

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 12-SA-16-C **AGENDA ITEM #:** 13
 12-G-16-UR **AGENDA DATE:** 1/12/2017

POSTPONEMENT(S): 12/8/2016

▶ **SUBDIVISION:** CHEROKEE LANDING
 ▶ **APPLICANT/DEVELOPER:** PERRY SMITH DEVELOPMENT, LLC
 OWNER(S): Perry Smith Development, LLC

TAX IDENTIFICATION: 136 119 [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 Coatney Rd

▶ **LOCATION:** East side of Coatney Rd., south of W Governor John Sevier Hwy.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Stock Creek

▶ **APPROXIMATE ACREAGE:** 25.59 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - PR (Planned Residential)
 South: South Doyle High School - A (Agricultural) and RA (Low Density Residential)
 East: Residence and vacant land - A (Agricultural)
 West: Residences and vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 94

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Coatney Rd., a local street with a 22' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve variance on Road D at STA 2+50, from 250' to 100'.
 2. Horizontal curve variance on Road D at STA 11+00, from 250' to 100'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 and 2 because the site's topography and site features restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System

within Knox County (Ord 91-1-102).

3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.

4. 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.

5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

6. Including the buffer area for the specimen tree on Lots 53 and 54 on the final plat with the no clearing and grading notation. The boundary for the buffer area shall be clearly marked in the field prior to any site clearing and grading on Lots 53 and 54.

7. 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, drainage system and any recreational amenities.

8. On the final plat, including the sight distance easements across Lots 69 and 81 as required by the Knox County Department of Engineering and Public Works

9. Placing a note on the final plat that the vehicular access for all lots is limited to the internal street system.

10. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

► **APPROVE the development plan for up to 94 detached dwellings on individual lots and the reduction of the peripheral setback to 25' for the eastern, southern and western subdivision boundaries., subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and Use on Review in a PR zoning district.

COMMENTS:

The applicant is proposing to subdivide this 25.59 acre tract into 94 detached residential lots and common area (2.22 acres) at a density of 3.67 du/ac. This property which is zoned PR (Planned Residential) is located on the east side of Coatney Rd., south of W. Governor John Sevier Hwy. The Planning Commission had recommended approval of a rezoning of this property to PR (Planned Residential) at a density of up to 4 du/ac on July 14, 2016. The Knox County Commission approved the rezoning request on August 22, 2016.

The site is located within the parental responsibility zone for South Doyle High School. Sidewalks are being provided on one side of all internal streets. A sidewalk will also be provided along the entire street frontage of Coatney Rd. Staff is recommending that the applicant work with the Knox County Board of Education on a possible connection to the South Doyle High School property that is located directly to the south. The common area between Lots 46 and 47 would allow for this connection. In addition to providing a future pedestrian connection to the school, the sidewalks will provide an amenity for the residents to safely walk to neighbor's homes and for use for exercise. One of the general provisions for the PR zoning district is that it encourages open space for recreational use. The addition of sidewalks would in part meet that objective.

There is a large specimen oak tree located along the southern boundary line approximately 163 feet from the Coatney Rd. right-of-way. This tree serves as a property corner for the residential lot and South Doyle High School that are located directly south of the proposed subdivision, and Lots 53 and 54 of the subdivision. A buffer area will be established around the tree to protect it from any clearing and grading.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all subdivision boundaries except for the northern boundary that adjoins Graybrook Park Subdivision. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development at a density of 3.67 du/ac is compatible with other development that has occurred in this area.
3. Based on the Traffic Impact Study prepared by Ajax Engineering for this subdivision, traffic movements at the proposed subdivision entrance should operate at acceptable levels with the completion of the development

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.0 du/ac . The proposed development with a density of 3.67 du/ac is consistent with the Sector Plan and approved zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

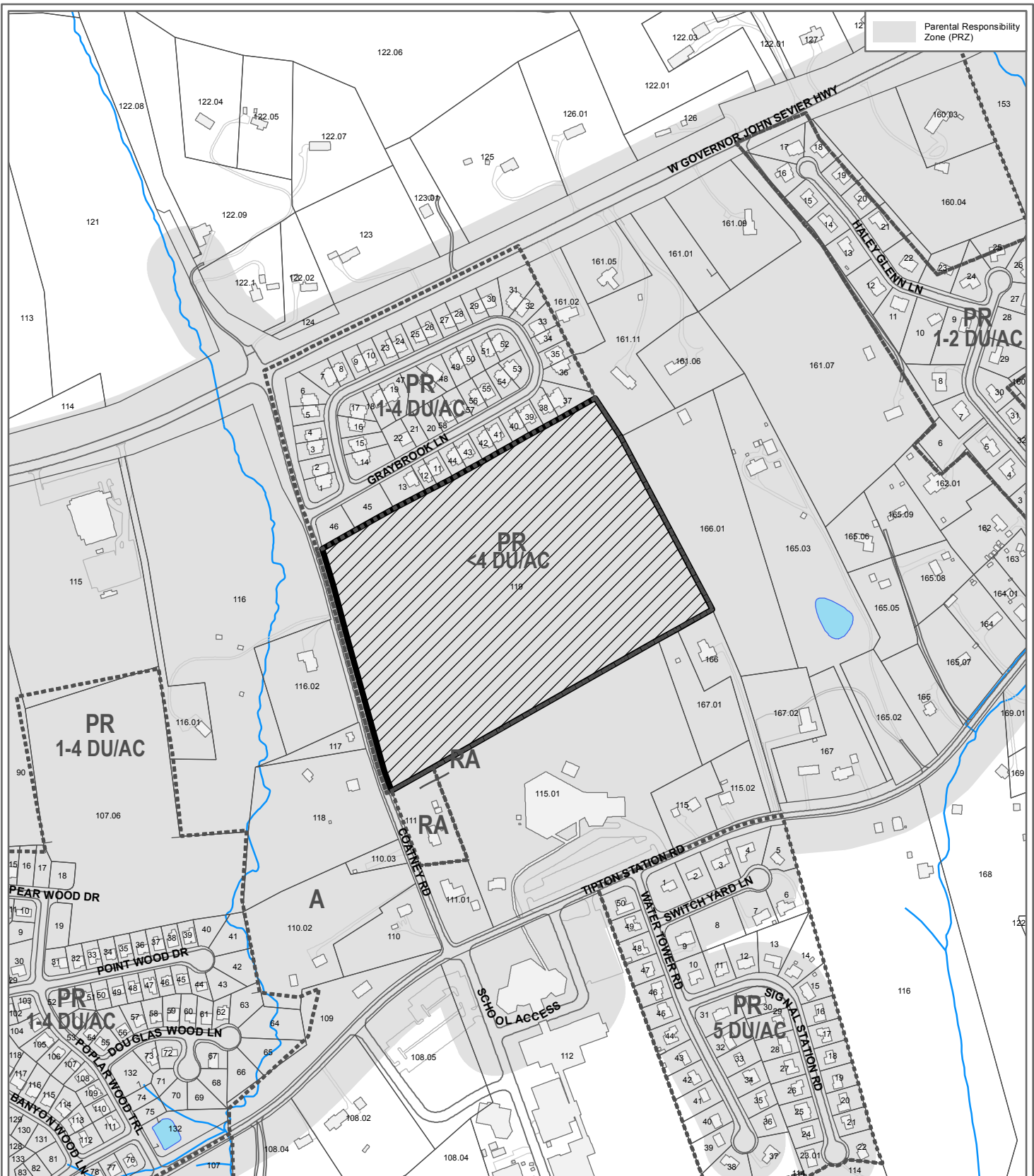
ESTIMATED STUDENT YIELD: 35 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle High.

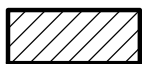
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**12-SA-16-C / 12-G-16-UR
CONCEPT PLAN/USE ON REVIEW**



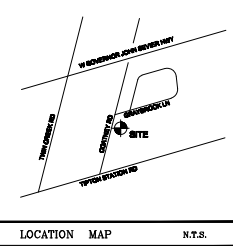
Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 11/17/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Perry Smith Development, LLC
Cherokee Landing

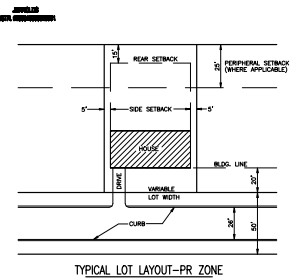
Map No: 136
Jurisdiction: County



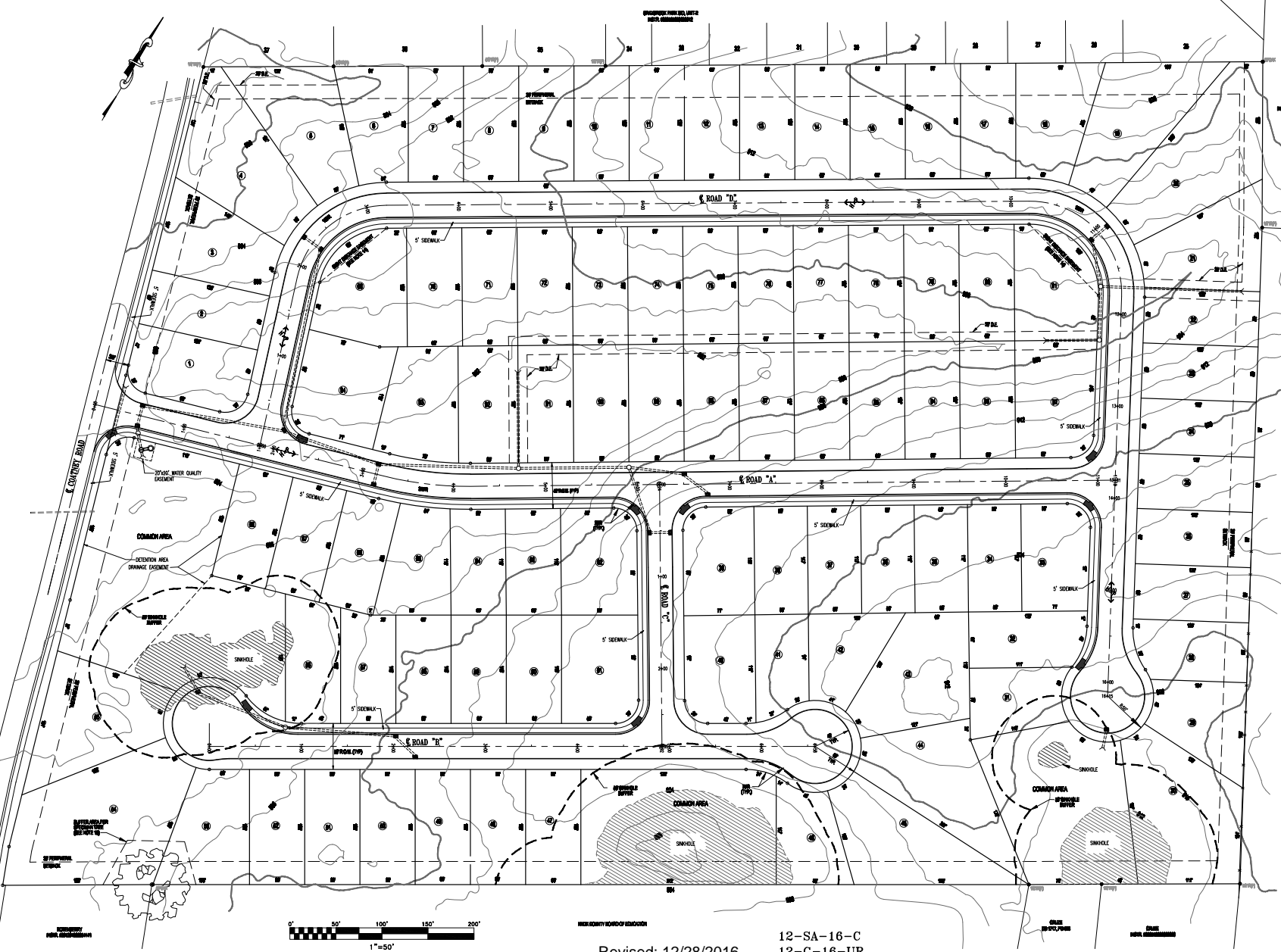


LOCATION MAP N.T.S.

- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS AROUND ALL EXISTING LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 23.59 ACRES SURVEYED INTO 36 PARCELS DETACHED LOTS AND 3 COMMON AREA LOTS CONTAINING 2.22 ACRES.
 5. THIS PROPERTY IS ZONED PR AT FOUR UNITS PER ACRE.
 6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIC CONTOURS.
 7. UTILITIES: WATER: KNOX CHAPMAN UTILITY DISTRICT
SEWER: KNOX CHAPMAN UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 8. BOUNDARY SURVEY BY NORVELL & POE ENGINEERS.
 9. NO BUILDINGS WILL BE ALLOWED WITHIN THE RIM OF THE SHIMMOLE. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA AROUND THE SHIMMOLES. THIS REPORT MAY BE REQUIRED FOR LOTS 30, 31, 46, 47, 50 & 56. MINIMUM FLOOR ELEVATION FOR THESE LOTS WILL BE ONE FOOT ABOVE THE RIM OF THE SHIMMOLE ON THAT LOT.
 10. VARIANCES REQUIRED:
a) HORIZONTAL CURVE LENGTH FROM 250' TO 100', STA 2+50, ROAD "D"
b) HORIZONTAL CURVE LENGTH FROM 250' TO 100', STA 11+00, ROAD "D"
 11. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 12. MINIMUM FLOOR ELEVATION FOR LOTS 67 & 68 IS ONE FOOT ABOVE THE BERM OF THE DETENTION BASIN ADJACENT TO THAT LOT.
 13. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 14. SIGHT TRIANGLE EASEMENTS ACROSS LOTS 69 & 81 RESTRICTS STRUCTURES OR VEGETATION THAT MAY IMPERE THE VIEW OF THE TRAVELING PUBLIC.
 15. NO GRADING OR CLEARING IS ALLOWED WITHIN THE TREE BUFFER AREA.



CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, CALCULATIONS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN INDICATED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
 REGISTERED ENGINEER
 TENNESSEE LICENSE NO. _____



12-SA-16-C
 12-G-16-UR
 Revised: 12/28/2016

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERBELL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: 865-588-6472
 FAC: 865-588-6473

DESIGNED	DBH/JCC				
DRAWN	TPD/JCC				
CHECKED	JCC				
NO.	DATE	REVISION	APPR.		
2	12/21/16	MPC COMMENTS			
1	12/06/16	OVERALL LAYOUT			

SCALE
 1"=50'
 DATE
 10/18/16

OWNER
PERRY SMITH DEVELOPMENT LLC
 150 STE. 104 COMMUNITY CENTER DRIVE
 PIGEON FORGE, TN 37863
 (866)227-7873
 DEED REFERENCE: INBT 82101400000007

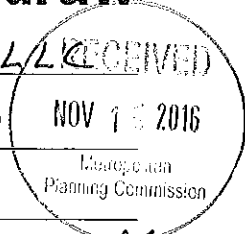
CONCEPT & DEVELOPMENT PLAN FOR
CHEROKEE LANDING
 TAX MAP 136, PARCEL 119
 DISTRICT 9, KNOX COUNTY, TENNESSEE

24995-C
 SHEET 1 OF 3 SHEETS

KNOXVILLE-KNOX COUNTY
M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

Request to Postpone • Table • Withdraw

Name of Applicant: Perry Smith Development, LLC
AS IT APPEARS ON THE CURRENT MPC AGENDA
Original File Number(s): 12-SA-16-C / 12-G-16-UR
Date Scheduled for MPC Review: December 8, 2016
Date Request Filed: 11-15-16 Request Accepted by: Thomas Brackley



REQUEST

Postpone
Please postpone the above application(s) until:
January 12, 2017
DATE OF FUTURE MPC PUBLIC MEETING

Table
Please table the above application(s).

