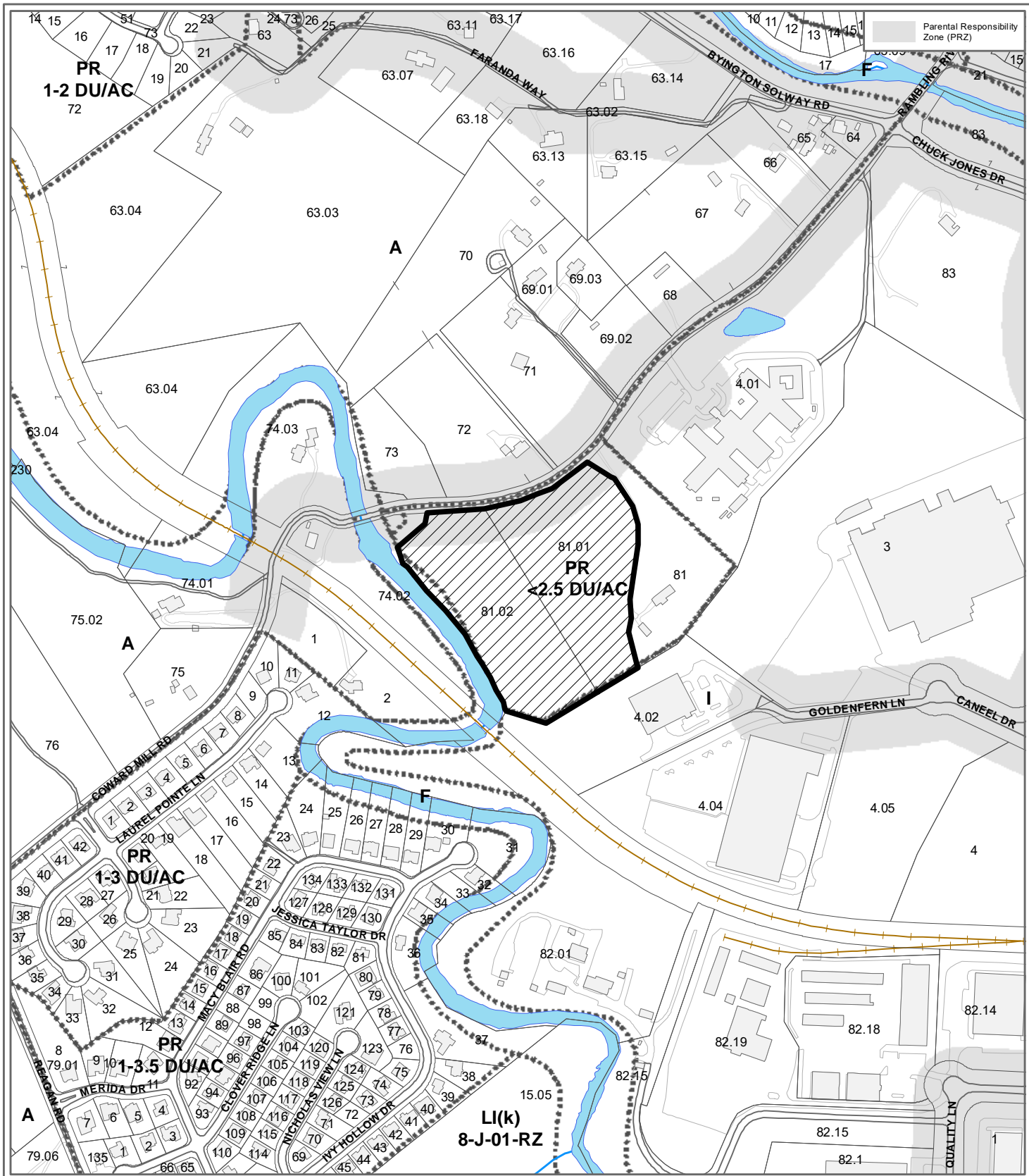
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 18 (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 11/16/2020. 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.



**10-H-20-RZ
REZONING**

From: PR (Planned Residential) 2.5 du/ac

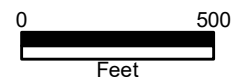
To: PR (Planned Residential) 3.5 du/ac



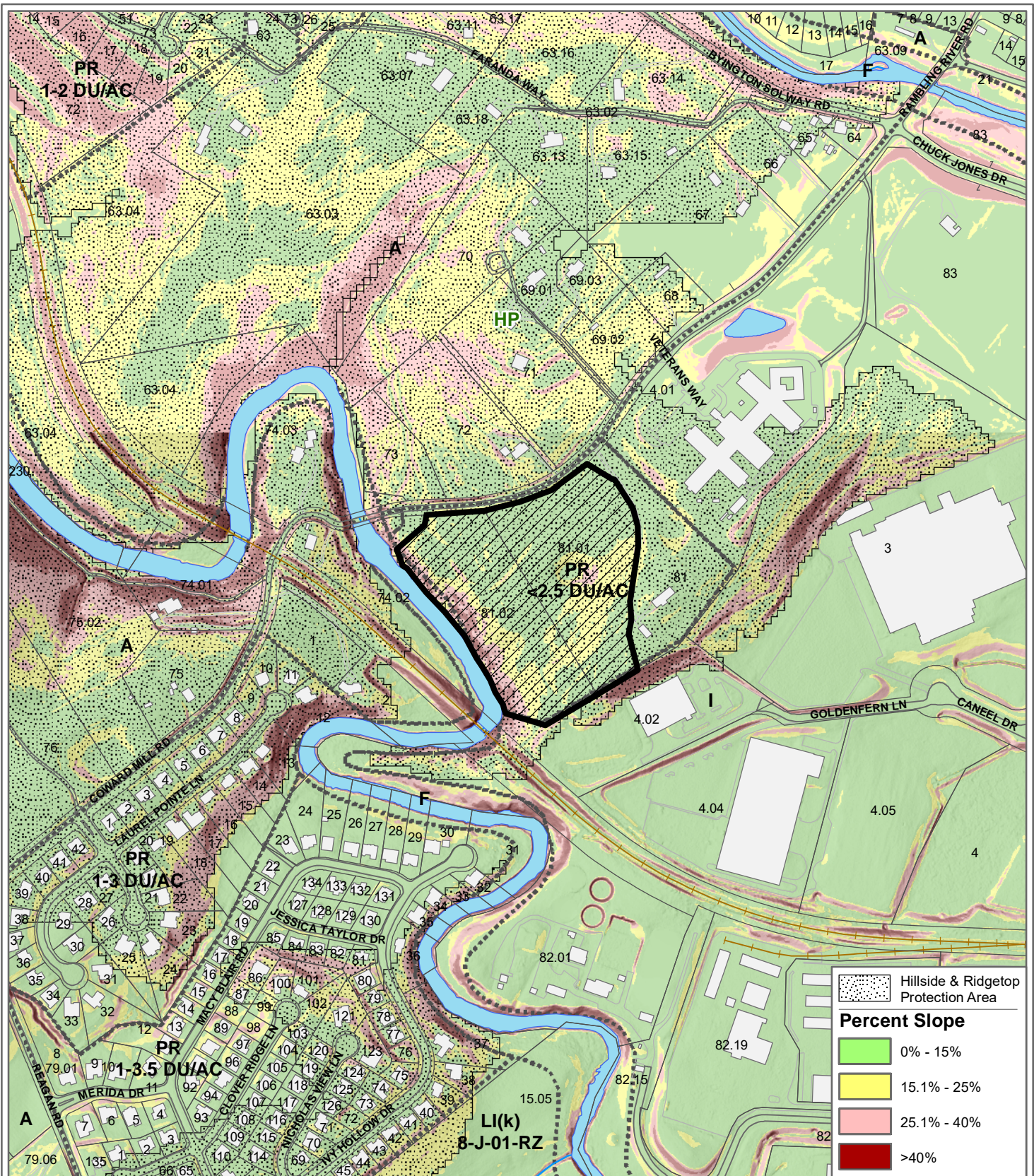
Petitioner: Reliance Development, LLC

Map No: 90

Jurisdiction: County



Original Print Date: 9/1/2020 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



**10-H-20-RZ
REZONING - SLOPE ANALYSIS**

From: PR (Planned Residential) 2.5 du/ac

To: PR (Planned Residential) 3.5 du/ac



Petitioner: Reliance Development, LLC

Map No: 90

Jurisdiction: County



Original Print Date: 9/2/2020 Revised:
Knoxville - Knox County Planning * City / County Building * Knoxville, TN 37902

10-H-20-RZ

			Acres
Non-Hillside Portions			0.02
Hillside and Ridgetop Protection Area			
Value	Percent Slope	Count	Acres
1	0%-15%	13554	7.78
2	15%-25%	5681	3.26
3	25%-40%	1517	0.87
4	>40%	795	0.46
			12.37
Ridgetop Area			0
Site Total			12.39

Staff - Slope Analysis Case: 10-H-20-RZ

DENSITY CALCULATION

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	0.02	5.00	0.1
0-15% Slope	7.78	5.00	38.9
15-25% Slope	3.26	2.00	6.5
25-40% Slope	0.87	0.50	0.4
Greater than 40% Slope	0.46	0.20	0.1
Ridgetops	0.00		
Subtotal: Sloped Land	12.37		45.9
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	12.39	3.72	46.0
Maximum Proposed Density	12.386	3.50	43.4

From Hillside & Ridgetop Protection Plan, page 33

LOW DENSITY AND RURAL RESIDENTIAL USES

Density and Land Disturbance Guidelines

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

Table 3: Residential Density and Land Disturbance Guidelines
for Recommendations on Changes to the Zoning Map and Development Plan/
Concept Plan Review within the Hillside and Ridgetop Protection Area
that is within the Urban Growth and the Planned Growth Area

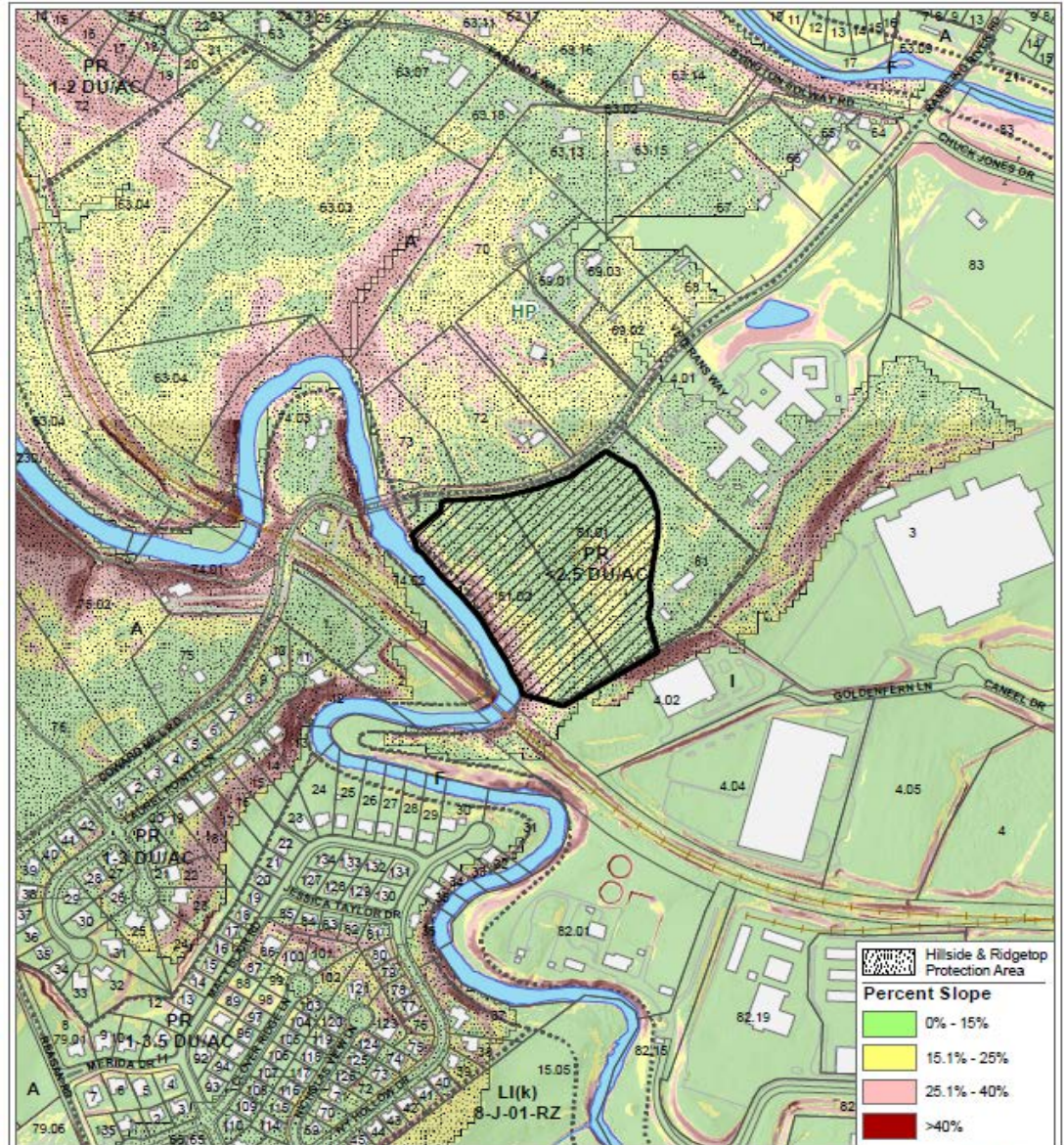
Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 du/a City of Knoxville: 6 du/a	100%
15 - 25	2 du/a	50%
25 - 40	0.5 du/a	20%
40 or more	0.2 du/a	10%
Ridgetops***	***	***

du/a: dwelling units per acre

* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

** Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

*** Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knoxville County ridges are so varied (see pages 8 - 9), the ridgetop area should be determined on a case by case basis with each rezoning and related development proposal.



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To: PR (Planned Residential) 3.5 du/ac



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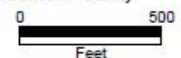


Exhibit A. 10-H-20-RZ Contextual Images

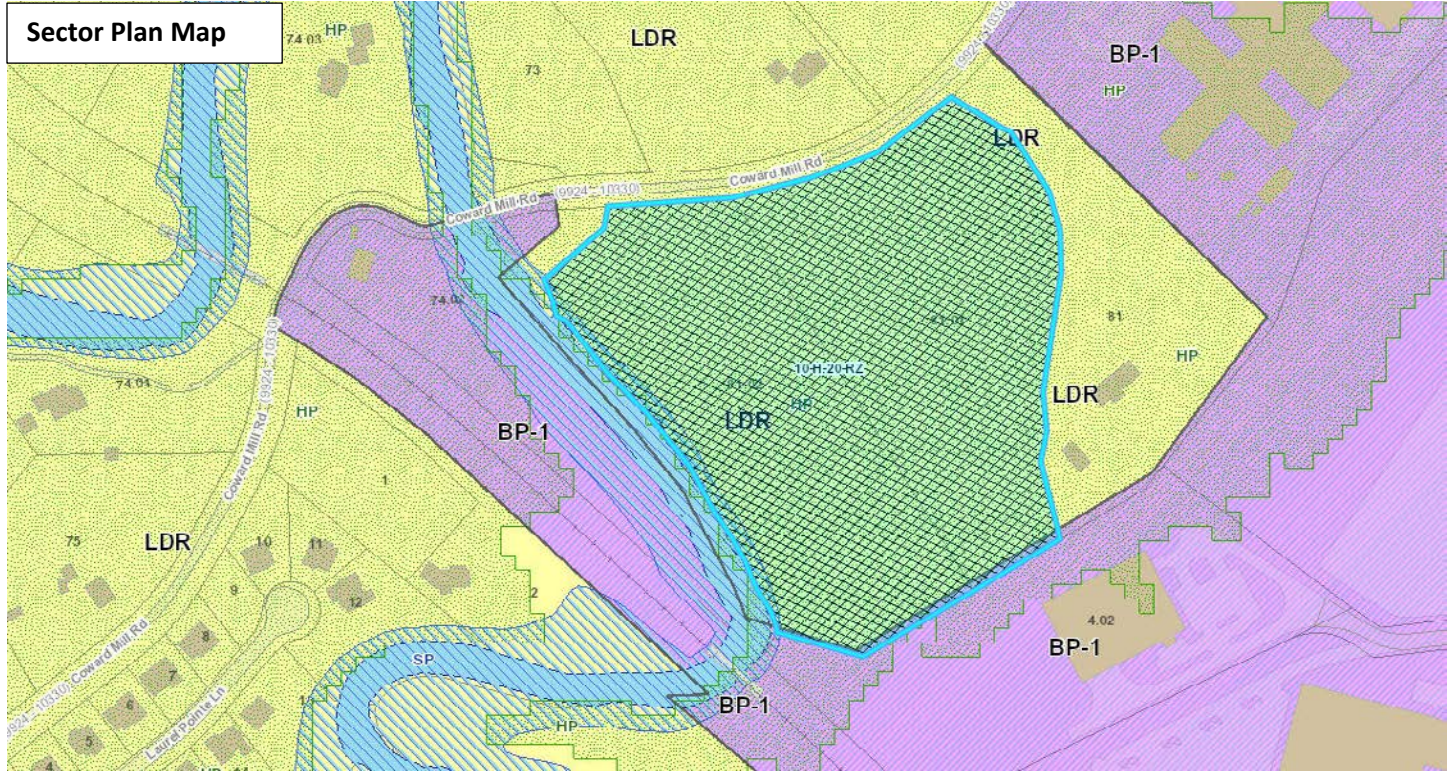
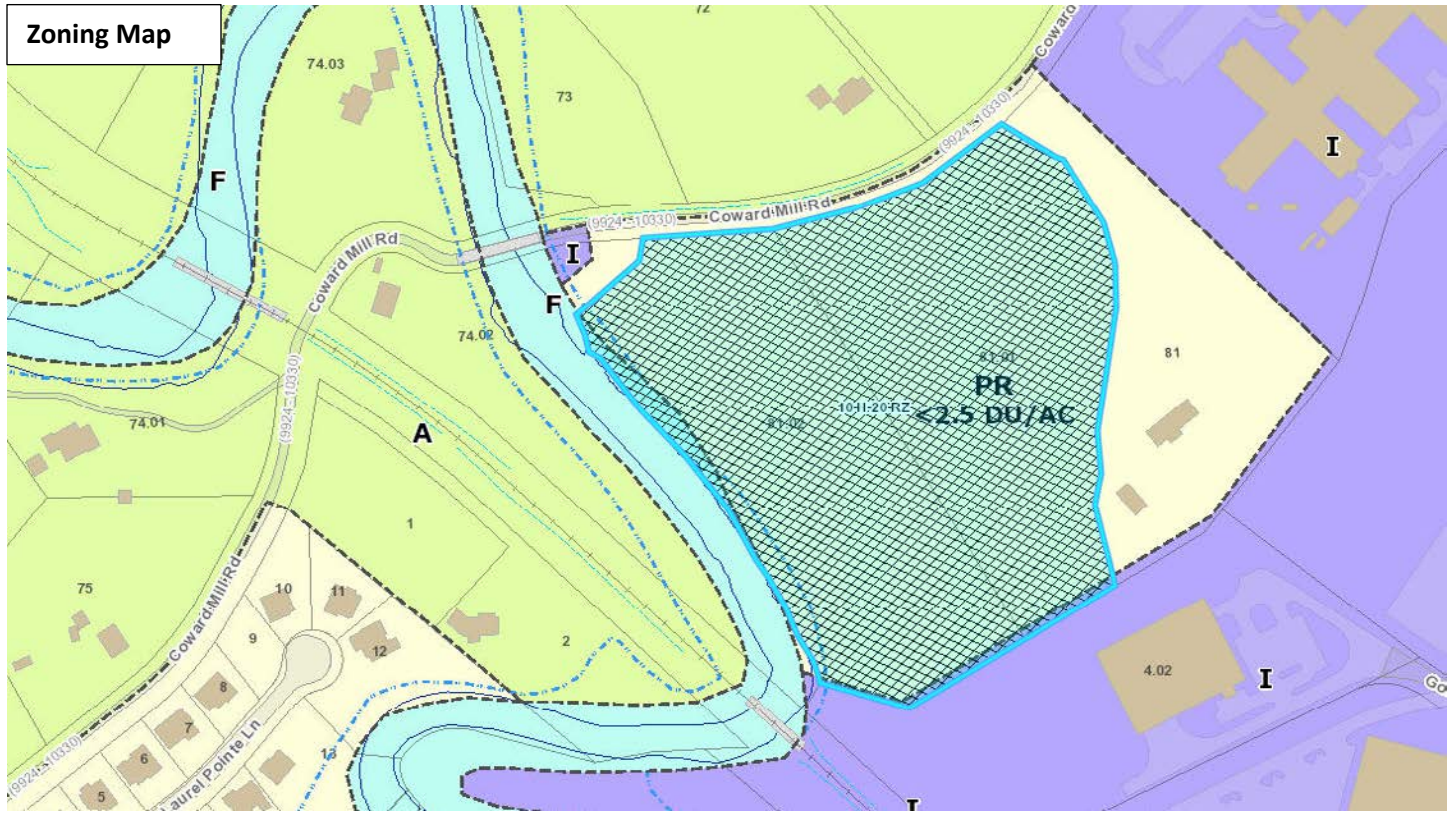
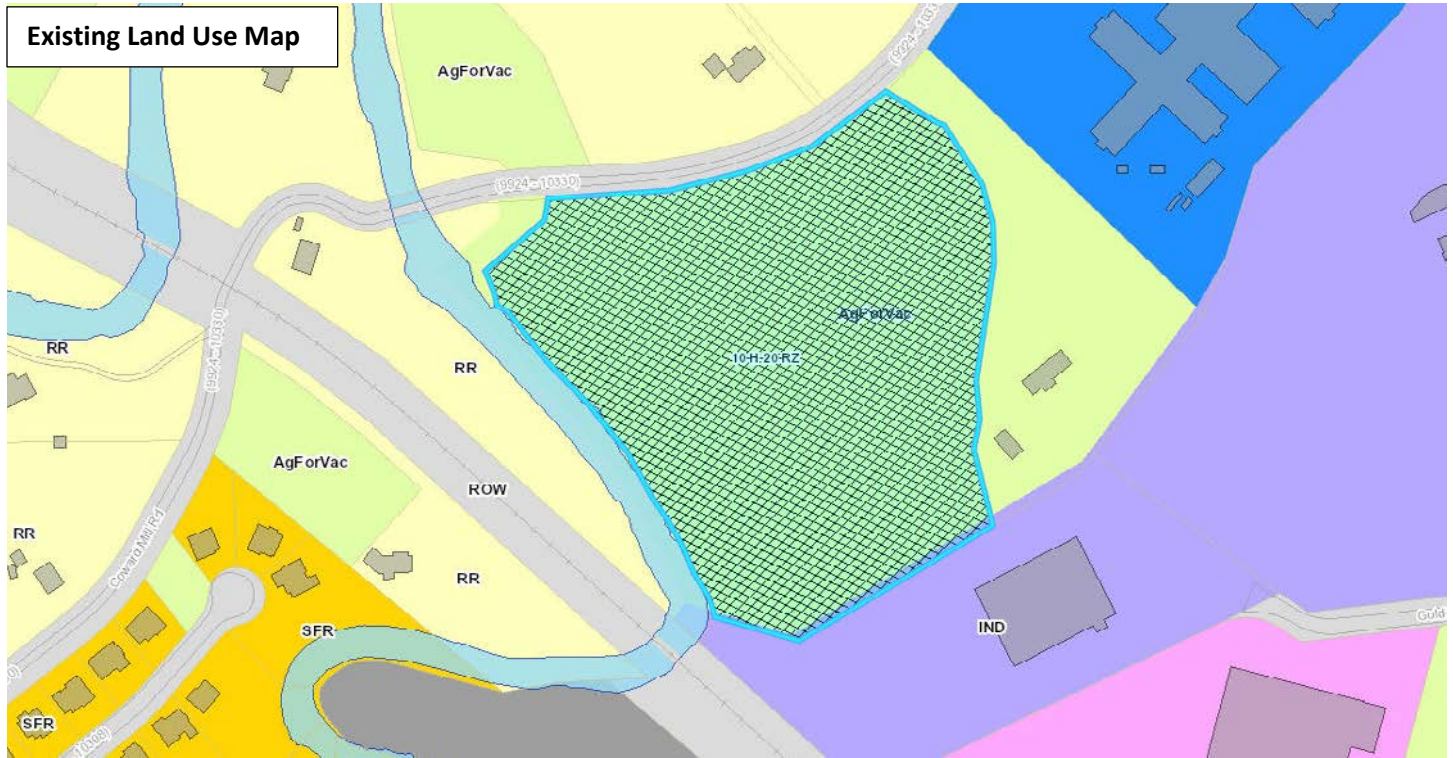


Exhibit A. 10-H-20-RZ Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
 Use on Review / Special Use

SUBDIVISION

- Concept Plan
 Final Plat

ZONING

- Plan Amendment
 Rezoning

Reliance Development *LLC*

Applicant

8-21-2020

October 8, 2020

10-H-20-RZ

Date Filed

Meeting Date (if applicable)

File Numbers(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

Garrett Tucker, PE

Robert G. Campbell and Associates, LP

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

Zip

865-947-5996

gtucker@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Angela Fann / Wilma Teague

Roland Ln & Dunaway Rd, Knoxville

(865) 966-3100

Owner Name (if different)

Owner Address

Owner Phone

10134 & 10120 Coward Mill Road

CLT 90 Parcels 80.01 & 80.02

Property Address

Parcel ID

Southeast side of Coward Mill Road southwest of Byington Solway Road 12.38 Ac

General Location

Tract Size

Sixth

PR (1-3)

(2.5 du/ac)

Jurisdiction (specify district above)

- City
 County

Zoning District

Northwest County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Unused Land

N

WKUD

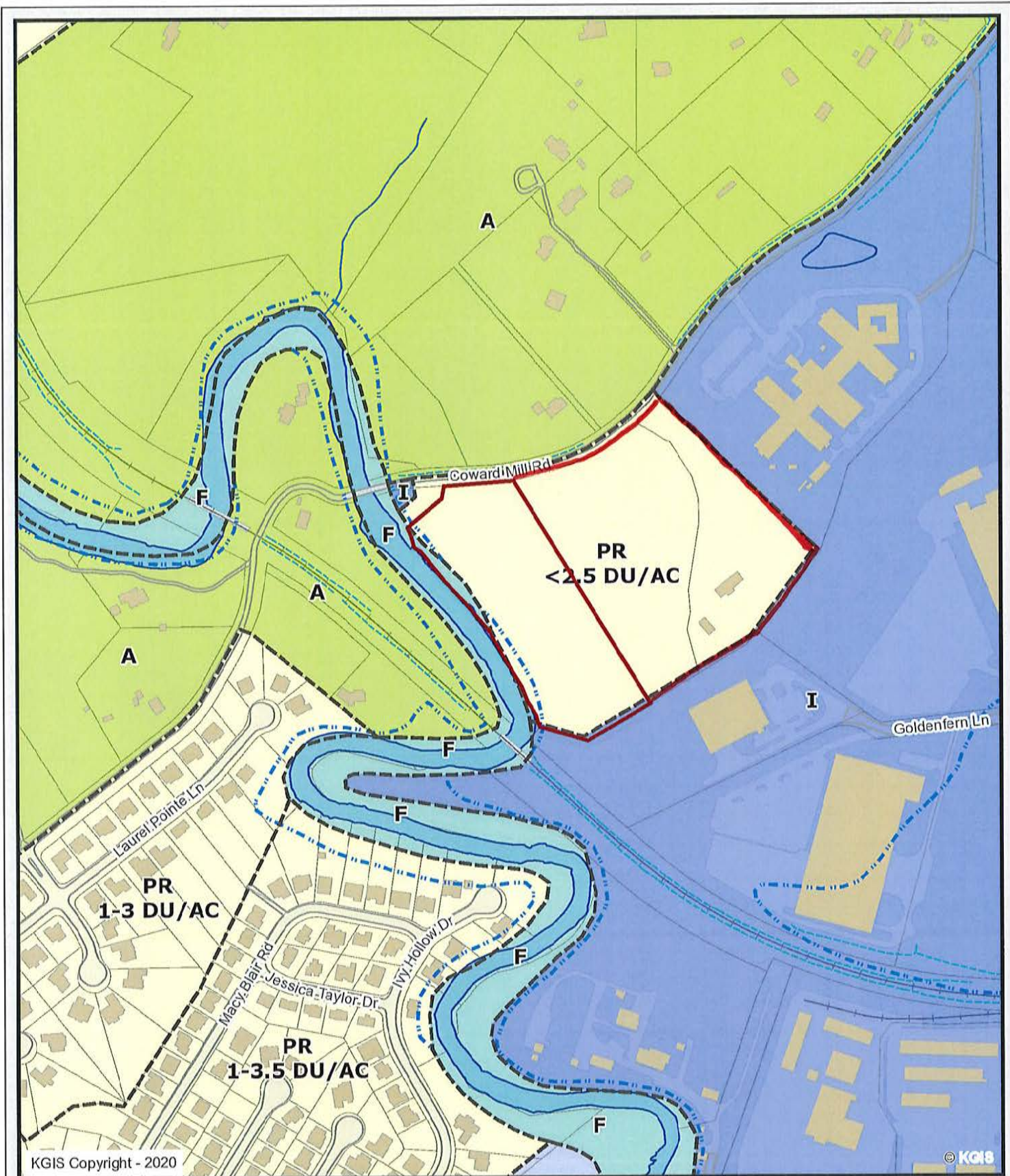
WKUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

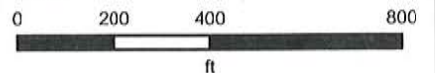


10134 & 10120 Coward Mill Rd.
Rezoning

Knoxville - Knox County - KUB Geographic Information System



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