

CASE SUMMARY

APPLICATION TYPE: REZONING



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

PROPERTY INFORMATION

General Location: North side of Lyonds View Pike, east of Agnes Rd
Other Parcel Info.:
Tax ID Number: 121 B D 001 **Jurisdiction:** City
Size of Tract: 7.13 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Single Family Residential, Private Recreation, Right of Way/Open Space
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: West City **Plan Designation:** MDR/O (Medium Density Residential/Office), LDR (Low Den
Growth Policy Plan:
Neighborhood Context:

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), OS (Parks and Open Space), , HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning: OS (Parks and Open Space)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), MU-SD (Mixed Use Special District), OS (Other Open Space), HP (Hillside Ridgetop Protection)

Requested Plan Category:

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:

Staff Recomm. (Abbr.): Approve the OS (Parks and Open Space) district because it is a minor extension consistent with changing conditions. The HP (Hillside Protection overlay) would be retained.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The demolition of all buildings on the subject parcels and the closure of two rights-of-way has provided a connected green space along the west end of the Cherokee County Club campus that is suitable for the OS (Parks and Open Space) zoning district.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The intent of the OS district is to create, preserve, and enhance public open space to meet the passive and active park and recreational needs of the City. Facilities may include, but are not limited to, playgrounds, recreational fields, ball-fields, sport courts, dog parks, marinas, cemeteries, golf courses, and cultural facilities such as museums and libraries.

2. Rezoning these parcels to align with the OS zoning on the remainder of the country club and golf course is consistent with the purpose of the OS district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The existing I-MU (Industrial Mixed-Use), RN-4 (General Residential Neighborhood), O (Office) and RN-1 (Single-Family Residential Neighborhood) zoning on the subject parcels allows for more intense development than the requested OS zoning. There are no adverse impacts anticipated to occur with this rezoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS:

1. The requested OS district does not conflict with any development policies in the General Plan, or any other adopted plans.

ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The properties are in an area with ample utility infrastructure to accommodate the limited development potential of the OS zoning district.

Action: Approved Meeting Date: 10/3/2024

Details of Action:

Summary of Action: Approve the OS (Parks and Open Space) district because it is a minor extension consistent with

changing conditions. The HP (Hillside Protection overlay) 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, Second Reading:	11/26/2024
Date of Legislative Action:	11/12/2024	Other Ordinance Number References:	O-140-2024
Ordinance Number:		Disposition of Case, Second Reading:	Approved
Disposition of Case:	Approved	If "Other":	
If "Other":		Amendments:	
Amendments:		Effective Date of Ordinance:	
Date of Legislative Appeal:			