Withdraw
Please withdraw the above application(s).

State reason for request:

Eligible for Fee Refund? Yes No
Amount: _____
Approved by: _____
Date: _____

PLEASE NOTE
Consistent with the guidelines set forth in MPC's
Administrative Rules and Procedures:

POSTPONEMENTS
Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS
Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS
Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:
Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: David Harlan

PLEASE PRINT
Name: David Harlan
Address: 4334 Papermill Drive
City: Knoxville State: TN Zip: 37909
Telephone: 585-6972
Fax: _____
E-mail: harlan@bhp.com

KNOXVILLE-KNOX COUNTY

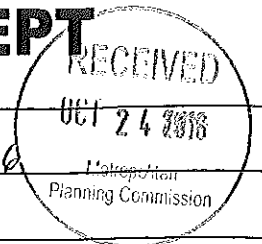
M P C

METROPOLITAN
PLANNING
COMMISSION

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2600
FAX • 215 • 2068
www.knoxmpc.org

SUBDIVISION - CONCEPT



Name of Applicant: Perry Smith Development, LLC
Date Filed: 9/10/24/16 Meeting Date: 12/18/16
Planner in Charge of Application: M. Payne
Fee Amount: \$3500⁰⁰ File Number: Subdivision - Concept 12-3A-16-C
Fee Amount: _____ Related File Number: Use On Review 12-G-16-OR

PROPERTY INFORMATION

Subdivision Name: Cherokee Landing
Unit/Phase Number: _____
General Location: East side of Country Rd, South of W. Col. John Sevier Highway
Tract Size: 25.59 acres No. of Lots: 102
Zoning District: PR
Existing Land Use: Vacant
Planning Sector: South County
Sector Plan Proposed Land Use Classification: _____

Growth Policy Plan Designation: Planned Growth
Traffic Zone: 164
Census Tract: 56.03
Tax Identification Number: Map 136 Parcel 119

Jurisdiction: City Council _____ District
 County Commission 9th District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
Sewer Knox Chapman Utility District
Water Knox Chapman Utility District
Electricity Knoxville Utilities Board
Gas Knoxville Utilities Board
Telephone AT&T Southeast

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:
 Development Plans in Planned District or Zone
 Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Perry Smith
Company: Perry Smith Development, LLC
Address: 190 Community Center Drive, Suite 104
City: Pigeon Forge State: TN Zip: 37863
Telephone: 277-7973
Fax: _____
E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
Name: David Harbin
Company: Batson, Himes, Norvell & Poe
Address: 4334 Papermill Drive
City: Knoxville State: TN Zip: 37909
Telephone: 588-6472
Fax: 588-6473
E-mail: email@bhn-p.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT
Name: David Harbin
Company: Batson Himes Norvell & Poe
Address: k 4334 Papermill Dr.
City: Knoxville State: TN Zip: 37909
Telephone: 588-6472
Fax: 588-6473
E-mail: harbin@bhn-p.com

VARIANCES REQUESTED

1. Horizontal curve radius from 250' to 100', STA 8150, Road "B"

Justify variance by indicating hardship: topography

2. Horizontal curve radius from 250' to 100', STA 14100, Road "B"

Justify variance by indicating hardship: topography

3. _____

Justify variance by indicating hardship: _____

4. _____

Justify variance by indicating hardship: _____

5. _____

Justify variance by indicating hardship: _____

6. _____

Justify variance by indicating hardship: _____

7. _____

Justify variance by indicating hardship: _____

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, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: David Harbin

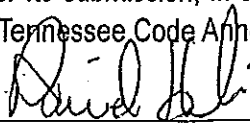
Address: 4334 Papermill Drive

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6423

Signature: _____



Date: _____

10/24/16

E-mail: _____

harbin@bhm-p.com