

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 10-A-24-PA **Related File Number:** 10-A-24-RZ
Application Filed: 7/3/2024 **Date of Revision:**
Applicant: CHEROKEE COUNTRY CLUB

PROPERTY INFORMATION

General Location: Northwest side of Lyons View Pike, east side of Gore St, west side of Staub St
Other Parcel Info.:
Tax ID Number: 121 B D 001 (PART OF) **Jurisdiction:** City
Size of Tract: 7.13 acres
Accessibility: Primary access is via Lyons View Pike, a minor arterial street with a 25-ft pavement width within a 42-ft right-of-way. Access is also via Grandview Drive, Layden Drive, Walden Drive, Gore Road, Old Kingston Pike, and Staub Street, which are local streets of varying pavement and right-of-way widths.

GENERAL LAND USE INFORMATION

Existing Land Use: Private Recreation, Agriculture/Forestry/Vacant Land, Single Family Residential
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: West City **Plan Designation:** MDR/O (Medium Density Residential/Office), LDR (Low Den
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This property is a long-standing recreational and social club abutting the Sequoyah Hills neighborhood. There are a wide range of land uses in the general vicinity, including single-family and multifamily residences to the south along Lyons View Pike, and office and commercial uses to the north, east and west along Kingston Pike.

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

Street: 5331 LYONS VIEW PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood), O (Office), I-MU (Industrial Mixed-Use), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: OS (Parks and Open Space), HP (Hillside Protection Overlay)
Previous Requests:
Extension of Zone: Yes, it is an extension from the remainder of the subject parcel
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), MU-SD WC-1 (Mixed Use Special District, Bearden Village), HP (Hillside Protection)

Requested Plan Category: OS (Other Open Space), HP (Hillside Protection)

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: **No. of Lots Approved:** 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the OS (Other Open Space) land use classification because it is a minor extension that is consistent with surrounding development. The HP (Hillside Protection) area would be retained.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

AN ERROR IN THE PLAN:

1. While it is not necessarily the result of an error or omission in the West City Sector Plan, the requested OS land use on these remnant parcels would provide a single classification for the entire property that is more aligned with the function of the country club. The sector plan describes how the primary uses of the OS designation includes private golf courses, which is the principal use of the land.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. The subject parcels are part of the 116.5-acre Cherokee Country Club, a golf course and recreational/social club established next to the Sequoyah Hills neighborhood in 1907. The property's primary access is on Lyons View Pike, a minor arterial street, and it also accesses several local streets at its east and west sides.

2. This plan amendment request for the OS (Other Open Space) land use classification is less intensive than the existing MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), and MU-SD, WC-1 (Mixed-Use Special District, Bearden Village) land uses. This request should not strain the built-out utility and street infrastructure of this urbanized area south of Kingston Pike.

3. Within the past four years, the Club has demolished all buildings on the subject parcels, including single-family residences and office buildings. They have also closed the eastern terminuses of Walden Drive and Layden Drive, providing a more cohesive western boundary for the golf course. The parcels are now vegetated open areas, consistent with the intent of the OS land use.

CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no government policy changes that pertain to this requested plan amendment.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new plans or studies related to the requested land use classification.

Action: Approved **Meeting Date:** 10/3/2024

Details of Action:

Summary of Action: Approve the OS (Other Open Space) land use classification because it is a minor extension that is consistent with surrounding development. The HP (Hillside Protection) area would be retained.

Date of Approval:10/3/2024

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:Knoxville City Council

Date of Legislative Action:11/12/2024

Ordinance Number:

Disposition of Case:Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:11/26/2024

Other Ordinance Number References:O-139-2024

Disposition of Case, Second Reading:Approved

If "Other":

Amendments:

Effective Date of Ordinance: