CASE SUMMARY

APPLICATION TYPE: REZONING

File Number: 5-C-05-RZ Related File Number:

Application Filed: 4/12/2005 **Date of Revision:**

Applicant: CHEROKEE COUNTRY CLUB

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest side Lyons View Pike, northeast of Harley Dr.

Other Parcel Info.:

Tax ID Number: 121 B D 002 Jurisdiction: City

Size of Tract: 1.28 acres

Accessibility: Access is via Lyons View Pike, minor arterial street with 24' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Country club uses including access to athletic and golf facilities, Density:

parking and landscaping.

Sector Plan: West City Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This vacant site is part of a residential area that includes both residences and a private country club

developed under R-1 and OS-1 zoning, and which has had a recent historic overlay added to three

properties including the subject site.

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

Street: 5305 Lyons View Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential) / H-1 (Historic Overlay)

Former Zoning:

Requested Zoning: OS-1 (Open Space Preservation)

Previous Requests: H-1 overlay established in 2002

Extension of Zone: Yes

History of Zoning: Property was zoned with an H-1 (Historic Overlay) in 2002.

PLAN INFORMATION (where applicable)

Current Plan Category:

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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: Ken Pruitt

Staff Recomm. (Abbr.): APPROVE OS-1 (Open Space Preservation) zoning

Staff Recomm. (Full): OS-1 rezoning of this site is an extension of the existing OS-1 zoning already in place on the majority of

the Cherokee Country Club site. Removing the H-1 Historic Overlay zone from this site places it under the same zoning as the adjacent golf course facility and does not do damage to the historic properties located in the current Lyons View Pike H-1 Historic Overlay District. The Lyons View Pike corridor and other properties not yet designated but approved as eligible for designation in the adopted Cultural Resources Plan for Knoxville and Knox County should be considered for an H-1 Historic Overlay District

in the future.

Comments: NEED AND JUSTIFICATION FOR THE PROPOSAL

1) This site, which contained the J. Allen Smith House (since demolished), and a larger area along Lyons View Pike were noted as eligible in the Historic Sites Inventory conducted by MPC 1982-1984;

the remaining H-1 Historic Overlay designation is part of that larger recommended area.

2.) The properties at 5308 and 5220 Lyons View will continue to be within the H-1 Historic Overlay and other properties and public space may be added in accordance with the adopted General Plan and other adopted plans.

THE EFFECTS OF THE PROPOSAL

1) The OS-1 zone will allow this property to be incorporated into the adjoining country club site and developed with golf practice facilities and parking.

2) Lyons View Pike is one of Knoxville's distinctively developed, signature streets. Elements contributing to that status include the stone retaining walls, fences and landscaping at the front property line of properties along the street. Protection of those elements in this section of Lyons View Pike is important to understanding the general development history of Lyons View Pike and can be considered as part of a more comprehensive Historic Overlay in the future. The country club is encouraged to retain the existing wall that fronts the property to reinforce the area's heritage.

3) With a one lot survey incorporating this parcel into the adjacent country club property, the requirements of OS-1 district can be met with the proposed redevelopment.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1) The request is consistent with the adopted West City Sector Plan, and does not negate the proposal for historic designation of the remaining historic buildings on the south side of Lyons View Pike.

MPC Action: Approved MPC Meeting Date: 6/9/2005

Details of MPC action:

Summary of MPC action: APPROVE OS-1 (Open Space Preservation)

Date of MPC Approval: 6/9/2005 Date of Denial: Postponements: 5/12/2005

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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Date of Legislative Action: 7/5/2005 Date of Legislative Action, Second Reading: 8/2/2005

Ordinance Number: Other Ordinance Number References:

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

If "Other":

If "Other": Council requested Historic Zoning Commission

review and 2nd reading postponed to August 2,

2005

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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