

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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www.knoxmpc.org

File Number: 3-A-01-UR
Application Filed: 1/24/2001
Applicant: DOUG HOLTON
Owner:

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side of Maynardville Pike, south of Quarry Rd.
Other Parcel Info.:
Tax ID Number: 29 016 **Jurisdiction:** County
Size of Tract: 43 acres
Accessibility: Access is via Maynardville Pk., a major arterial street with 185' of right of way and 26' of pavement width with an additional 20' of shoulders.

GENERAL LAND USE INFORMATION

Existing Land Use: House and vacant land.
Surrounding Land Use:
Proposed Use: Golf driving range **Density:**
Sector Plan: North County **Sector Plan Designation:** Low Density Residential and Stream Protection Area
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has been developed with residential uses.

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

Street: 7721 Maynardville Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) and F (Floodway)
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: MAB

Staff Recomm. (Abbr.): APPROVE the development plan for a golf driving range in the A (Agricultural) zone, subject to 9 conditions.

- Staff Recomm. (Full):
1. Obtaining a street connection permit from the Tennessee Department of Transportation (TDOT) for the curbcut to Maynardville Pike.
 2. Acquiring a Tennessee Department of Environmental Conservation (TDEC) permit for construction of the footbridge over the floodway.
 3. Installing a Type "C" landscape screen (see attached design guidelines) along the entire property line fronting Maynardville Pike within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
 4. All proposed lighting must be installed so that illumination is directed only on-site with no spillover to adjacent properties.
 5. The entrance drive shall not exceed 10% slope and the parking lot shall not exceed 6% slope, as noted on development plan. The entrance drive construction should be coordinated with TDOT, as this section of Maynardville Pike is scheduled to be widened starting in summer of 2002.
 6. Adherence to the plan of operations described by Mr. Holton in his 2/15/01 letter (attached).
 7. Meeting all relevant requirements of the Knox County Department of Engineering and Public Works, especially for approval of the entrance drive and footbridge construction.
 8. Meeting all relevant requirements of the Knox County Zoning Ordinance.
 9. Meeting all relevant requirements of the Knox County Health Department, including connection to sanitary sewer.

With the conditions noted above, the request meets all requirements for Use on Review approval.

Comments: The North County Sector Plan designates this property for low density residential and stream protection uses. A golf driving range is listed as a Use Permitted on Review in the A (Agricultural) zone.

The applicant in this case also owns the closest residence to the driving range which is to the southwest. The proposed driving range area far exceeds the design criteria set forth in various reference materials in the MPC library. This driving range area is approximately 800' wide and 1500' deep. The minimum design criteria in the "Recreational Development Handbook" calls for 250' feet wide and 300' deep, for 35 tees. The applicant is proposing 12 tees. The proposed netting and ball retrieval methods are also sufficient according to the criteria described in this and other publications.

The impacts to adjacent property owners should be minimized with adherence to all the conditions of approval. Noise will cease and the lights will be off at reasonable times according to the plan of operations, with the earliest opening at 9am and the latest closing at 10pm. The size of the property will also help to buffer the impacts as the depth and width of the lot are more than sufficient, with the range being placed in the middle and close to the road, away from the greatest intensity of houses to the northwest of the site.

MPC Action: Approved

MPC Meeting Date: 3/8/2001

- Details of MPC action:
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Summary of MPC action: APPROVE the development plan for a golf driving range in the A (Agricultural) zone, subject to 9 conditions.

Date of MPC Approval: 3/8/2001

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: