



# SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 6-SB-20-C

**AGENDA ITEM #:** 17

**AGENDA DATE:** 6/11/2020

▶ **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:

3. (Revised condition) Providing an external sidewalk and crosswalk within the Coatney Road right-of-way along the entire Subdivision frontage. The sidewalk and crosswalk shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works.

### COMMENTS:

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.

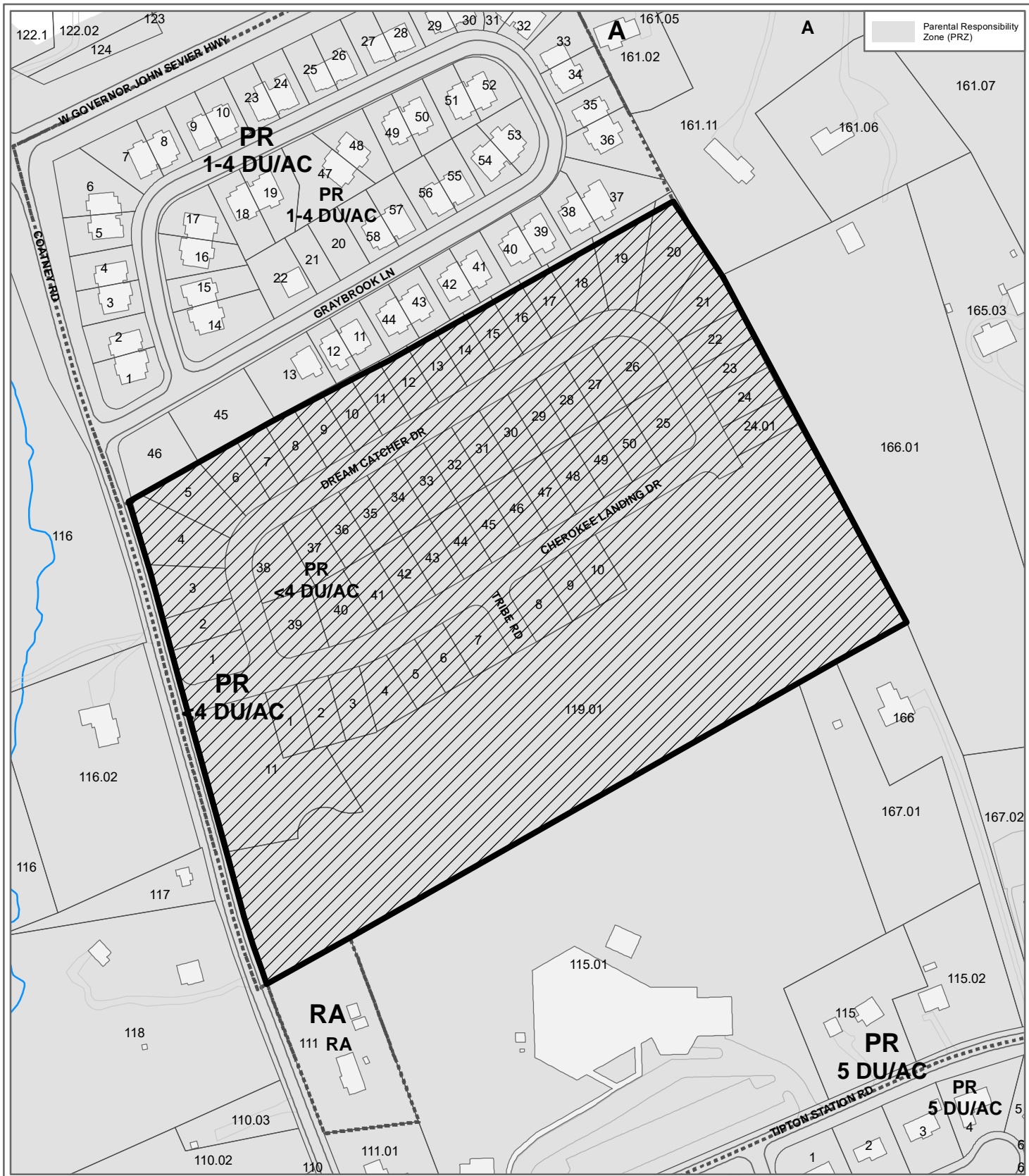
ESTIMATED TRAFFIC IMPACT: Not required.

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.

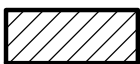
Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



Parental Responsibility Zone (PRZ)

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

Subdivision: Cherokee Landing



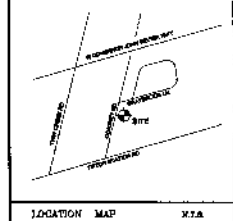
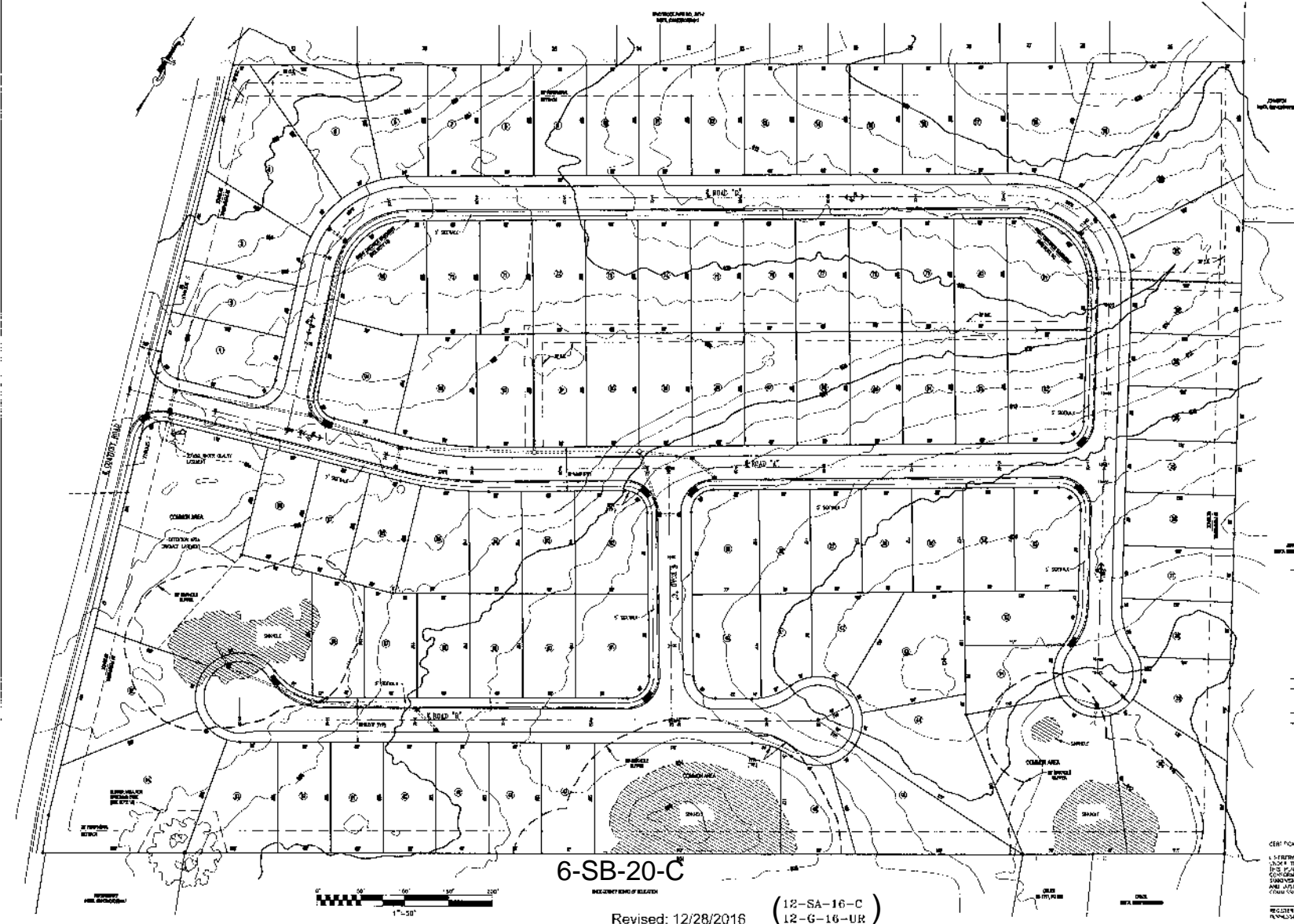
Approval of Concept Plan

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

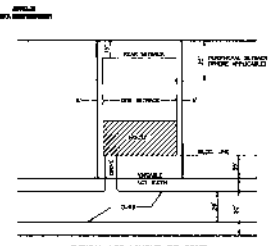
Map No: 136  
 Jurisdiction: County

0 250  
Feet





- NOTES**
1. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CENTER UNLESS OTHERWISE NOTED.
  2. ALL DIMENSIONS SHALL BE CORRECTED TO CENTER UNLESS OTHERWISE NOTED.
  3. A 10' DRIVE EASEMENT SHALL BE MAINTAINED ON BOTH SIDES OF ALL DRIVEWAYS.
  4. THE PROPERTY SHOWN APPROXIMATELY 2.5 ACRES SHOWN APPROXIMATELY 15 ACRES TOTAL. THE 12.5 ACRES SHOWN ARE LEFT CONTAINING 733 ACRES.
  5. THE PROPERTY IS SHOWN IN 1/2 ACRE LOTS WITH A 10' DRIVE EASEMENT.
  6. ALL ROAD RIGHT-OF-WAY AND BASES ON PROPOSED/EXISTING EASEMENTS ON CONTIGUOUS.
  7. ALL UTILITIES SHOWN ARE TO BE MAINTAINED AND PROTECTED BY THE PROPERTY OWNER. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED BY THE PROPERTY OWNER. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED BY THE PROPERTY OWNER.
  8. NO BUILDINGS SHALL BE ALLOWED WITHIN THE 10' OF THE DRIVEWAY. A 10' DRIVEWAY EASEMENT SHALL BE MAINTAINED ON BOTH SIDES OF ALL DRIVEWAYS. A 10' DRIVEWAY EASEMENT SHALL BE MAINTAINED ON BOTH SIDES OF ALL DRIVEWAYS.
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CERTIFICATION OF CONCEPT PLAN  
 I, [Name], being duly sworn, depose and say that the above described CONCEPT PLAN was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Tennessee. I am a duly licensed Professional Engineer in the State of Tennessee. I am a duly licensed Professional Engineer in the State of Tennessee.

**6-SB-20-C**  
 Revised: 12/28/2016  
 (12-SA-16-C)  
 (12-G-16-UR)

BACSON, HINES, NORRIS & POK  
 INCORPORATED ENGINEERS & ARCHITECTS  
 4314 PARKWAY, SUITE 200  
 MEMPHIS, TENNESSEE 38117  
 PHONE: 901-526-4473  
 FAX: 901-526-4473

DATE	REV	BY	CHKD	APPV
12/28/16	1	W.C. COMBES		
12/28/16	2	W.C. COMBES		
12/28/16	3	W.C. COMBES		
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12/28/16	99	W.C. COMBES		
12/28/16	100	W.C. COMBES		

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

24985-C  
 SHEET 1 OF 3 SHEETS  
 03/14/17/14/15-0001



# 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  
Parcel ID  
136NC

PARCELS 1-11  
PARCELS 1-50

MAP 136  
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:

Other (specify): CONCEPT REQUEST w/ REMOVAL OF SIDEWALKS

condition of  
Concept Plan  
approval.

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

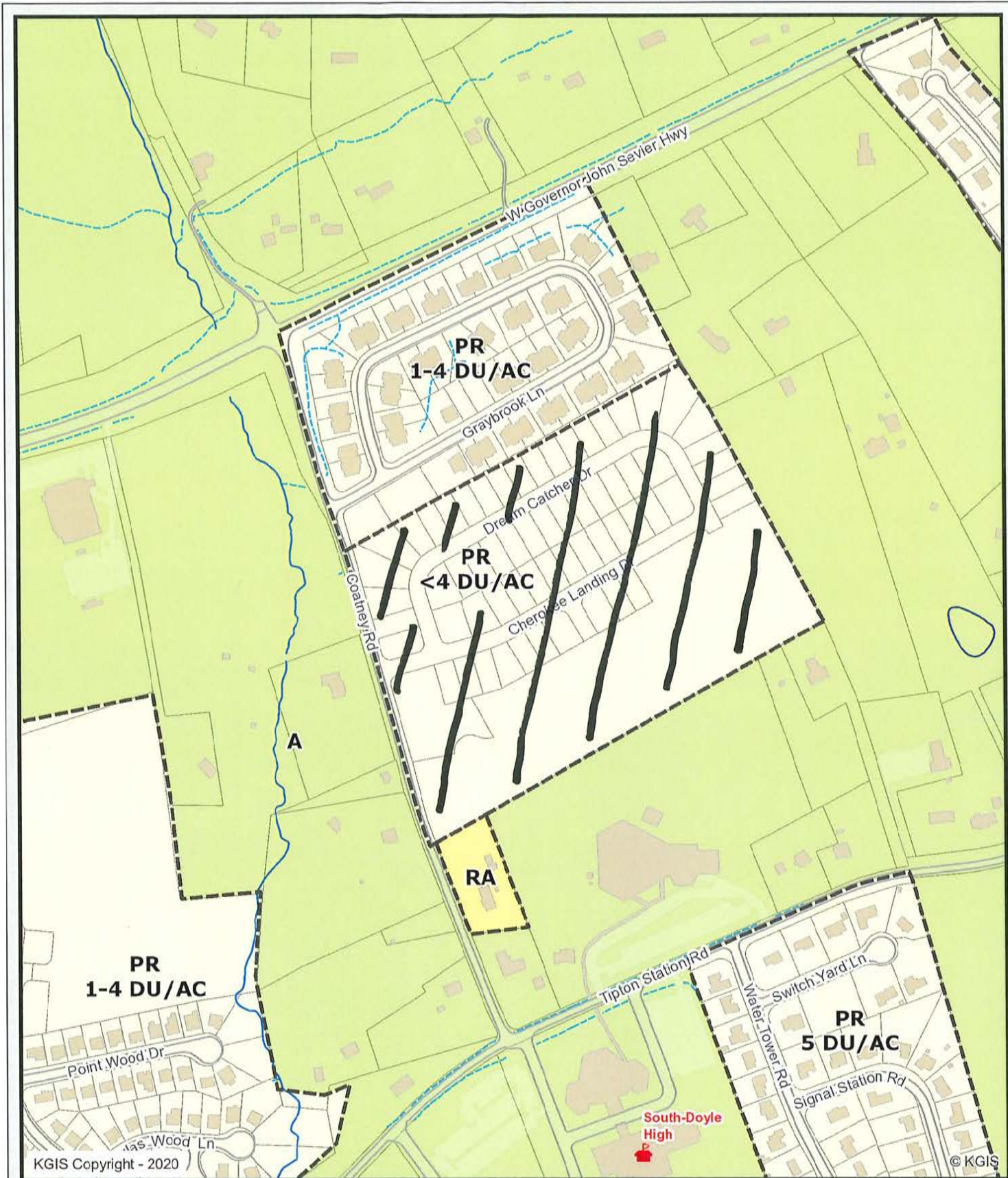
Phone Number

Email

*Thomas Brechko*  
Staff Signature

Thomas Brechko  
Please Print

4-28-2020  
Date

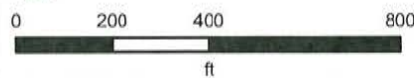


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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



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

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

REVISION

NO. DATE

SCALE: 1" = 40'  
 HORIZONTAL  
 VERTICAL: 2" INTERNAL  
 DATE: 4/28/20

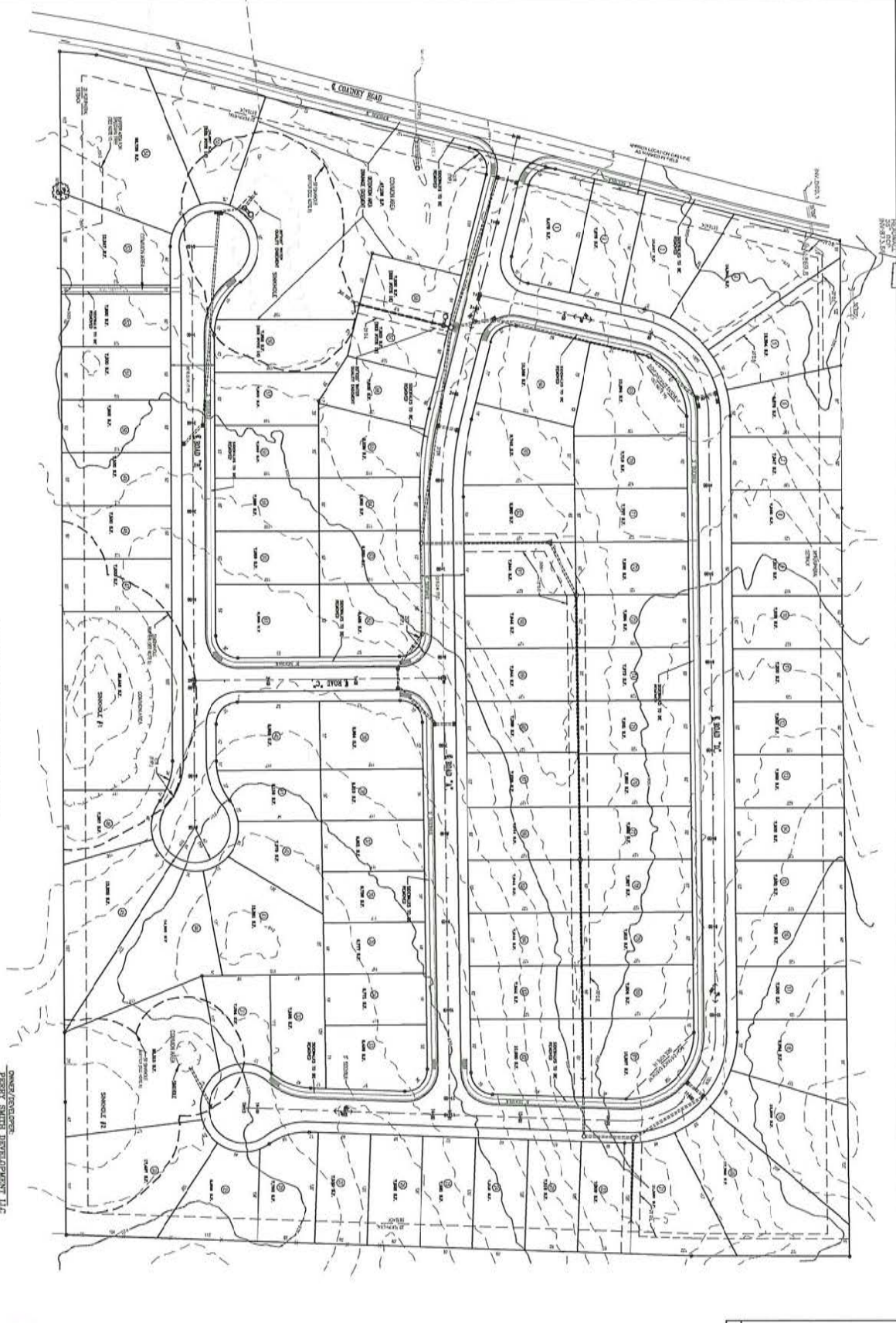
DEED REFERENCES: 20181105028337

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  
 01/20/2020

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



CONTRIBUTION OF COSTS FOR  
 THE STATE OF TENNESSEE  
 THE COUNTY OF KNOX  
 THE CITY OF MEMPHIS  
 THE COUNTY OF KNOX  
 THE CITY OF MEMPHIS  
 THE COUNTY OF KNOX  
 THE CITY OF MEMPHIS