



Laura Edmonds <laura.edmonds@knoxplanning.org>

**[Planning Commission Comment] Fwd: [External]Objection to Sidewalk Amendment for Case #6-SB-20-C**

1 message

**Amy Brooks** <amy.brooks@knoxplanning.org>  
Reply-To: amy.brooks@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Wed, Jul 8, 2020 at 6:40 AM

Amy Brooks, AICP  
Planning Services Manager  
865-215-4001



**Knoxville-Knox County Planning** | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

----- Forwarded message -----

From: **Carson Dailey** <[Carson.Dailey@knoxcounty.org](mailto:Carson.Dailey@knoxcounty.org)>  
Date: Tue, Jul 7, 2020 at 10:22 PM  
Subject: RE: [External]Objection to Sidewalk Amendment for Case #6-SB-20-C  
To: Jim Snowden <[Jim.Snowden@knoxcounty.org](mailto:Jim.Snowden@knoxcounty.org)>, Allison Slater <[a\\_slater@outlook.com](mailto:a_slater@outlook.com)>, KRISTI KRISTY <[kristi.kristy@knoxschools.org](mailto:kristi.kristy@knoxschools.org)>, Smith, Eddie <[JSmith@childhelp.org](mailto:JSmith@childhelp.org)>, Amy Brooks <[amy.brooks@knoxplanning.org](mailto:amy.brooks@knoxplanning.org)>, Aaron Fritts <[Aaron.Fritts@knoxcounty.org](mailto:Aaron.Fritts@knoxcounty.org)>, Steve Elliott <[Steve.Elliott@knoxcounty.org](mailto:Steve.Elliott@knoxcounty.org)>

All,

The South Doyle Neighborhood had 30 attendees and everyone like the new proposal of the sidewalk connecting to the Young Campus from the Cherokee Landing development. I also agree with the new plan. This will be a safer plan for students walking to school and walkers from the Graybrook development.

Thank you.



**CARSON DAILEY**  
KNOX COUNTY COMMISSIONER  
9TH DISTRICT  
865.660.0019  
[Carson.dailey@knoxcounty.org](mailto:Carson.dailey@knoxcounty.org)

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**From:** Jim Snowden <[Jim.Snowden@knoxcounty.org](mailto:Jim.Snowden@knoxcounty.org)>  
**Sent:** Tuesday, July 7, 2020 6:22 PM  
**To:** Carson Dailey <[Carson.Dailey@knoxcounty.org](mailto:Carson.Dailey@knoxcounty.org)>; Allison Slater <[a\\_slater@outlook.com](mailto:a_slater@outlook.com)>; KRISTI KRISTY <[kristi.kristy@knoxschools.org](mailto:kristi.kristy@knoxschools.org)>; Smith, Eddie <[JSmith@Childhelp.org](mailto:JSmith@Childhelp.org)>; Amy Brooks <[amy.brooks@knoxplanning.org](mailto:amy.brooks@knoxplanning.org)>; Aaron Fritts <[Aaron.Fritts@knoxcounty.org](mailto:Aaron.Fritts@knoxcounty.org)>; Steve Elliott <[Steve.Elliott@knoxcounty.org](mailto:Steve.Elliott@knoxcounty.org)>  
**Subject:** RE: [External]Objection to Sidewalk Amendment for Case #6-SB-20-C

Commissioner Dailey,

I wanted to update the group on conversations I've had with Russ Oaks at Schools regarding this project and what we believe to be an improved pedestrian connectivity option. After our meeting, I spoke with Russ and he has agreed to allow the development to tie the sidewalk into the back of the school, near the proposed bridge crossing.

We have shared this sketch (attached) with the Developer and are hopeful this option will be approved at Planning Commission. By doing so, the developer will be responsible for the sidewalk along his frontage of Coatney Road and the new linkage along the back of the southernmost lots to access the school. This option will do 2 important things, 1. County will take the opportunity to complete the small section of missing sidewalk to access Graybrook Park, and 2. County will not be responsible for section between development and Tipton Station, as previously discussed.

We feel this approach is fair to both parties and achieves connectivity in the most cost effective manner for the tax payer. Please let me know if you have any questions.

## Jim Snowden, P.E.

*Senior Director*

Engineering and Public Works  
Office: 865-215-5808

205 West Baxter Avenue

Knoxville, TN 37917



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**From:** Carson Dailey <[Carson.Dailey@knoxcounty.org](mailto:Carson.Dailey@knoxcounty.org)>  
**Sent:** Tuesday, July 7, 2020 12:09 PM  
**To:** Allison Slater <[a\\_slater@outlook.com](mailto:a_slater@outlook.com)>; KRISTI KRISTY <[kristi.kristy@knoxschools.org](mailto:kristi.kristy@knoxschools.org)>; Jim Snowden <[Jim.Snowden@knoxcounty.org](mailto:Jim.Snowden@knoxcounty.org)>  
**Subject:** RE: [External]Objection to Sidewalk Amendment for Case #6-SB-20-C

Ms. Slater,

Yes the Cherokee Landing will be heard Thursday afternoon. The agreement with Knox County Engineering is to eliminate the interior sidewalk and install a sidewalk in front of Coatney Road. The KKCP request has the condition to install the Coatney Road sidewalk with approval of the interior sidewalk. Perry Smith has agreed to pay some portion of extension of the sidewalk from Graybrook to Tipton Station. This amount should be in the 25,000 to 30,000 dollar range. Will not know the final numbers until agreement between Knox County and Perry Smith. Mr. Smith will help in fill that will be needed to bring grade elevation to ADA standards.

The Landscaping will not be a factor because it is on private property and the sidewalk will be in the right of way.

Thank you.

Commissioner Carson Dailey  
8656600019

----- Original message -----

From: Allison Slater <a\_slater@outlook.com>

Date: 7/7/20 11:40 AM (GMT-05:00)

To: KRISTI KRISTY <kristi.kristy@knoxschools.org>, Carson Dailey <Carson.Dailey@knoxcounty.org>, Jim Snowden <Jim.Snowden@knoxcounty.org>

Subject: [External]Objection to Sidewalk Amendment for Case #6-SB-20-C

Good afternoon Mrs. Kristy, Mr. Dailey, and Mr. Snowden

I wanted to follow up on the zoning amendment for sidewalks in the new Cherokee Landing development in our South Doyle community. I watched a recording of the June commission meeting and understand that this was put on a 30-day hold. Is the compromise previously discussed still making progress? "I thought that this proposal would eliminate the requirement for sidewalks inside the Cherokee Landing development, and in return the developer will help pay for and build the sidewalk along Coatney Road- which should address the concerns with student pedestrian safety."

The development has recently installed landscaping at the front entrance of their property. Will this issue be presented again at the Thursday night commission meeting?

Thank you for your time, consideration, and service to our South Doyle community!

Sincerely,

Allison Slater

South Knox County Resident & Knox County School Parent

**>>>CAUTION<<<**

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds <laura.edmonds@knoxplanning.org>

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## [Planning Commission Comment] Comments on 6-SB-20-C; June 11th hearing

1 message

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**Ikarosenbk via Commission** <commission@knoxplanning.org>

Tue, Jun 9, 2020 at 1:25 PM

Reply-To: Ikarosenbk@aol.com

To: "commission@knoxplanning.org" <commission@knoxplanning.org>

Gentlemen---

Please see attached comments to be entered into the record at the hearing, and read by all commissioners. Thank you.

L. Karosen

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



**charokeeKCC620.docx**

13K

June 9, 2020

TO: Knox County Planning Commission

FROM: Laurence and Alberta Karosen

Re: #6-SB-20-C

Message: We are homeowners that live adjacent to the Cherokee Landing development. We have received notice that the developer is seeking to amend the site plan (seek a variance) to eliminate sidewalks entirely, and that the hearing is scheduled for June 11<sup>th</sup>.

We voice our strong DISAPPROVAL of this request. Cherokee Landing is comprised of 94 one-family homes. Many school-aged children will be living in this development, and there will be infants living there as well. The lives and safety of these school children and infants will be placed in dire jeopardy by the removal of all sidewalks. You will be forcing school children and baby strollers to use the streets of this development to walk, with no protection and no buffer between themselves and the over 100 cars that will be garaged on that property. You will thus bear the responsibility for the injuries and possible deaths that will result from this request being approved. Query: Would any on the commission vote to eliminate sidewalks if they had school-aged children forced to walk in the streets, or infants in baby strollers forced to use the streets? Answer: NO. The answer to this request should therefore be emphatically denied.

This matter first came before the MPC under file #12-SA-16-C for initial subdivision approval. The application was approved, subject to 10 conditions. Condition 3 read as follows:

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.

The second comment following the 10 conditions indicated that this development is located within the parental responsibility zone for South Doyle High School, and that sidewalks are being provided on one side of all streets. We ask that the sidewalks be provided on the outer side of each street (not on the inner side); this being for safety reasons. The comment goes on to state that sidewalks will provide an amenity for the residents to *safely* walk to neighbor's homes and for use for exercise. It goes on to state that the addition of sidewalks would in part meet the objective of encouraging open space for recreational use (a general provision for the PR zoning district).

The MPC Subdivision report concludes with the statements that MPC's approval or denial of the concept plan request, and use on review request are **final**.

The application for variances (Subdivision – Concept) was signed by the authorized agent of the development, and contained the following certification: “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.”

It is obvious from the above that the developer recognized their responsibility for the installation of sidewalks, for safety and open space reasons. This development was approved with the requirement for sidewalks on one side of each street, and along Coatney Road. Over 3 years later, the developer now seeks to renege on his responsibilities, while making his development less safe for all residents, especially school-aged children and infants. There is no legitimate reason why this request should be approved. The safety and well-being of every person living in this development will be severely jeopardized. We don't think the MPC wants to or should sacrifice the safety of the residents.

We ask the commission to deny this request in full. If the developer does not want to abide by his responsibilities, then we ask the MPC to use the developer's bond to build the necessary sidewalks.



Dori Caron <dori.caron@knoxplanning.org>

**[Planning Commission Comment] 6-SB-20-C Item #17 - deny the applicant's request to remove sidewalk condition #3**

Kevin Murphy <murphysprings@gmail.com>  
Reply-To: murphysprings@gmail.com  
To: Commission <commission@knoxplanning.org>

Sun, Jun 7, 2020 at 4:57 PM

Dear Planning Commission,

On agenda item #17, 6-SB-20-C, Cherokee Landing Concept Plan, I request that you deny the applicant's request to remove the sidewalk condition. There are three broad categories for denying this request:

1. Benefits of sidewalks
2. Conditions unique to this Location
3. General fairness of the development and building process

**Benefit of Sidewalks**

In general, the presence of sidewalks removes barriers residents perceive. They feel safe to get out of their homes and socially connect with neighbors. Sidewalks reduce points of conflicts with vehicle, making residents more likely to use sidewalks to exercise and recreate. They provide a location for children to play that isn't in the street. As many Knox County residents discovered during the stay-at-home advisories for the Covid-19 pandemic, when you're stuck at home, you want to get out in your neighborhood to walk or run.

**Conditions Unique to this Location**

- Cherokee landing is ADJACENT to South Doyle High School. As such, it is probable that there will be residents in the subdivision within easy walking distance to South Doyle High School.
- It is within the Parental Responsibility Zone.
- Cherokee Landing is within the Planned Growth Area. Subdivisions in this area should have more facilities and higher density

**General fairness of the development and building process**

The Knox County Sidewalk ordinance was amended in 2020; prior to this, when the Cherokee Landing Concept Plan was originally approved in January 2017, the subdivision required sidewalks. As the staff report remarks, 2/3 of the subdivision has been completed or is under construction. However, the sidewalks haven't been installed.

It seems the amenities that make a subdivision a community are the last to go in - common area playgrounds, sidewalks, landscaping. In this case, the developer is benefiting from a mid-project change to the zoning ordinance that removes requirements, although they should have put the sidewalks in at the same time they put the streets into the subdivision. A similar issue is occurring in Edwards Place, where the developer failed to put in some sidewalks and community amenities even though they have been building out the subdivision for the last 13 years.

