



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 11-SC-20-C

**AGENDA ITEM #:** 31

11-E-20-UR

**AGENDA DATE:** 11/12/2020

► **SUBDIVISION:** CHEROKEE LANDING

► **APPLICANT/DEVELOPER:** PERRY SMITH DEVELOPMENT - CHEROKEE LANDING

OWNER(S): Perry Smith Development, LLC

TAX IDENTIFICATION: 136 11901

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 Tribe Rd.

► **LOCATION:** East side of Coatney Rd., north of Tipton Station Rd.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Stock Creek

► **APPROXIMATE ACREAGE:** 8.8 acres

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Attached 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:** 31

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Cherokee Landing Dr., a local street with 26' of pavement width within 50' of right-of-way.

► **SUBDIVISION VARIANCES  
REQUIRED:** None

## STAFF RECOMMENDATION:

► **APPROVE the Concept Plan subject to 9 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
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 the sidewalk along the Coatney Road frontage as required by Knox County Engineering and Public Works.
4. Installation of the sidewalk from Coatney Road and the western cul-de-sac of Road 'B' to the South Doyle

High School property as shown on the Concept Plan, or as otherwise necessary so there is no grading or clearing in the buffer area of the specimen tree, and as required by Knox County Engineering and Public Works. The location of the sidewalk connection to the school property is to be in coordination with Knox County Schools.

5. Reconfiguring the curblin and pavement in the eastern intersection of Cherokee Landing Drive and Dream Catcher Drive to create the greatest horizontal radius possible within the existing right-of-way. The design is to be reviewed and approved by Knox County Engineering and Public Works during the design plan phase.

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

7. 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.

8. 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 and stormwater/drainage facilities.

9. Submitting the certification of design plan approval form to Planning Commission staff prior to final plat review by the Planning Commission or Planning staff, as required by the Knoxville-Knox County Subdivision Regulations (Section 2.08, Design Plan -- Major Subdivisions).

► **APPROVE the development plan for up to 30 attached and 1 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 8.8 acre portion of the Cherokee Landing subdivision into 30 attached and 1 detached residential lots and common area (4.43 acres) at a density of 3.52 du/ac. The portion of the subdivision that has already been platted includes 65 detached residential lots and the development was originally approved for 94 detached residential lots. If this proposal is approved as requested, the subdivision will have a total of 30 attached and 66 detached residential lots with a total density of 3.75 du/ac. The property is zoned PR (Planned Residential) up to 4 du/ac.

In July 2020, Planning Commission approved a modification to the original Concept Plan approval (12-SA-16-C) to remove the requirement of installing a sidewalk on the internal streets while keeping the requirement of the sidewalk along the Coatney Road frontage and requiring a sidewalk along the south property boundary and from the internal roads to the rear of the school property. This proposal has a sidewalk that cross the common open space in the southwest corner of the property from Coatney Road and connects to a sidewalk coming between the Road 'B' cul-de-sac and the school property.

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 has been established around the tree to protect it from any clearing and grading that was a requirement of the 2016 concept plan approval.

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

1. The proposed attached 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 3.52 du/ac is compatible with other development that has occurred in this area.
3. The sidewalk along Coatney Road and from the internal road to the school property will provide direct

pedestrian access to this community facility.

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

1. With the stated conditions, the proposed attached 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 3.52 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: 338 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

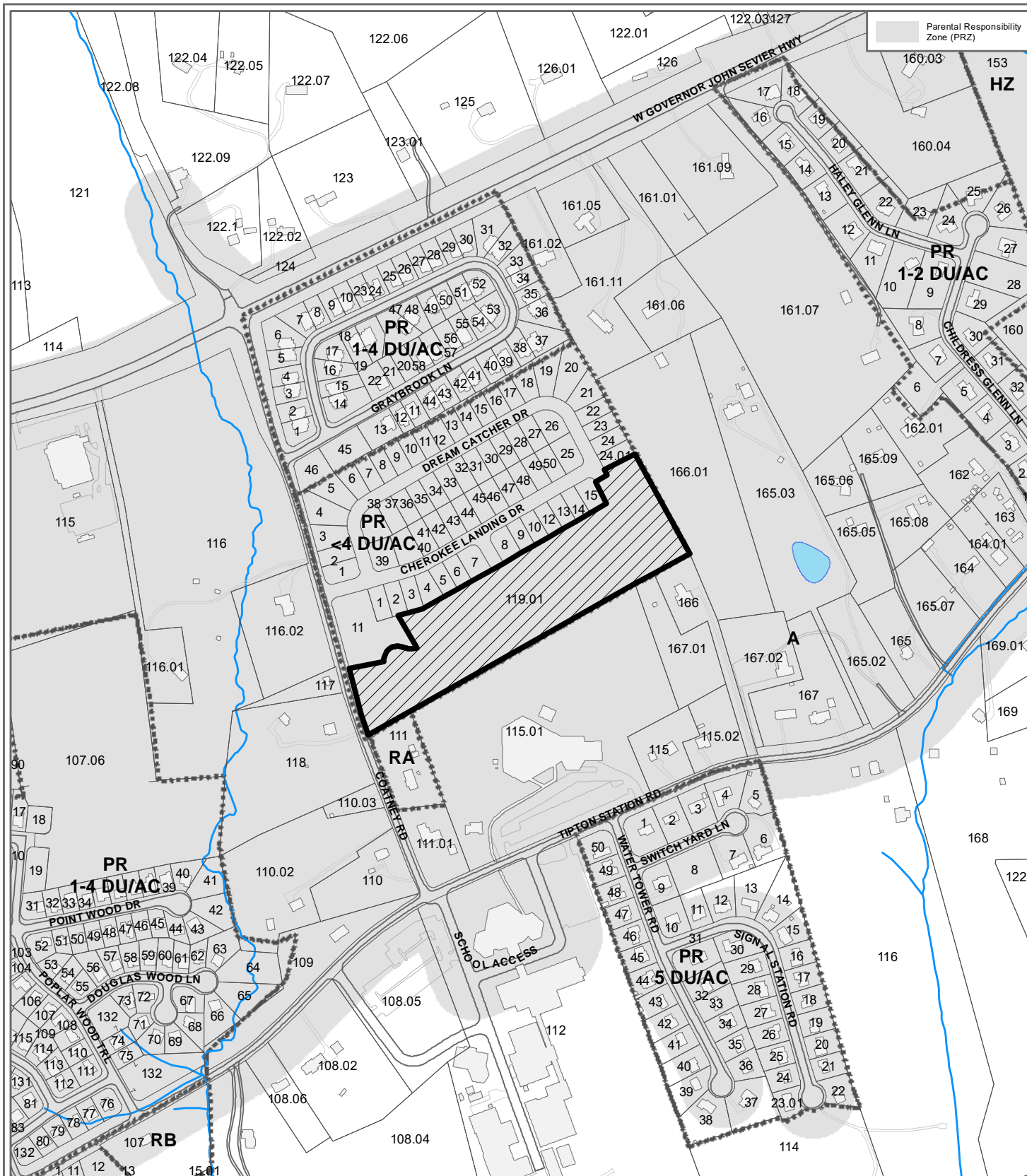
ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

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 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.

Knoxville-Knox County Planning Commission'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.



**11-SC-20-C / 11-E-20-UR  
CONCEPT PLAN/USE ON REVIEW**



Attached residential subdivision in PR (Planned Residential)

Original Print Date: 10/20/2020 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Perry Smith Development -  
Cherokee Landing  
Cherokee Landing

Map No: 136  
Jurisdiction: County

0 500  
Feet







# Development Request

## DEVELOPMENT

- ☐ Development Plan  
☐ Planned Development  
☒ Use on Review / Special Use  
☐ Hillside Protection COA

## SUBDIVISION

- ☒ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Plan Amendment  
☐ SP ☐ OYP  
☐ Rezoning

Perry Smith Dev. Cherokee Landing  
Applicant Name

Affiliation

9.28.20  
Date Filed

Meeting Date (if applicable)

File Number(s)

11-SC-20-C

11-E-20-UR

## 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 Batson Himes Noevel & Poe  
Name Company

4334 Papermill Drive Knoxville TN 37909  
Address City State ZIP

865.588.6472 harbin@bhn-p.com  
Phone Email

## CURRENT PROPERTY INFO

Perry Smith Development Inc Pigeon Forge, TN 37863  
Owner Name (if different) Owner Address Owner Phone  
865-227-7773  
E/S Tribe Rd  
Coatney Rd Tax Map 136, Parcel 11901  
Property Address Parcel ID

## STAFF USE ONLY

E/S Coatney Rd, n of Tipton Station Rd. 8.8 acres  
General Location Tract Size

9th PR < 4/du/a  
Jurisdiction (specify district above) ☐ City ☒ County Zoning District

South County LDR Planned Growth  
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

Vacant  
Existing Land Use Septic (Y/N) Sewer Provider Water Provider

**DEVELOPMENT REQUEST**☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA☐ Residential ☐ Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**Proposed Subdivision Name Cherokee landingUnit 6  
Unit / Phase Number☐ Combine Parcels☒ Divide Parcel31  
Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning \_\_\_\_\_

☐ Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number

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)☐ Use on Review / Special Use (Concept Plan)☐ Traffic Impact Study☐ COA Checklist (Hillside Protection)

Fee 1

0109 1430.00

Fee 2

Fee 3

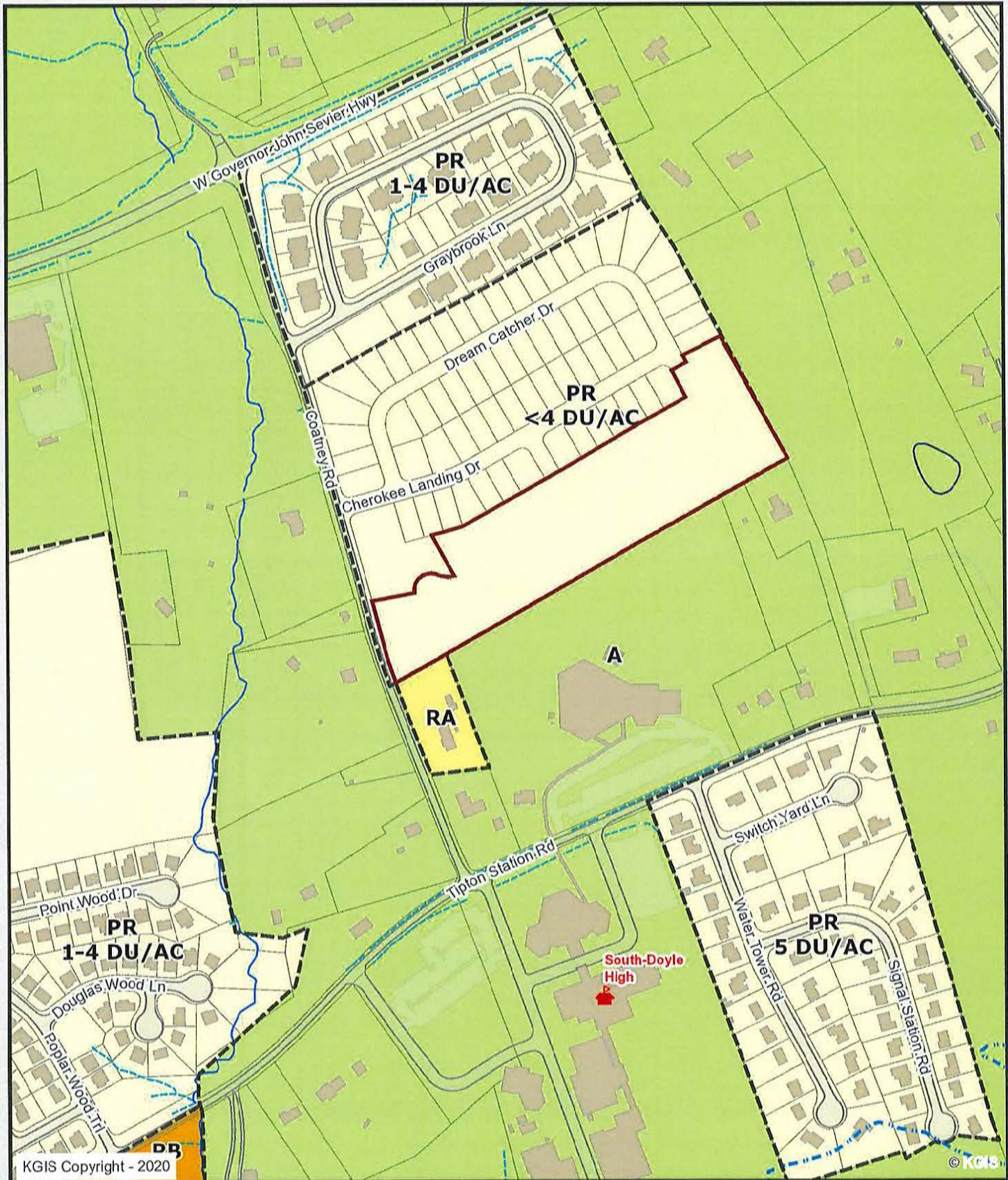
Total

\$1430.00**AUTHORIZATION**

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

David Harbin  
Applicant SignatureDAVID Harbin  
Please Print9.28.20  
Date865-588-6472  
Phone Numberharbin@bhn-p.com  
EmailSherry Muchienzi  
Staff SignatureSHERRY MUCHIENZI  
Please Print9/28/20  
Date



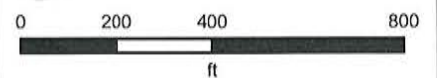


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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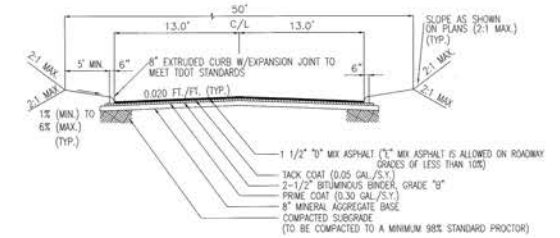
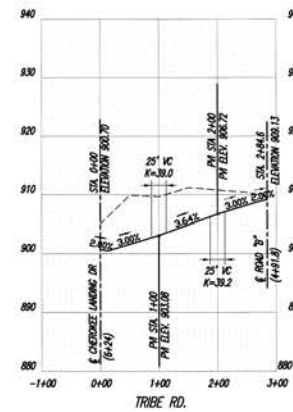
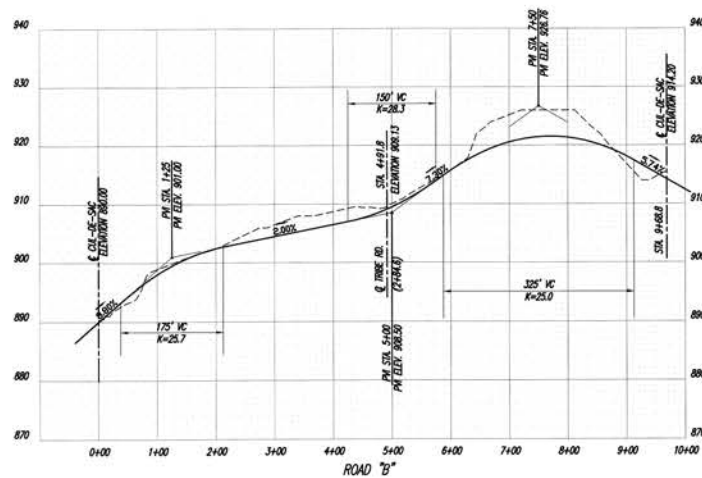


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TYPICAL ROAD SECTION  
THRU 50' ROAD  
"PUBLIC ROAD"

11-SC-20-C / 11-E-20-UR  
10/23/2020

11-SC-20-C/11-E-20-UR

OWNER:  
PERRY SMITH DEVELOPMENT LLC  
190 SITE 104 COMMUNITY CENTER DRIVE  
POISON FORGE, TN 37863  
(865)227-7973

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, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE ENGINEERING COUNCIL SUPERVISION REGULATIONS EXCEPT AS HAS BEEN TENTATIVELY DESCRIBED, AND LISTED IN THE PHOTOGRAPHIC RECORD FOR METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER  
TENNESSEE CERTIFICATE NO. 101265



BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4324 PAPERBELL DRIVE  
KNOXVILLE, TENNESSEE 37908  
PHONE: 865-588-6472  
FAX: 865-588-6473

DESIGNED DBH/JCC

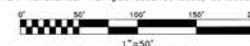
DRAWN TPD/JCC

CHECKED JCC

NO.	DATE	REVISION	APPR.
2	12/21/14	WPC COMMENTS	
1	12/06/14	OVERALL LAYOUT	

SCALE  
1"=100'H  
10'V  
DATE  
10/18/16

DEED REFERENCES: INST #201511050028397  
PLAT REFERENCE: INST #201807110002289  
PLAT REFERENCE: INST #201809210018969, 201809210018969



CONCEPT & DEVELOPMENT PLAN FOR  
CHEROKEE LANDING  
PHASE 6  
TAX MAP 136, PARCEL 119  
DISTRICT 9, KNOX COUNTY, TENNESSEE

24995-C  
SHEET 1 OF 3 SHEETS

Q:\24995\24995-C.DWG