

▶ **FILE #:** 9-C-09-UR

AGENDA ITEM #: 44

AGENDA DATE: 9/10/2009

▶ **APPLICANT:** BARRY & PAM ROBERTSON

OWNER(S): BARRY & PAM ROBERTSON

TAX ID NUMBER: 78 085

JURISDICTION: County Commission District 6

▶ **LOCATION:** North side of W. Beaver Creek Dr., west side of Old Blacks Ferry Ln.

▶ **APPX. SIZE OF TRACT:** 69 acres

SECTOR PLAN: Northwest County

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

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Golf driving range

▶ **PROPOSED USE:** Revised plan for golf driving range and nine hole executive golf course

HISTORY OF ZONING: A private aircraft landing strip was approved for a portion of this site in 1989. The golf driving range was approved in 2006

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

South: Detached dwellings / A agricultural

East: Detached dwellings / A agricultural

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

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 revised development plan for the golf driving range and the nine hole executive type golf course at this location subject to 8 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements and obtaining all required permits from the Knox County Dept. of Engineering and Public Works
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation and the U.S. Army Corps of Engineers

4. Removing existing vegetation on the west side of the driveway in order to provide 300' of sight distance in both directions on W. Beaver Creek Dr.
5. Limiting the hours of operation to 8:00 AM until 9:00 PM. Lighting of the range will be prohibited except during normal operating hours. Lighting of the golf course will not be permitted.
6. Maintenance of the facilities includes but is not limited to mowing, spraying and ball pick-up and will be limited to the hours between 7:00 AM and 9:00 PM
7. Food service being limited to light snacks and cold sandwiches and soft drinks. The sale of beer will not be permitted
8. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dep

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:

The applicant is asking for approval of a revised development plan. In 2006 a use on review for a driving range was approved for this site. The driving range opened for business shortly after MPC's approval. Since that time, Mr. Robertson has added a practice green and a three hole par 3 loop. Additionally, during the years since the applicant received approval, he has permitted an outside restaurant operator to do business on the site.

After receiving complaints from area residents, the Knox County Office of Neighborhoods informed the applicant that he was not in compliance with the previously approved development plan. Neighbors had correctly complained that the three hole loop and the restaurant were beyond what was approved by MPC. The applicant was told to make application for a revised use on review to incorporate the previously unapproved uses and to seek approval of any future plans that he may have for the site. Additionally, Mr. Robertson has been cited by the Knox County Department of Engineering and Public Works for some grading that he has done on portions of the site preparing it for the nine hole executive golf course. He has been given a Notice of Violation by the Knox County Department of Engineering and Public Works, and he has paid the associated fine.

This applicant has done a number of things on this site that violate the previously approved use on review. However, staff is looking at this request as if it were new. The proposed use can be incorporated in the area with minimal impact. The traffic associated with this type of facility should not exceed 625 trips per day. W. Beaver Creek Dr. is classified as a major collector street, and it has adequate capacity to accommodate the traffic associated with this use. Staff will clarify the hours this facility may operate, and we will address food service. Additionally, the Knox County Dept. of Engineering and Public Works will be responsible for making sure the applicant obtains all required permits.

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

1. The proposed driving range and golf course 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 and golf course meets the standards for development within the A (Agricultural) zone.
2. The proposed golf driving ranger and golf course 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.

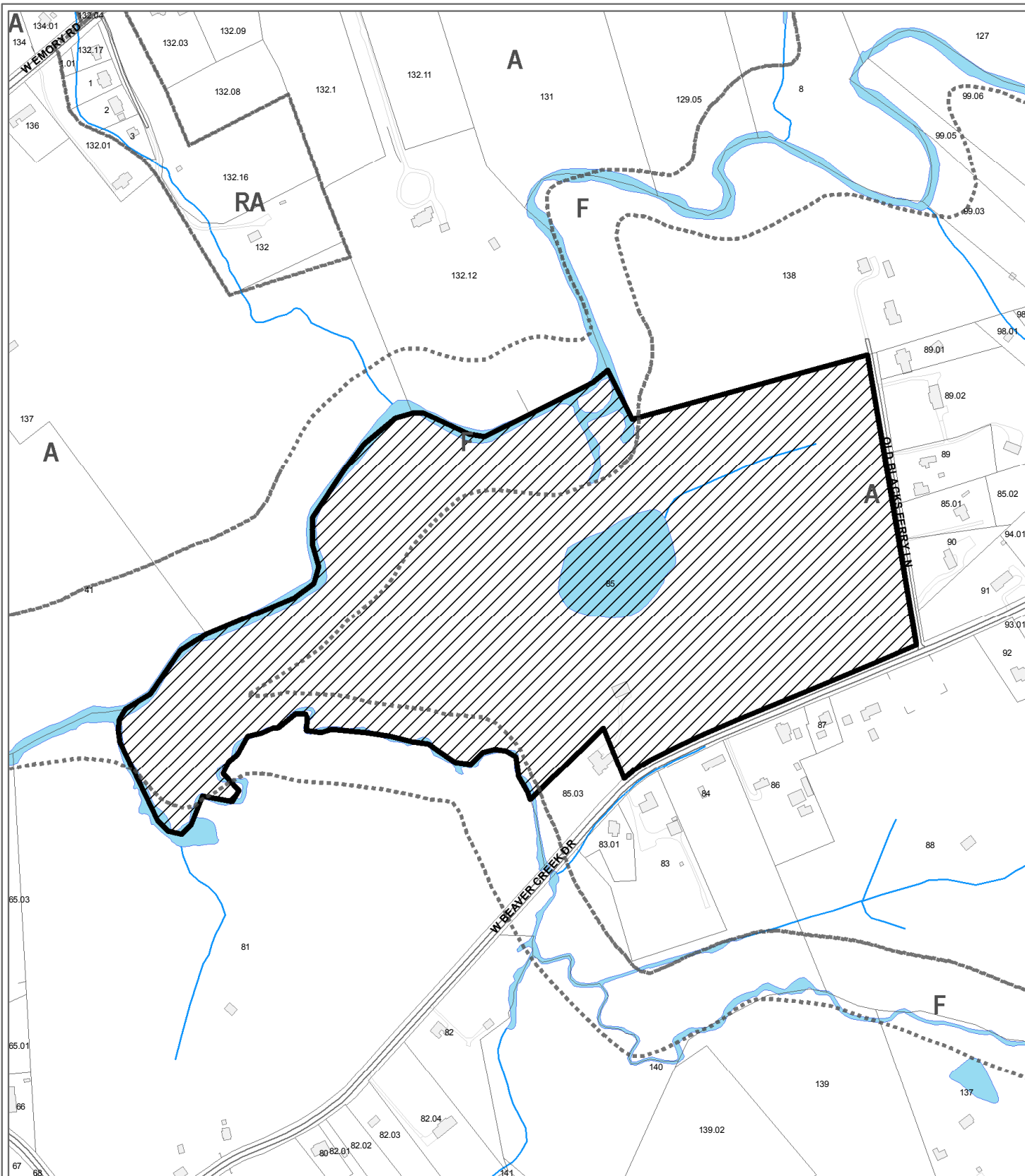
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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

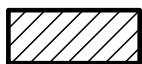
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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.



**9-C-09-UR
USE ON REVIEW**



Revised plan for driving range and golf course in A (Agricultural) & F (Floodway)

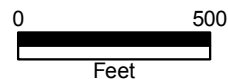
Original Print Date: 8/24/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Robertson, Barry & Pam

Map No: 78

Jurisdiction: County





9-C-09-WR-cor-Beeler



August 20, 2009

To Whom It May Concern:

My name is Phillip Beeler and I am the golf coach at Karns High School. This letter is written in support of the Target Golf Practice and Training Facility.

They have allowed us to use the facilities for practice and lessons for the last couple of years. The staff is always courteous and professional. During the summer they have offered junior golf clinics and memberships to help promote and encourage golf in this community. They have also allowed the golf team free use of the chipping and putting green, and have been willing to help in any way. Without the help and support of the Target Golf Practice and Training Facility, it would be very difficult for the Karns High School Golf team to exist. Therefore, I whole-heartedly support the Target Golf Practice and Training Facility.

Sincerely,

A handwritten signature in black ink that reads "Phillip Beeler".

Phillip Beeler
Karns High School Golf