When a zoning ordinance is changed to a higher standard, e.g. stricter lighting or smaller signs, developers and builders benefit because they are grandfathered in when their permit is issued. It doesn't seem fair that the community fails to benefit when the ordinance standard is lowered.

This developer should have built sidewalks already, and now the residents and community are losing out. This is adjacent to a school and within the Parental Responsibility Zone.

Please deny the change to the concept plan. There are no conditions changing that warrant a revised design.

Sincerely,

--Kevin

Kevin Murphy  
4508 Murphy Rd  
Knoxville, TN 37918

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**[Planning Commission Comment] Objection to Sidewalk Amendment for Case #6-SB-20-C**

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Allison Slater &lt;a\_slater@outlook.com&gt;

Mon, Jun 8, 2020 at 1:32 PM

Reply-To: a\_slater@outlook.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Cc: "tom.brechko@knoxplanning.org" &lt;tom.brechko@knoxplanning.org&gt;

Good afternoon Knoxville-Knox County Planning Commissioners,

Thank you for your time today in consideration of **Case #6-SB-20-C** for Cherokee Landing.

I want to express my objection to the sidewalk amendment at Cherokee Landing. I am a wife and mother of four children and live in the Graybrook Park neighborhood adjacent to Cherokee Landing.

I am against this zoning amendment for a number of reasons, but mostly because of student pedestrian safety in this area as it connects to **two** Knox County Schools. Not having a sidewalk ignores the existing school policy that there is a 1-mile radius of "parent responsibility zone" where children that live within 1-mile of a school do not have the option to ride the bus home and must either walk or have a parent/guardian pick them up. The original concept plan was approved in January 2017 with a condition of sidewalks installation and stated that the development would produce 35 school aged children. As a parent, I am concerned about child safety along Coatney Road.

Below are some of my key concerns regarding this development:

**Student pedestrian safety:** Student pedestrian safety is my first and most important objection. In our South Knox County Community, students have been hit by cars at South Doyle High School (in 2014) and at Bonny Kate Elementary (in 2008). Local news reports of these accidents are linked below:

<http://archive.knoxnews.com/news/local/boy-hit-by-car-goes-home-ep-410995693-359769571.html/>

<https://www.wvlt.tv/home/headlines/Student-injured-in-hit-and-run-accident-at-South-Doyle-282279621.html>

**Road topography & existing regulations:** The speed limit on Coatney Road is 30 MPH, making the installation of sidewalks a construction requirement for Knox County subdivisions according to Knox County Code of Ordinances Sec. 54-81 (a), (2). The topography along Coatney Road is such that part of the road is a blind hill, making short lines of sight for a pedestrian. There is also not a good "shoulder" of the road along this section of Coatney Road. Therefore, the topography alone is an unsafe road to walk.

**Original concept plan condition:** Installation of sidewalks was set as #3 of 10 conditions to approve the concept/use plan for the Cherokee Landing in 2016 (See File #12-SA-16-C). This also includes ADA compliance.

**Increased traffic:** The original concept for Cherokee Landing includes 94 lots, which will increase automobile traffic along Coatney Road. This increase in traffic will only increase the hazards for pedestrians.

**Subdivision uniformity:** Lastly, the other most recently developed neighborhoods that link to both South Doyle High School and Bonny Kate Elementary have sidewalk connectors to the main sidewalk along Tipton Station Road. These neighborhoods are Twin Creek and Woodcreek Reserve (the most recently completed subdivision). These sidewalks provide overall neighborhood connectivity and uniformity.

I welcome residential development growth in South Knox County, but I request that these developments adhere to the regulations set in place by Knoxville-Knox County Planning. If a concept plan is approved based on a condition of installed sidewalks, that condition should be met. These subdivisions serve our South Doyle and Bonny Kate communities, families, and especially our students. I welcome each of you to come drive through our community to see the current land uses and existing sidewalks. Please keep student and pedestrian safety a top priority for South Knox County as you consider this matter.

Thank you for your time and consideration today! And thank you for your public service to our community!

Sincerely,

Allison Slater

South Knox County Resident & Knox County School Parent

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)