



# SUBDIVISION REPORT - CONCEPT

---

▶ **FILE #:** 6-SB-20-C **AGENDA ITEM #:** 18  
POSTPONEMENT(S): 6/11/2020 **AGENDA DATE:** 7/9/2020

▶ **SUBDIVISION:** CHEROKEE LANDING

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

---

TAX IDENTIFICATION: 136 N B 001-011; 136NC001-050 & 136 11901 [View map on KGIS](#)  
JURISDICTION: County Commission District 9  
STREET ADDRESS: 7366 Coatney Rd.; 0 Tribe Rd.; 1401-1497 Dream Catcher Dr.: & 1507-1564 Cherokee Landing Dr.

▶ **LOCATION:** **South of W. Governor John Sevier Hwy, east side of Coatney Rd., south of Graybrook Ln. north of Tipton Station Rd.**

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:** Residences and vacant land

▶ **PROPOSED USE:** Removal of sidewalk requirement (a condition of concept plan approval)

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:** 0

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Coatney Rd., a local street with a 22' pavement width within a 40' - 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

---

## STAFF RECOMMENDATION:

- ▶ **APPROVE** the applicant's request to remove the sidewalk condition (condition #3) of the Concept Plan approval of January 12, 2017, and replace it with the following condition as recommended by staff:
3. (Revised condition) Providing an external sidewalk and crosswalk within the Coatney Road right-of-way along the entire Subdivision frontage. A sidewalk extension shall also be provided from the southwest corner of the Subdivision from Coatney Road extending along the southern property line for the Subdivision (Lots 53 and 54) to the east to the school property allowing for a connection into the school property. A connection would also be provided between Lots 53 and 54 to the proposed public street allowing a connection from within

the Subdivision to the school. (See attached Sidewalk Recommendation map) The proposed sidewalk layout should be located within common area (that would also provide protection for the specimen tree) and not across the lots. A sidewalk easement would be required for public access. The common area access strip for the sidewalk should have a minimum width of 15'. The sidewalks and crosswalk shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. The details for the sidewalk improvements shall be worked out with Knox County Department of Engineering and Public Works during the design plan stage for the Subdivision.

## COMMENTS:

### UPDATE:

Following the Planning Commission's June 11, 2020 meeting, the applicant meet with the Knox County Department of Engineering and Public Works staff, a representative from South Doyle High School and Knox County Commissioner Carson Dailey. The discussion centered around extending the sidewalk from the southern boundary for the Subdivision along Coatney Road south to the existing sidewalk along Tipton Station Road. The applicant would share in the cost of extending the sidewalk along Coatney Road.

Following the meeting, Knox County Engineering staff developed a recommendation that instead of extending the sidewalk along Coatney Road, the sidewalk would be extended to the east along the southern property line for the Subdivision (Lots 53 and 54) to the school property, allowing for a connection into the school property. A connection would also be provided between Lots 53 and 54 to the proposed public street allowing a connection from within the Subdivision to the school. The proposed sidewalk layout should be located within common area (that would also provide protection for the specimen tree) and not across the lots. A sidewalk easement would be required for public access. The common area access strip for the sidewalk should have a minimum width of 15'.

### BACKGROUND

The applicant is requesting that the Planning Commission remove the sidewalk condition from the concept plan approval for Cherokee Landing Subdivision (12-SA-16-C / 12-G-16-UR) that was approved by the Planning Commission on January 12, 2017. The approved condition reads as follows:

"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."

Approximately two thirds of the Subdivision has been platted with homes either being completed or under construction on those lots. The sidewalks have not been installed. The applicant is requesting the removal of the sidewalk condition based on Knox County's recent changes regarding sidewalk standards for new residential developments.

The Knox County Department of Engineering and Public Works staff has advised Planning staff that they support the applicant's request with the exception that sidewalks would still be required along the Subdivision's frontage on Coatney Road. (See Update section for revised recommendation.)

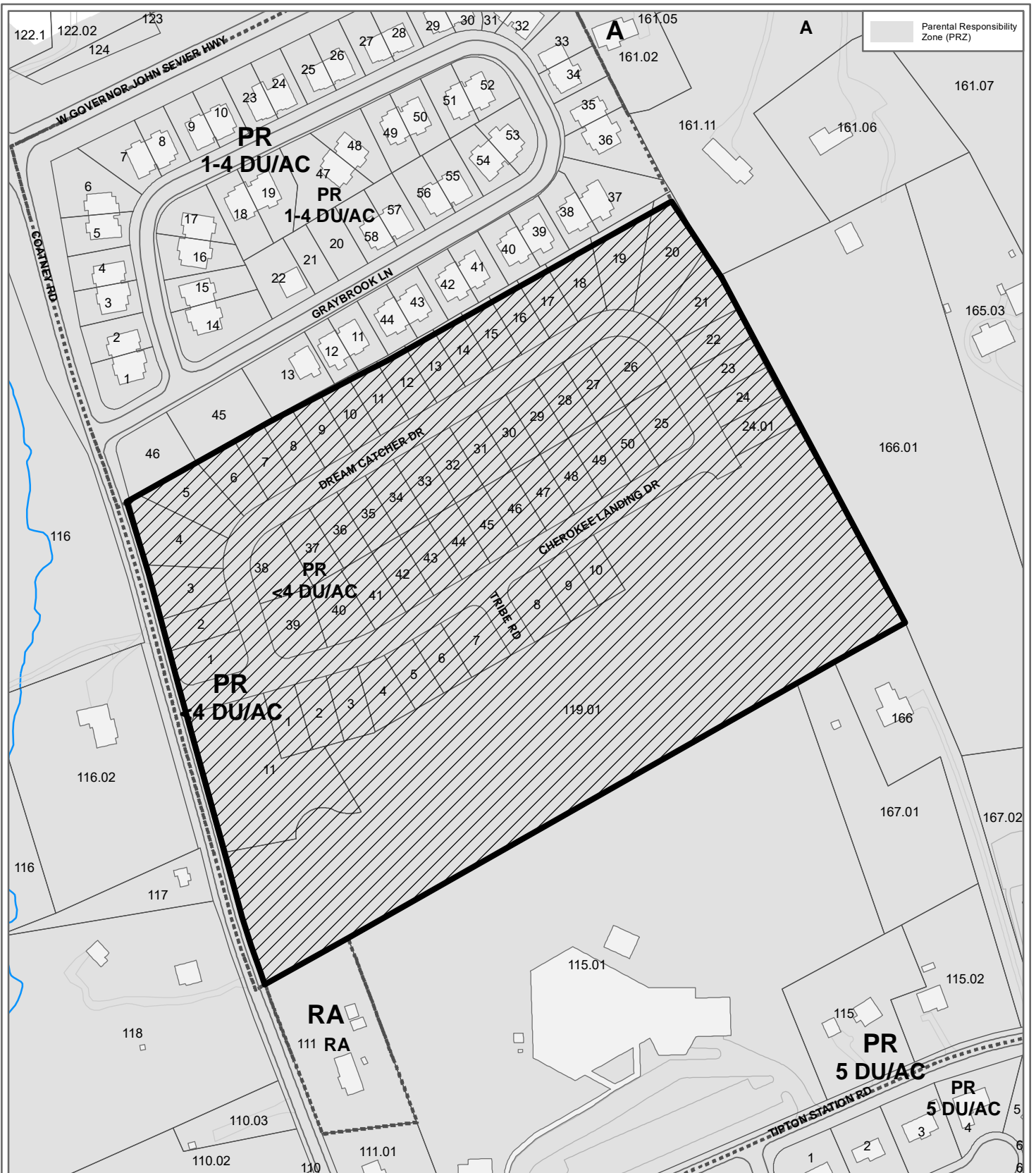
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 31 (public school children, grades K-12)

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

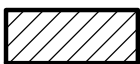
Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



Parental Responsibility Zone (PRZ)

**6-SB-20-C  
CONCEPT PLAN**

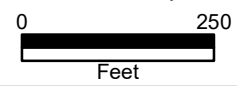
Subdivision: Cherokee Landing

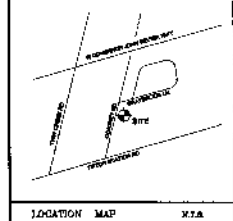
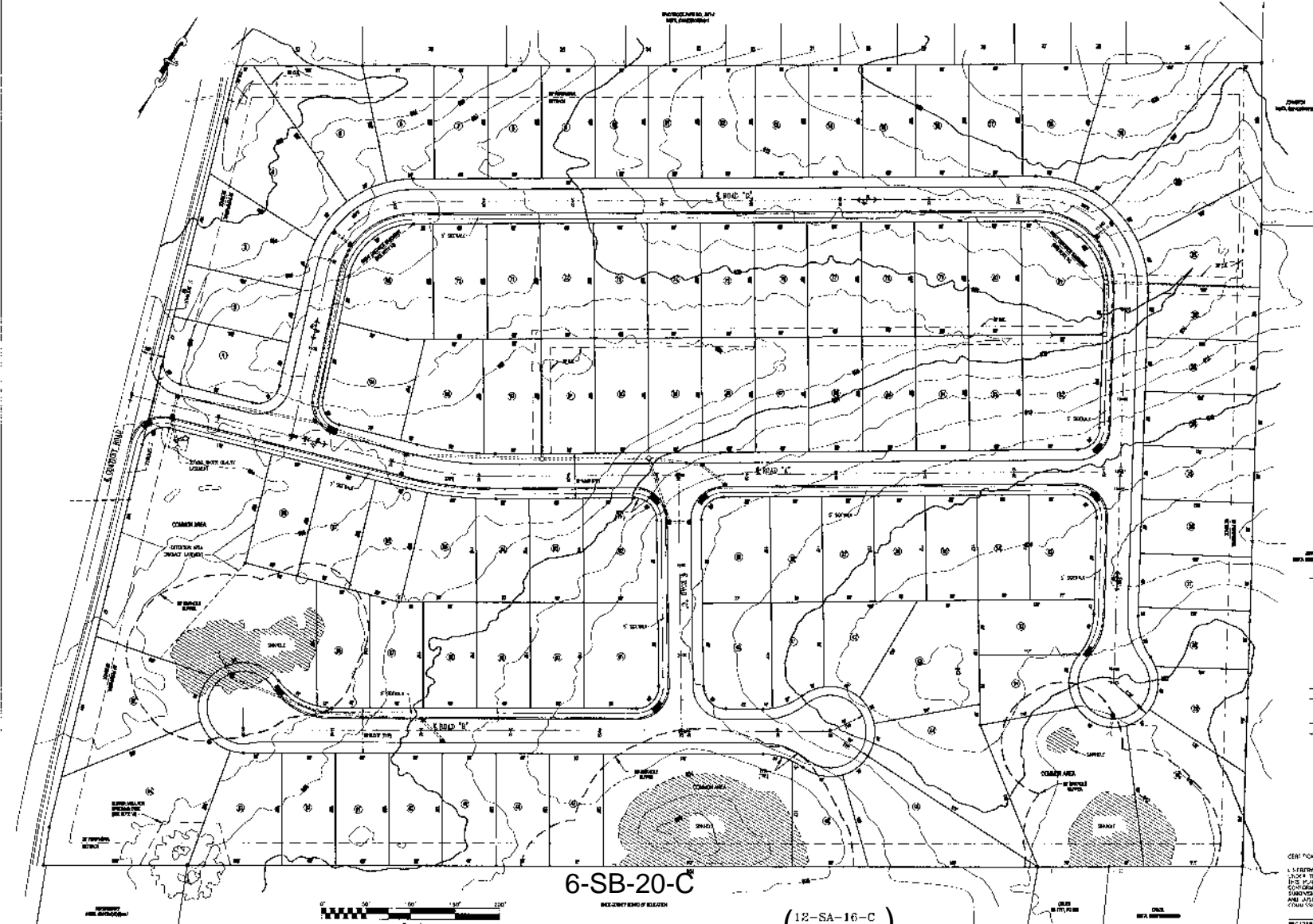


Approval of Concept Plan

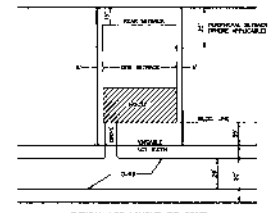
Original Print Date: 5/18/2020      Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 136  
 Jurisdiction: County





- NOTES
1. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  2. 1" = 50'
  3. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  4. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  5. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  6. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  7. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  8. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  9. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  10. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  11. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  12. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  13. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  14. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  15. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  16. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  17. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  18. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  19. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  20. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  21. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  22. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  23. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  24. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.
  25. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS NOTED OTHERWISE.



CERTIFICATION OF CONCEPT PLAN

I, \_\_\_\_\_, COUNTY CLERK OF THE COUNTY OF \_\_\_\_\_, STATE OF TENNESSEE, DO HEREBY CERTIFY THAT THE CONCEPT PLAN FOR THE DEVELOPMENT OF THE PROPERTY DESCRIBED IN THE ADJACENT MAP IS IN ACCORDANCE WITH THE ZONING ORDINANCES OF SAID COUNTY AND THE CITY OF \_\_\_\_\_, TENNESSEE, AND IS IN ACCORDANCE WITH THE DEVELOPMENT PLAN APPROVED BY THE BOARD OF ZONING ADJUSTMENT OF SAID COUNTY AND THE CITY OF \_\_\_\_\_, TENNESSEE, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

6-SB-20-C

Revised: 12/28/2016

(12-SA-16-C)

(12-G-16-UR)

BACSON, HINES, NORRIS & POK  
 INCORPORATED ENGINEERS & ARCHITECTS  
 4374 HARVEST LANE  
 MEMPHIS, TENNESSEE 38122  
 PHONE: 901-506-4473  
 FAX: 901-506-4473

NO.	DATE	DESCRIPTION	BY	REV.
1	12/28/16	PRELIMINARY	JAC	1
2	12/28/16	REVISED	JAC	2
3	12/28/16	REVISED	JAC	3
4	12/28/16	REVISED	JAC	4
5	12/28/16	REVISED	JAC	5

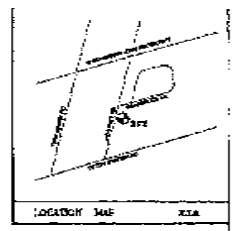
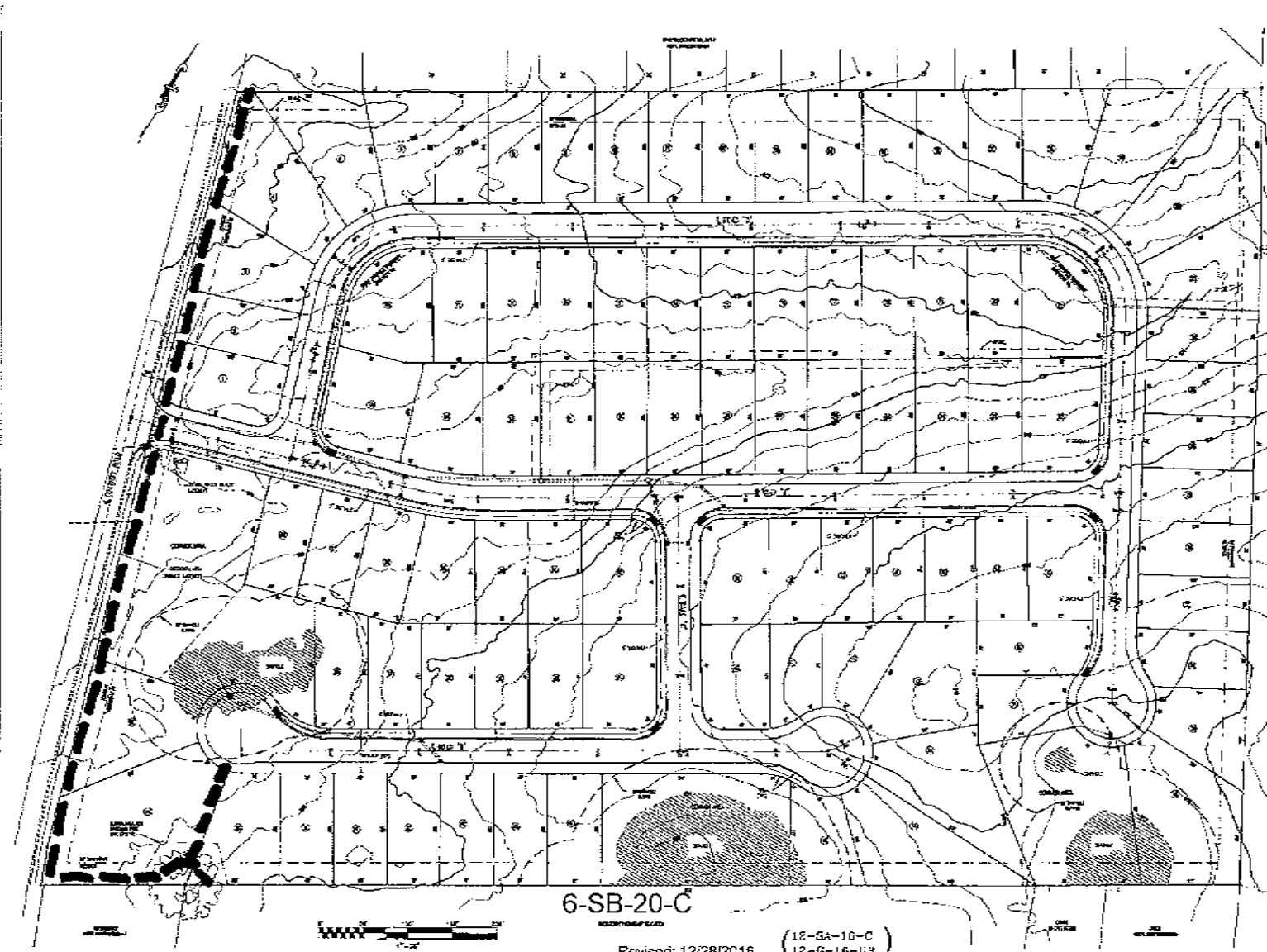
SCALE  
 1" = 50'

DATE  
 10/18/16

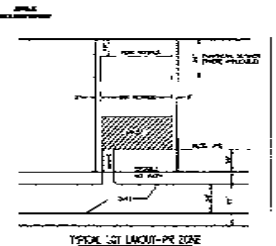
CHEBROOKE  
 PROPERTY DEVELOPMENT LLC  
 1100 W. W. WALKER CENTER DRIVE  
 MEMPHIS, TENNESSEE 38117  
 901-506-7873

CONCEPT & DEVELOPMENT PLAN FOR  
**CHEBROOKE LANDING**  
 TAX MAP 126, PARCEL 119  
 DISTRICT 9, WMCB COUNTY, TENNESSEE

24985-C  
 SHEET 1 OF 3 SHEETS



- NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE SHOWN TO BE OTHER THAN AS SHOWN.
  2. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  3. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  4. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  5. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  6. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  7. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  8. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  9. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  10. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  11. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  12. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  13. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  14. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  15. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  16. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  17. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  18. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  19. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.
  20. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE SHOWN.



DATE: 12/28/2016  
 PROJECT: 24985-C  
 SHEET: 3 OF 3  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 APPROVED BY: J. HARRIS

HARRIS, HOGAN, HARRIS & P.C.  
 ENGINEERS, ARCHITECTS & PLANNERS  
 1000 W. CENTRAL AVENUE  
 SUITE 200  
 MEMPHIS, TENNESSEE 38102  
 PHONE: 901-527-4477  
 FAX: 901-527-4478

NO.	DATE	REVISED	BY	APP'D
1	12/28/16	CONCEPT	JH	
2	01/18/17	REVISION	JH	

SCALE: 1"=50'  
 DATE: 01/18/17  
 PROJECT: 24985-C

CONCEPT & DEVELOPMENT PLAN FOR  
**CHEERON LANDING**  
 MAP SHEET 124, PARCEL 119  
 DISTRICT 5, SHELBY COUNTY, TENNESSEE

24985-C  
 SHEET 3 OF 3

# Sidewalk Recommendation



# DEVELOPMENT REQUEST

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

CHEROKEE LANDING DEVELOPMENT, LLC  
Applicant Name

Affiliation

4/28/20  
Date Filed

6/11/20  
Meeting Date (if applicable)

6-SB-20-C  
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

DAVID HARBIN  
Name

BATSON, HIMES, NORVELL & POE  
Company

4334 PAPERMILL DRIVE  
Address

KNOXVILLE  
City

TN  
State

37909  
Zip

(865) 588-6472  
Phone

harbin@bhn-p.com  
Email

## CURRENT PROPERTY INFO

*Perry Smith Develop.*

Owner Name (if different)

190 COMMUNITY CENTER DR

Owner Address STE #104

Owner Phone

PIGEON FORGE, TN 37803

COATNEY RD  
Property Address

Map

MAP 136NB

PARCELS 1-11

MAP 136

Parcel ID

136NC

PARCELS 1-50

PARCEL 119.01

E SIDE COATNEY RD, S OF GRAYBROOK LN  
General Location

25.59 AC  
Tract Size

9  
Jurisdiction (specify district above)

- City
- County

PR  
Zoning District

SOUTH COUNTY  
Planning Sector

LDR  
Sector Plan Land Use Classification

PLANNED GROWTH  
Growth Policy Plan Designation

VACANT  
Existing Land Use

N  
Septic (Y/N)

KNOX-CHAPMAN  
Sewer Provider

KNOX-CHAPMAN  
Water Provider

# REQUEST

DEVELOPMENT

- Development Plan  Use on Review / Special Use
  - Residential  Non-Residential
- Home Occupation (specify):
- Other (specify):

SUBDIVISION

CHEROKEE LANDINGS

Unit / Phase Number

- Proposed Subdivision Name
- Parcel Change
  - Combine Parcels  Divide Parcel
- Total Number of Lots Created:

*condition of Concept Plan approval.*

- Other (specify): CONCEPT REQUEST w/ REMOVAL OF SIDEWALKS
- Attachments / Additional Requirements

ZONING

- Zoning Change: Proposed Zoning
- Plan Amendment Change: Proposed Plan Designation(s)

Proposed Density (units/acre) 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 only)
- Use on Review / Special Use (Concept Plan only)
- Traffic Impact Study

FEE 1:		TOTAL:
	\$ 500.00	
FEE 2:		\$ 500.00
FEE 3:		

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

*David B. Hill*  
Applicant Signature

Please Print

Date

Phone Number

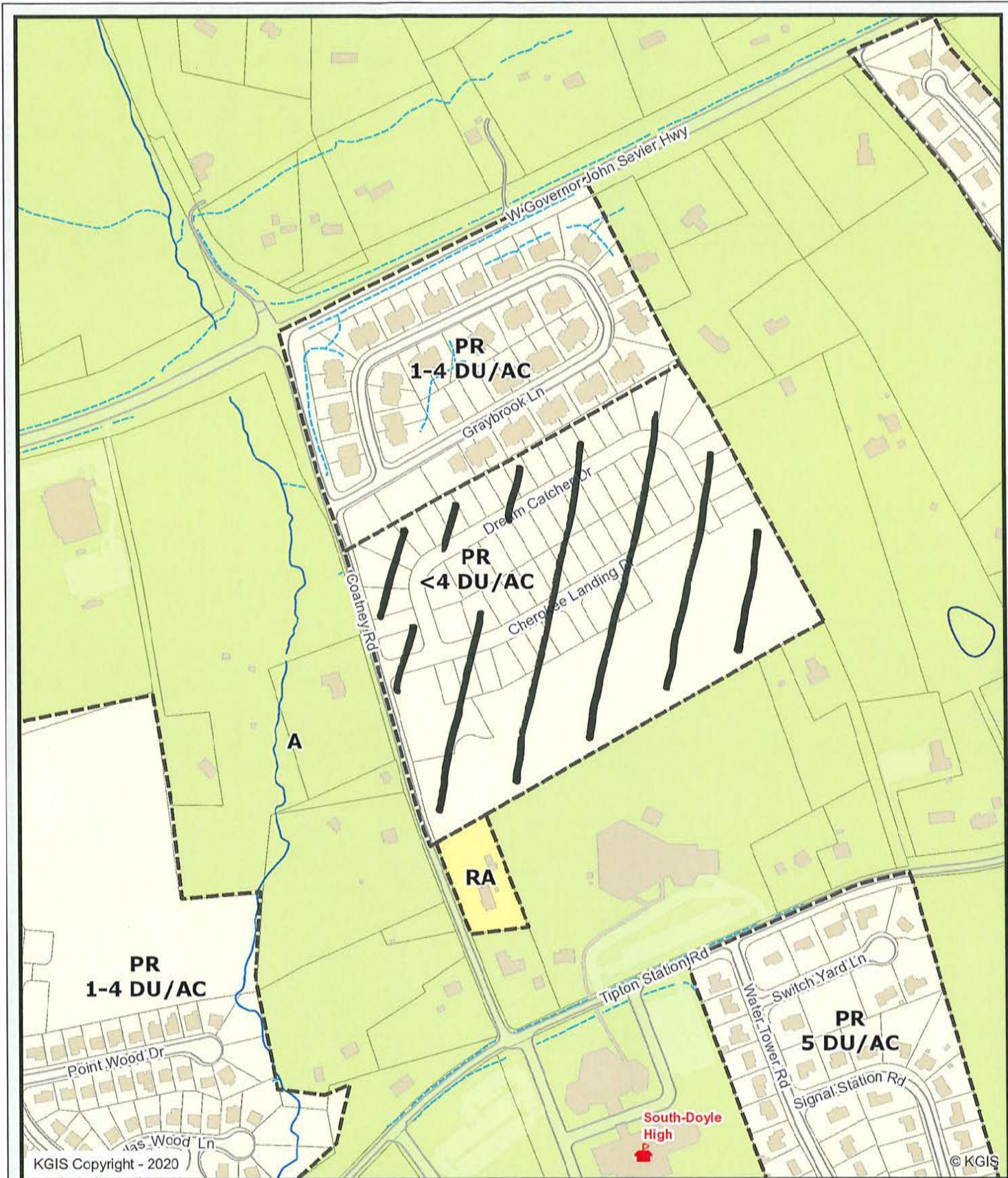
Email

*Thomas Brechko*  
Staff Signature

*Thomas Brechko*  
Please Print

*4-28-2020*  
Date



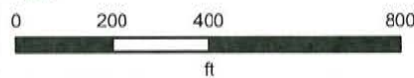


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 4/28/2020 at 2:09:20 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

**BLISSON, SIMMS, NUNZELL & POE**  
 ARCHITECTS, INC.  
 1000 WEST WASHINGTON AVENUE  
 SUITE 100  
 MEMPHIS, TENNESSEE 38103  
 PHONE: (901) 527-7113  
 FAX: (901) 527-7113

DESIGNED: JSH  
 DRAWN: SEM  
 CHECKED: JSH  
 NO. DATE

REVISION

NO. DATE

SCALE: 1" = 40'  
 HORIZONTAL  
 1" = 20'  
 VERTICAL  
 DATE: 4/28/20

DEED REFERENCES: 20181105028337

OWNER/DEVELOPER:  
 CHEROKEE LANDING  
 700 COMMUNITY CENTER DRIVE, STE. 104  
 MEMPHIS, TENNESSEE 38119  
 PHONE: (901) 227-7113

SITE PLAN FOR  
 CHEROKEE LANDING  
 TAX MAP 135, PARCEL 119  
 DISTRICT 9, KNOX COUNTY, TENNESSEE

24995-SF-SW  
 SHEET 3 OF 7 SHEETS  
 01/20/2018

**CONCEPT REQUEST: REMOVAL OF THE  
 REQUIREMENT TO CONSTRUCT SIDEWALKS  
 AND WALKING TRAIL**



CONTRIBUTION OF COSTS FOR  
 THE STATE OF TENNESSEE  
 TO BE PAID BY THE DEVELOPER  
 AND THE COUNTY OF KNOX  
 IN ACCORDANCE WITH  
 T.C.A. § 11-2-101