

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

WEST CITY SECTOR PLAN AMENDMENT



File Number: 10-A-24-SP Related File Number:  
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), OS (Parks and Open Space), , HP (Hillside Protection Overlay)  
Former Zoning:  
Requested Zoning: OS (Parks and Open Space)  
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 GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. While it is not necessarily the result of an error or omission in the West City Sector Plan, the 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.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

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

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. 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.

**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-138-2024

**Disposition of Case, Second Reading:** Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**