

Report of Staff Recommendation

Tennessee Technology Corridor Development Authority

File Number: 11-A-20-TOR

Applicant: WATERLOO CONSTRUCTION, LLC

Request: REZONING

Meeting Date: 11/9/2020

Address: 10607 Coward Mill Rd.

Map/Parcel Number: 103 091

Location: Northeast side of Coward Mill Road, east of Pellissippi Parkway, east side of Red Barn Road

Existing Zoning: BP (Business and Technology) / TO (Technology Overlay)

Proposed Zoning: PR (Planned Residential) / TO Technology Overlay

Existing Land Use: Single family residence

Proposed Land Use: Not known at this time

Appx. Size of Tract: 5.4 acres

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.

Surrounding Zoning and Land Uses: North: BP (Business and Technology) / TO (Technology Overlay) and PR (Planned Residential) / TO (Technology Overlay) - vacant land

South: BP (Business and Technology) / TO (Technology Overlay) and PR (Planned Residential) / TO (Technology Overlay) - vacant land and single family residence

East: BP (Business and Technology) / TO (Technology Overlay) and PR (Planned Residential) / TO (Technology Overlay) - vacant land and single family residence

West: PR (Planned Residential) / TO (Technology Overlay) - vacant land and single family residential subdivision

Comments: The PR/TO zoning is consistent with the recommended sector plan designation of LDR (Low Density Residential). The adjacent property to the west is under construction for single family residential. The adjacent property to the east is proposed to become the site of a new elementary school. The proposed extension of Cherahala Boulevard to Horseshoe Bend is expected to pass through this general area providing additional access opportunities. The West Knox Utility District has recently added a new wastewater treatment facility to expand capacity in the Northwest County Sector. 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, which was unanticipated at the time of plan adoption. The PR/TO zoning will require a Certificate of Appropriateness approval by the TTCDA Board if the use is a use other than single family residential and/or duplexes. A use on review approval will be required by the Planning Commission.

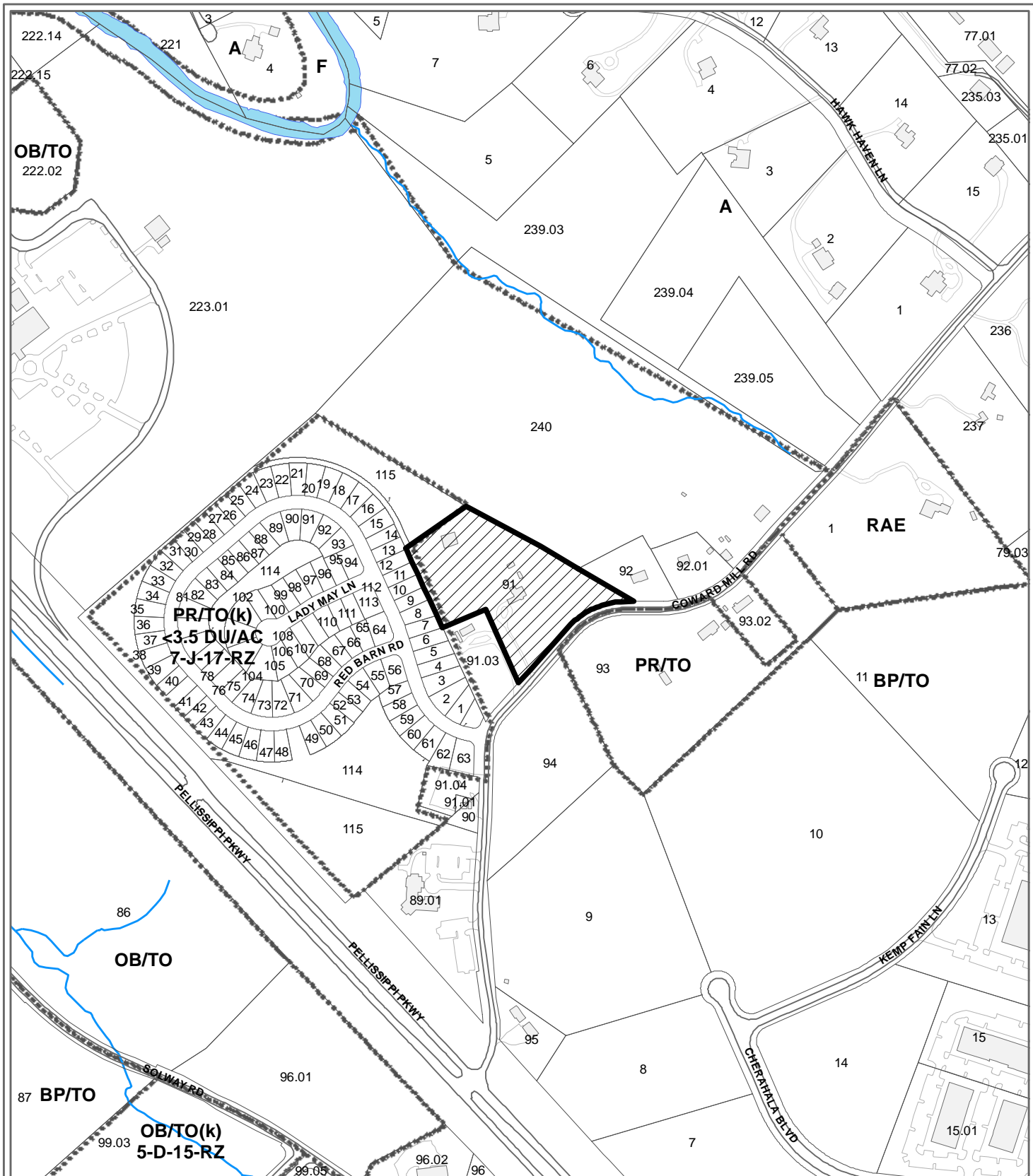
Design Guideline Conformity: N/A

Waivers and Variances None noted.

Requested:

Staff Recommendation:

APPROVE the Certificate of Appropriateness for a rezoning to PR (Planned Residential) / TO (Technology Overlay) zoning.



**11-A-20-TOR
CERTIFICATE OF APPROPRIATENESS**

Petitioner: Waterloo Construction, LLC



Purpose of Request: Rezoning

Original Print Date: 10/26/2020 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 103
 Jurisdiction: County

0 500
 Feet





CERTIFICATE OF APPROPRIATENESS

Name of Applicant: WATERLOO Construction LLC.

Date Filed: 9/24/2020 Fee Paid: 175.00 File Number: 11-A-20-TOR

Map Number: 103 091 Zoning District: BP/TO

Jurisdiction: City _____ Councilmanic District County 6th Commission District

PROPERTY INFORMATION

ADDRESS: 10607 COWARD MILL Rd.
STREET NUMBER AND NAME

GENERAL LOCATION: North SIDE COWARD Mill / EAST OF Red BARN Rd.

PARCEL NUMBER(S): 103 091

SIZE OF TRACT: 5.4 ACRES ACRES SQUARE FEET

PURPOSE OF REQUEST

- BUILDING PERMIT – New Construction
- BUILDING PERMIT – Expansion or Renovation
- BUILDING PERMIT – Grading Plan
- REZONING
From: BP/TO
To: PR
- SIGNAGE
- ZONING VARIANCE – (Describe and give reason)

NOTE: Four (4) copies of all plan materials are required to process the application. Please check all that apply:

- DEVELOPMENT PLAN
- BUILDING ELEVATIONS
- FLOOR PLAN
- LANDSCAPE PLAN WITH SCHEDULE
- SIGNAGE PLAN
- OFF-STREET PARKING PLAN
- OTHER:

APPLICATION CORRESPONDENCE

 – All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: JOHN P. VALLIANT JR. Phone: 865-637-0134 Fax: _____

Mailing Address: 800 S. GAY STREET KNOXVILLE TN 37929

APPLICATION AUTHORIZATION

 – I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: John P. Valliant Jr. Phone: 865-637-0134 Fax: _____

Mailing Address: 800 S. GAY STREET KNOXVILLE TN 37929

APPLICATION ACCEPTANCE

 – Staff Member who accepted this application: [Signature]

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

(Please sign in black or blue ink)

NAME Complete Mailing Address Owner Option

WATERLOO Construction LLC 800 S. GAY Street Knoxville 37929 +

ESTATE OF TODD 10607 COWARD MILL RD. +
ZIMMERMAN

Blank lines for listing additional property owners and option holders.