



**PLAN INFORMATION (where applicable)**

**Current Plan Category:** MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), MU-SD WC-1 (Mixed Use Special District, Bearden Village), HP (Hillside Protection)  
**Requested Plan Category:** OS (Other Open Space), HP (Hillside Protection)

**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.:**

**PLANNING COMMISSION ACTION AND DISPOSITION**

**Planner In Charge:** Jessie Hillman

**Staff Recomm. (Abbr.):** Approve the OS (Other Open Space) land use classification because it is a minor extension that is consistent with surrounding development. The HP (Hillside Protection) area would be retained.

**Staff Recomm. (Full):**

**Comments:** PURSUANT TO THE CITY OF KNOXVILLE ONE YEAR PLAN, CHAPTER 1, PLAN AMENDMENT, ONE OF THE FOLLOWING CRITERIA MUST BE MET FOR ALL ONE YEAR PLAN AMENDMENTS (may meet any of these):

**AN ERROR IN THE PLAN:**

1. While it is not necessarily the result of an error or omission in the West City Sector Plan, the requested OS land use on these remnant parcels would provide a single classification for the entire property that is more aligned with the function of the country club. The sector plan describes how the primary uses of the OS designation includes private golf courses, which is the principal use of the land.

**A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:**

1. The subject parcels are part of the 116.5-acre Cherokee Country Club, a golf course and recreational/social club established next to the Sequoyah Hills neighborhood in 1907. The property's primary access is on Lyons View Pike, a minor arterial street, and it also accesses several local streets at its east and west sides.

2. This plan amendment request for the OS (Other Open Space) land use classification is less intensive than the existing MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), and MU-SD, WC-1 (Mixed-Use Special District, Bearden Village) land uses. This request should not strain the built-out utility and street infrastructure of this urbanized area south of Kingston Pike.

3. Within the past four years, the Club has demolished all buildings on the subject parcels, including single-family residences and office buildings. They have also closed the eastern terminuses of Walden Drive and Layden Drive, providing a more cohesive western boundary for the golf course. The parcels are now vegetated open areas, consistent with the intent of the OS land use.

**CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:**

1. There are no government policy changes that pertain to this requested plan amendment.

**NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:**

1. There are no new plans or studies related to the requested land use classification.

**Action:** Approved

**Meeting Date:** 10/3/2024

**Details of Action:**

**Summary of Action:** Approve the OS (Other Open Space) land use classification because it is a minor extension that is consistent with surrounding development. The HP (Hillside Protection) area would be retained.

Date of Approval: 10/3/2024

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: 11/12/2024

Date of Legislative Action, Second Reading: 11/26/2024

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: