

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 8-F-18-UR Related File Number:
Application Filed: 7/2/2018 Date of Revision:
Applicant: CHEROKEE COUNTRY CLUB

PROPERTY INFORMATION

General Location: Northwest side of Lyons View Pike, northeast side of Harley Dr.
Other Parcel Info.:
Tax ID Number: 121 B D PART OF 001 Jurisdiction: City
Size of Tract: 109.11 acres
Accessibility: Access is via Lyons View Pike, minor arterial street with 24' of pavement within a 50'-60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Pool and pool house
Surrounding Land Use:
Proposed Use: Country Club pool replacement Density:
Sector Plan: West City Sector Plan Designation: Open Space
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. There are two properties on the south side of Lyons View Pike that are within an H-1 (historic overlay) district.

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

Street: 5323 Lyons View Pike
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential) and OS-1 (Open Space Preservation)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The parking lot to the east was rezoned OS-1 in 2005.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the request for a private club swimming pool and pool house facility, as shown in the development plan, subject to 4 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the Knox County Health Department.
4. Obtaining all necessary variances from the Board of Zoning Appeals.

With the conditions noted above, this request meets all requirements for approval in the R-1 zone, as well as other criteria for use on review approval.

Comments: This proposal is for a replacement of the existing pool and pool house with new, larger facilities. The existing pool facilities never received a Use on Review approval, which is the reason this application. The new facility will bring a lap pool closer to Lyons View Pike than the current pool and will require a retaining wall facing the street. The pool deck will have a 36' setback from the front property line and will have a landscaped yard. The pool and deck will also be at a higher elevation than the road, so it will not be very visible from the public street. Community and private club pools are required to have a setback of 50' from all property lines and this proposal is approximately 14' too close to the Lyons View Pike right-of-way. A variance must be approved from the Board of Zoning Appeals to allow the 36' setback. Staff does not have concerns with the proposal since the pool will be at a higher elevation than the road and will have a landscaped front yard.

The parking for the facility will also be reoriented as part of this proposal. There is currently two rows of parking on the west side of the pool, and these will be moved to the east side of the pool with a few additional spaces added near the golf clubhouse.

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

- 1. The proposal will have no impact on public schools.
- 2. All utilities are in place to serve this site.
- 3. The access and number of parking spaces for the pool facility will not change.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE CITY OF KNOXVILLE ZONING ORDINANCE

- 1. The proposed pool facilities are 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 One Year 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 neighborhood 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.
- 2. The proposal meets all relevant requirements of the R-1 zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The use is in conformity with the One Year Plan and the West City Sector Plan, which propose OS (Other Open Space) uses for the site. Private clubs and associated uses are a use permitted on review in the R-1 zone.

Action: Approved

Meeting Date: 8/9/2018

Details of Action:

Summary of Action: APPROVE the request for a private club swimming pool and pool house facility, as shown in the development plan, subject to 4 conditions.

Date of Approval: 8/9/2018

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:

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: