

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 12-SA-16-C **Related File Number:** 12-G-16-UR
Application Filed: 10/24/2016 **Date of Revision:**
Applicant: PERRY SMITH DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: East side of Coatney Rd., south of W Governor John Sevier Hwy.
Other Parcel Info.:
Tax ID Number: 136 119 **Jurisdiction:** County
Size of Tract: 25.59 acres
Accessibility: Access is via Coatney Rd., a local street with a 22' pavement width within a 40' 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: Detached Residential Subdivision **Density:** 3.67 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 Coatney 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: 94 No. of Lots Approved: 94

Variances Requested: 1. Horizontal curve variance on Road D at STA 2+50, from 250' to 100'.
2. Horizontal curve variance on Road D at STA 11+00, from 250' to 100'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1 and 2 because the site's topography and site features restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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 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.
4. 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.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Including the buffer area for the specimen tree on Lots 53 and 54 on the final plat with the no clearing and grading notation. The boundary for the buffer area shall be clearly marked in the field prior to any site clearing and grading on Lots 53 and 54.
7. 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, drainage system and any recreational amenities.
8. On the final plat, including the sight distance easements across Lots 69 and 81 as required by the Knox County Department of Engineering and Public Works
9. Placing a note on the final plat that the vehicular access for all lots is limited to the internal street system.
10. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing to subdivide this 25.59 acre tract into 94 detached residential lots and common area (2.22 acres) at a density of 3.67 du/ac. This property which is zoned PR (Planned Residential) is located on the east side of Coatney Rd., south of W. Governor John Sevier Hwy. The Planning Commission had recommended approval of a rezoning of this property to PR (Planned Residential) at a density of up to 4 du/ac on July 14, 2016. The Knox County Commission approved the rezoning request on August 22, 2016.

The site is located within the parental responsibility zone for South Doyle High School. Sidewalks are being provided on one side of all internal streets. A sidewalk will also be provided along the entire street frontage of Coatney Rd. Staff is recommending that the applicant work with the Knox County Board of Education on a possible connection to the South Doyle High School property that is located directly to the south. The common area between Lots 46 and 47 would allow for this connection. In

addition to providing a future pedestrian connection to the school, the sidewalks will provide an amenity for the residents to safely walk to neighbor's homes and for use for exercise. One of the general provisions for the PR zoning district is that it encourages open space for recreational use. The addition of sidewalks would in part meet that objective.

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 will be established around the tree to protect it from any clearing and grading.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all subdivision boundaries except for the northern boundary that adjoins Graybrook Park Subdivision. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts.

Action: Approved as Modified **Meeting Date:** 1/12/2017

- Details of Action:**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 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 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.
 4. 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.
 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 6. (Modified by the MPC) Including the buffer area for the specimen tree, as determined by a qualified expert, on Lots 53 and 54 on the final plat with the no clearing and grading notation. The boundary for the buffer area shall be clearly marked in the field prior to any site clearing and grading on Lots 53 and 54.
 7. 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, drainage system and any recreational amenities.
 8. On the final plat, including the sight distance easements across Lots 69 and 81 as required by the Knox County Department of Engineering and Public Works
 9. Placing a note on the final plat that the vehicular access for all lots is limited to the internal street system.
 10. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Summary of Action: APPROVE variances 1 and 2 because the site's topography and site features restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard. APPROVE the Concept Plan subject to 10 conditions with the modification to condition #6.

Date of Approval: 1/12/2017 **Date of Denial:** **Postponements:** 12/8/2016

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: