

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: 3-A-06-UR **Related File Number:**
Application Filed: 2/6/2006 **Date of Revision:**
Applicant: BARRY & PAM ROBERTSON
Owner:

PROPERTY INFORMATION

General Location: Northwest side of W. Beaver Creek Drive, southwest side of Old Blacks Ferry Lane
Other Parcel Info.:
Tax ID Number: 78 085 & 085.03 **Jurisdiction:** County
Size of Tract: 69 acres
Accessibility: Access is via W. Beaver Creek Dr., a major collector street with a pavement width of 19' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Golf Driving Range **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR & STPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in an area that has a number of single family dwellings located on lots that are generally greater than one acre in size. This same applicant obtained approval of a private landing strip for a portion of this site. The air strip is still used for occasional recreational flying.

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

Street: 5321 W Beaver Creek Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), & F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A private aircraft landing strip was approved for a portion of this site in 1989

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a golf driving range at this location as shown on the development plan subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox county zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of engineering and Public Works
3. Moving the proposed drive-way to a location where 300' of sight distance in both directions on W. Beaver Creek can be attained
4. Limiting the hours of operation to 8:00 AM until 10:00 PM. Lighting of the range will be prohibited except during normal operating hours
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County health Dept.

With the conditions noted, this plan meets the requirements for approval in the A (Agricultural zone, an the other criteria for approval of a use on review

Comments: EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed driving range will have minimal impact on local services. Hallsdale Powell Utility District can provide water and sanitary sewer service and KUB can provide electrical and natural gas service to the site.
2. Due to the orientation of the facility, lighting of the driving range will have a minimal impact residential uses in the area.
3. Drainage will be directed into the existing drainage ways on this site.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed golf driving range meets the standards for development within the A (Agricultural) zone.
2. The proposed golf driving ranger is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhoods where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for stream protection. The proposed driving range will permit use of the property an requires minimal site preparation.

MPC Action: Approved

MPC Meeting Date: 3/9/2006

Details of MPC action:

1. Meeting all applicable requirements of the Knox county zoning Ordinance
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Summary of MPC action: APPROVE the request for a golf driving range at this location as shown on the development plan subject to 5 conditions

Date of MPC Approval: 3/9/2006

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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: