

# CASE SUMMARY

APPLICATION TYPE: **SUBDIVISION**

CONCEPT PLAN



**File Number:** 6-SB-20-C **Related File Number:**  
**Application Filed:** 4/28/2020 **Date of Revision:**  
**Applicant:** CHEROKEE LANDING DEVELOPMENT, LLC

## PROPERTY INFORMATION

**General Location:** South of W. Governor John Sevier Hwy, east side of Coatney Rd., south of Graybrook Ln. north of Tipton Station Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 136 N B 001-011; 136NC001-050 OTHER: & 136 11901 **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' - 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residences and 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:** Removal of sidewalk requirement (a condition of concept plan approval) **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:** 7366 Coatney Rd.; 0 Tribe Rd.; 1401-1497 Dream Catcher Dr.: & 1507-1564 Cherokee Landing Dr.  
**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: 0                      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: Tom Brechko

Staff Recomm. (Abbr.): 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 as recommended by staff:

Staff Recomm. (Full): 3. (Revised condition) Providing an external sidewalk and crosswalk within the Coatney Road right-of-way along the entire Subdivision frontage. A sidewalk extension shall also be provided from the southwest corner of the Subdivision from Coatney Road extending along the southern property line for the Subdivision (Lots 53 and 54) to the east to the school property allowing for a connection into the school property. A connection would also be provided between Lots 53 and 54 to the proposed public street allowing a connection from within the Subdivision to the school. (See attached Sidewalk Recommendation map) The proposed sidewalk layout should be located within common area (that would also provide protection for the specimen tree) and not across the lots. A sidewalk easement would be required for public access. The common area access strip for the sidewalk should have a minimum width of 15'. The sidewalks and crosswalk shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. The details for the sidewalk improvements shall be worked out with Knox County Department of Engineering and Public Works during the design plan stage for the Subdivision.

Comments: UPDATE:

Following the Planning Commission's June 11, 2020 meeting, the applicant meet with the Knox County Department of Engineering and Public Works staff, a representative from South Doyle High School and Knox County Commissioner Carson Dailey. The discussion centered around extending the sidewalk from the southern boundary for the Subdivision along Coatney Road south to the existing sidewalk along Tipton Station Road. The applicant would share in the cost of extending the sidewalk along Coatney Road.

Following the meeting, Knox County Engineering staff developed a recommendation that instead of extending the sidewalk along Coatney Road, the sidewalk would be extended to the east along the southern property line for the Subdivision (Lots 53 and 54) to the school property, allowing for a connection into the school property. A connection would also be provided between Lots 53 and 54 to the proposed public street allowing a connection from within the Subdivision to the school. The proposed sidewalk layout should be located within common area (that would also provide protection for the specimen tree) and not across the lots. A sidewalk easement would be required for public access. The common area access strip for the sidewalk should have a minimum width of 15'.

#### BACKGROUND

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. (See Update section for revised recommendation.)

**Action:** Approved **Meeting Date:** 7/9/2020

**Details of Action:** 3. (Revised condition) Providing an external sidewalk and crosswalk within the Coatney Road right-of-way along the entire Subdivision frontage. A sidewalk extension shall also be provided from the southwest corner of the Subdivision from Coatney Road extending along the southern property line for the Subdivision (Lots 53 and 54) to the east to the school property allowing for a connection into the school property. A connection would also be provided between Lots 53 and 54 to the proposed public street allowing a connection from within the Subdivision to the school. (See attached Sidewalk Recommendation map) The proposed sidewalk layout should be located within common area (that would also provide protection for the specimen tree) and not across the lots. A sidewalk easement would be required for public access. The common area access strip for the sidewalk should have a minimum width of 15'. The sidewalks and crosswalk shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. The details for the sidewalk improvements shall be worked out with Knox County Department of Engineering and Public Works during the design plan stage for the Subdivision.

**Summary of Action:** 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 as recommended by staff:

**Date of Approval:** 7/9/2020 **Date of Denial:** **Postponements:** 6/11/2020

**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:**