

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 11-SC-20-C Related File Number: 11-E-20-UR
Application Filed: 9/28/2020 Date of Revision:
Applicant: PERRY SMITH DEVELOPMENT - CHEROKEE LANDING

PROPERTY INFORMATION

General Location: East side of Coatney Rd., north of Tipton Station Rd.
Other Parcel Info.:
Tax ID Number: 136 11901 Jurisdiction: County
Size of Tract: 8.8 acres
Accessibility: Access is via Cherokee Landing Dr., a local street with 26' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: 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)
Proposed Use: Attached residential subdivision Density: 3.52 du/ac
Sector Plan: South County Sector Plan Designation:
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 Tribe Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cherokee Landing
No. of Lots Proposed: 31 No. of Lots Approved: 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 9 conditions.

Staff Recomm. (Full):

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).

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.

Action: Approved **Meeting Date:** 11/12/2020

Details of Action:

Summary of Action: APPROVE the Concept Plan subject to 9 conditions.

Date of Approval: 11/12/2020

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: