

▶ **FILE #:** 2-E-10-RZ

AGENDA ITEM #: 39

AGENDA DATE: 2/11/2010

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): CITY OF KNOXVILLE

TAX ID NUMBER: 79 02904 02802, 02803, 02804 (PORTIONS WITH COUNTY ZONING)

JURISDICTION: City Council District 3

▶ **LOCATION:** Northwest side Schaad Rd., southwest of LaChrista Way

▶ **APPX. SIZE OF TRACT:** 5.1 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access to the golf course is from Schaad Rd., a minor arterial street with 20' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Grassy Creek

▶ **PRESENT ZONING:** No Zone (formerly A (Agricultural) and CA (General Business))

▶ **ZONING REQUESTED:** OS-1 (Open Space Preservation)

▶ **EXISTING LAND USE:** Golf course and accessory facilities

▶ **PROPOSED USE:** Golf course and accessory facilities

EXTENSION OF ZONE: Yes

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential) at 1-3 du/ac
 South: Schaad Rd. - Business / CA (General Business)

East: Residences / PR (Planned Residential) at 1-5 du/ac

West: Residences and business / A (Agricultural), CA (General Business) and RB (General Residential)

NEIGHBORHOOD CONTEXT: The area surrounding Knoxville Municipal Golf Course is developed with residential and commercial uses under various zones. The golf course is zoned OS-1.

STAFF RECOMMENDATION:

▶ **RECOMMEND that City Council APPROVE OS-1 (Open Space Preservation) zoning.**

OS-1 zoning is compatible with surrounding development and zoning. OS-1 is the most appropriate City zone for the subject site, which is composed of uses associated with the golf course and is owned by the City of Knoxville. The sector plan proposes PPOS (Public Parks and Open Space) and STPA (Stream Protection) uses for the site.

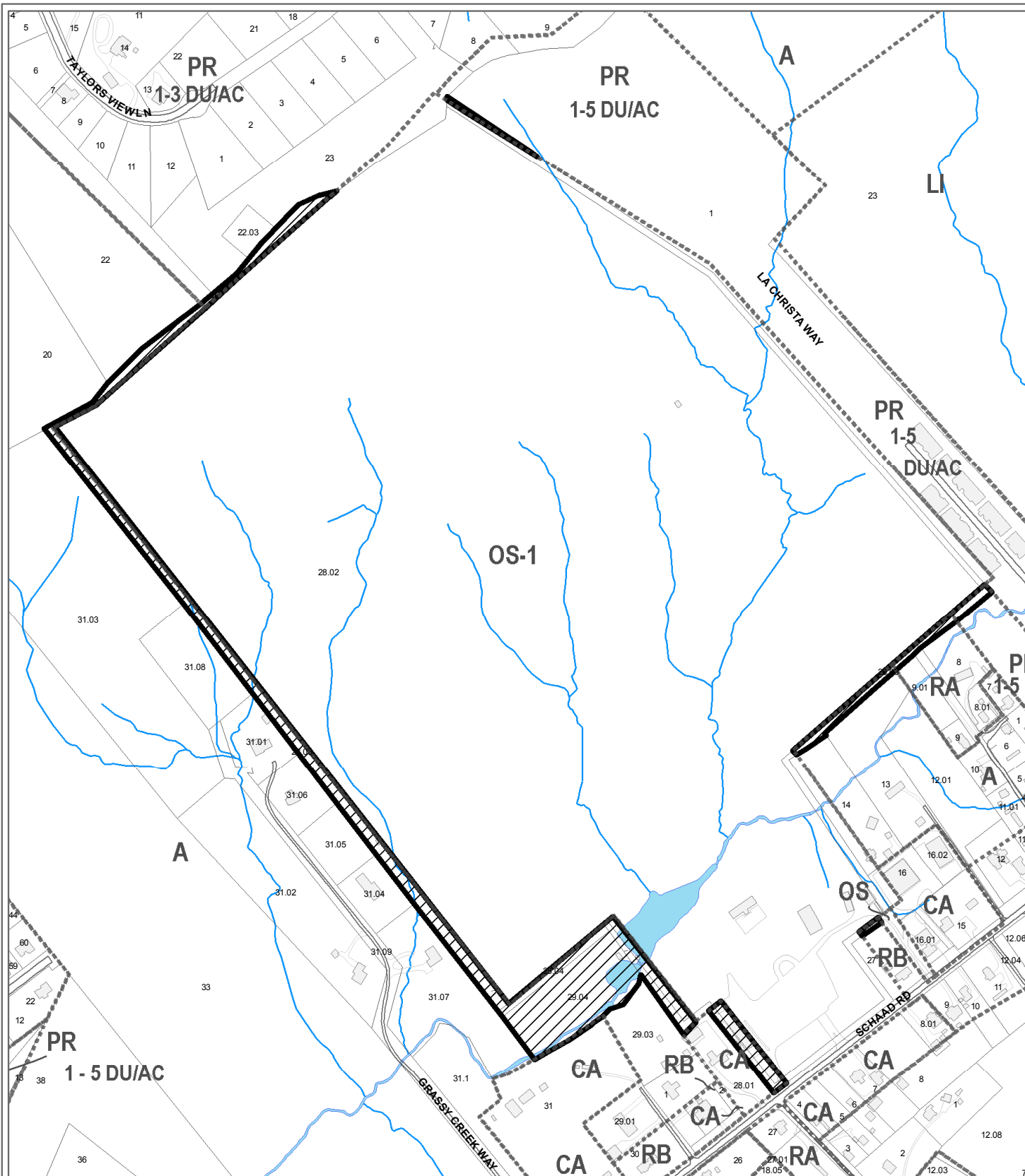
COMMENTS:

OS-1 is the most appropriate zone for this site, which is used for recreation (golf) and is owned by the City of Knoxville. It is an extension of zoning from the surrounding golf course.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 3/9/2010 and 3/23/2010. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**2-E-10-RZ
GOVERNMENTAL REZONING**



From: No Zone
To: OS-1 (Open Space Preservation)

Original Print Date: 1/27/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 79
Jurisdiction: City

