

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

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: 10-P-01-UR **Related File Number:**
Application Filed: 9/13/2001 **Date of Revision:**
Applicant: WC TWO (THE WEE COURSE AT WILLIAMS CREEK)
Owner:

PROPERTY INFORMATION

General Location: Northeast side of Dandridge Av., southeast side of Brooks Av.
Other Parcel Info.:
Tax ID Number: 95 C G 1, 2 & 3.03 **Jurisdiction:** City
Size of Tract: 98 acres
Accessibility: Access will be via Dandridge Av., a collector street with a pavement width of 19' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residence and vacant
Surrounding Land Use:
Proposed Use: Park / recreational facility **Density:**
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Property in the area of this site is zoned R-1 residential. Development consists of single family dwellings. The site was formerly owned by the Tennessee School for the Deaf.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Staff Recomm. (Abbr.): APPROVE the development plan for a park/recreational facility as shown on the development plan subject to 8 conditions

- Staff Recomm. (Full):**
1. Meeting all applicable requirements of the Knox County Health Dept.
 2. Operation of the golf course and driving range limited to daylight hours only.
 3. Consulting with the City Recreation Dept. regarding the inclusion of the proposed Williams Creek greenway within this facility.
 4. Limiting access to the site from Dandridge Av. only.
 5. Submitting a detailed grading and erosion control plan to MPC staff prior commencing any grading on this site.
 6. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
 7. Meeting all applicable requirements of the Knoxville Dept. of Engineering.
 8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the R-1 district and the other criteria for approval of a use on review.

Comments:

The City of Knoxville, Knox County and the Boys & Girls Club of Greater Knoxville have formed a nonprofit corporation for the purpose of developing a par three golf course and golf teaching facility on the former property of Tennessee School for the Deaf. The City owns 95 percent of the site with the Boys and Girls club owning the remainder. Knoxville and Knox County are providing the funds to construct the facility. The nonprofit corporation will manage the facility. The golf course and teaching facility will be open to the general public. However, the course will be used extensively for teaching area youth the game of golf. Scheduling of the facility will revolve around the youth programs that will be taking place at the golf course.

Access to the site will be via Dandridge Av. An existing structure on the site will be used as a clubhouse. The facility will not be lighted for night play. Traffic generated by this facility should not have a negative impact on the surrounding residences. Those involved in preparing this proposal have spent a lot of time talking with the area residents regarding this project. Based on the number of telephone calls staff has received since the signs were posted, it appears the facility is acceptable to the community as proposed.

The Knoxville Greenway Plan proposes a Williams Creek greenway that would traverse this site. The MPC staff will recommend the golf course and greenway projects be coordinated with each other. A greenway and golf facility can coexist if the planning for both facilities is done on the front end of the process.

MPC Action:

Approved

MPC Meeting Date: 10/11/2001

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Closing the existing access and eliminating the proposed access to Shasta Dr. and extending the required landscaping across the Shasta Dr. frontage.
3. Meeting all other requirements of Article 5 Section 7 of the Knoxville Zoning Ordinance regarding the "Design of Special Parking Facilities".
4. Meeting all applicable requirements of the Knoxville City Engineer
5. Meeting all other applicable requirements of the Knoxville Zoning Ordinance.
6. Installing the landscaping shown on the development plan within six months of the issuance of an occupancy permit for this restaurant.
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to

issuance of a building permit for this project.
8. Approval of the rezoning of the site by the Knoxville City Council.

With the conditions noted, this plan meets the requirements for approval in the C-1 and O-1 districts and the other requirements for approval of a use on review.

Summary of MPC action: APPROVE the development plan for a park/recreational facility as shown on the development plan subject to 8 conditions

Date of MPC Approval: 10/11/2001

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: