



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 3-A-06-UR

AGENDA ITEM #: 74

AGENDA DATE: 3/9/2006

▶ **APPLICANT:** BARRY & PAM ROBERTSON

OWNER(S): BARRY & PAMELA ROBERTSON

TAX ID NUMBER: 78 085 & 085.03

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of W. Beaver Creek Drive, southwest side of Old Blacks Ferry Lane

▶ **APPX. SIZE OF TRACT:** 69 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Beaver Creek Dr., a major collector street with a pavement width of 19' within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

▶ **ZONING:** A (Agricultural), & F (Floodway)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Golf Driving Range

HISTORY OF ZONING: A private aircraft landing strip was approved for a portion of this site in 1989

SURROUNDING LAND USE AND ZONING: North: Beaver Creek / F floodway & A agricultural

South: Single family dwellings / A agricultural

East: Single family dwellings / A agricultural

West: Beaver Creek tributary and wetland / F floodway & A agricultural

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.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a golf driving range at this location as shown on the development plan subject to 5 conditions

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.

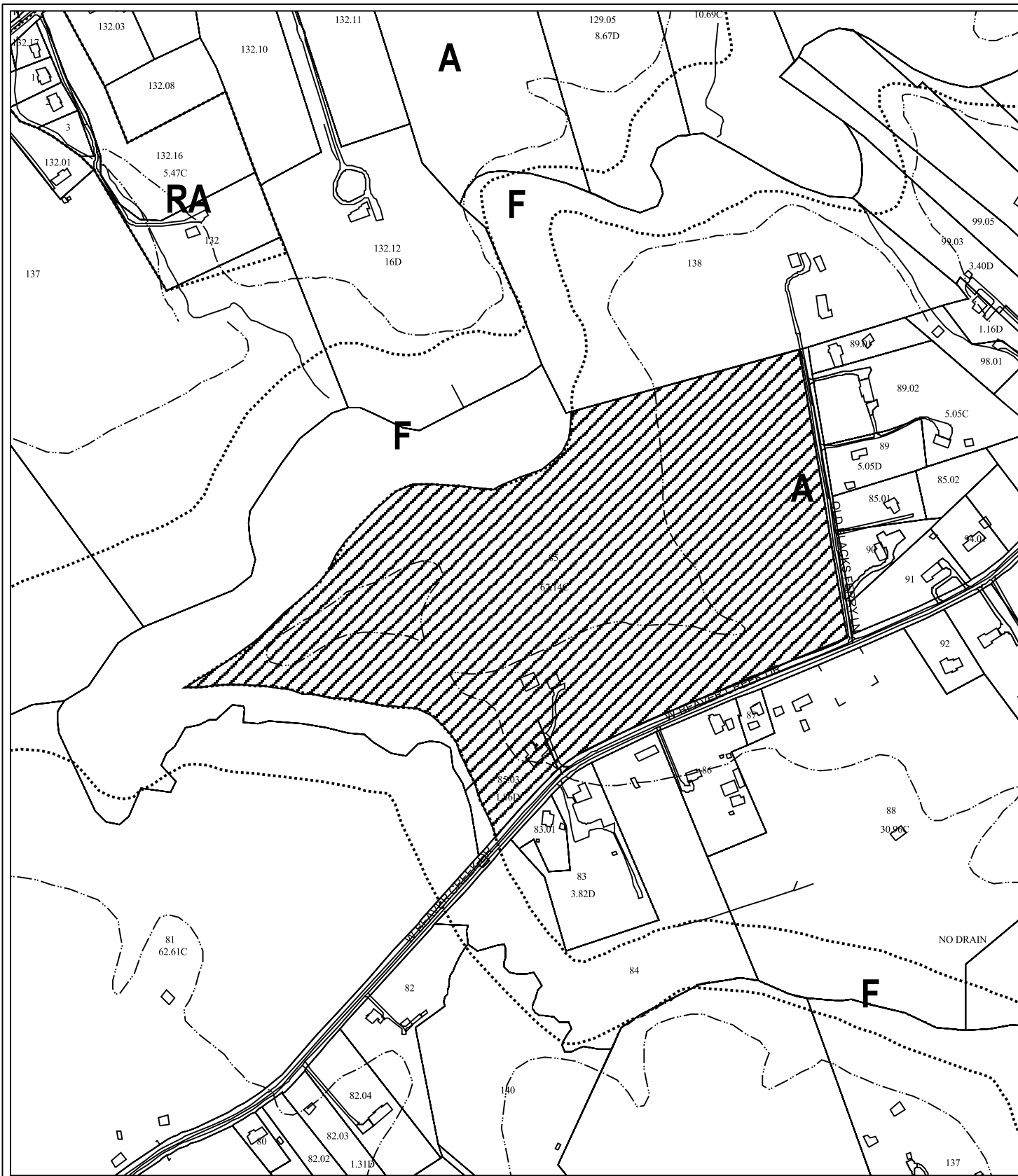
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

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's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**3-A-06-UR
USE ON REVIEW**



Golf Driving Range on 15/69 acres in A (Agricultural), & F (Floodway)

Original Print Date: 02/23/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Barry & Pam Robertson

Map No: 78

Jurisdiction: County



Proposal

TWIN CREEKS GOLF RANGE 5321 W. Beaver Creek Dr. Powell, TN 37849

Barry and Pam Robertson propose to construct, own, and operate a 15 acre golf practice range open to the public on their 69 acre farm located in the Karns community at 5321 W. Beaver Creek Dr., Powell, TN 37849. The range will be centrally located on the farm property behind the personal residence of the Robertson family.

The tee area of the range will accommodate up to 20 golfers using industry recommended spacing of 10' between golfers. Golfers will have a choice of hitting off of 5'x5' artificial turf mats or sodded Bermuda turf. The mats will rest on a 200' wide x 12' deep concrete pad. Immediately in front of the concrete pad will be a 200' wide x 84' deep area of sodded Bermuda turf. The turf tee line will start at the front and will be moved back at 4' intervals as dictated by wear of the turf, allowing for a minimum 21-day turf rejuvenation cycle. Moveable polycarbonate dividers will be used between all mat and turf hitting stations. A moveable golf netting fence will also be used when golfers are hitting off of both mats and turf.

The tee area will be lighted for night use with pole lighting directed at the tee area and downrange for 80-100 yards. The down range flight path and landing area will be lighted for night use with berm lighting installed on the ground behind the angled target greens at the following approximate down range distances from the mat tee line: 80 yds, 140 yds, 180 yds, and 210 yds. Other target greens will be located at 100 yards, 250 yards, and 300 yards. The maximum distance from the mat tee line down range to the north edge of the property is approximately 400 yards.

Two existing farm structures will be used for maintenance and equipment storage. A new structure will be built that will accommodate 2 handicap equipped rest rooms, vending areas, and front office area. A 20 space parking lot will be built with 2 handicap parking areas. The entrance will be from W. Beaver Creek Dr., approximately 70' east of the Robertsons' residence driveway.

Normal hours of operation will be 8am to 10pm everyday.