



# PLAN AMENDMENT REPORT

▶ **FILE #:** 10-A-24-SP

**AGENDA ITEM #:** 32

**AGENDA DATE:** 10/3/2024

▶ **APPLICANT:** **CHEROKEE COUNTRY CLUB**  
 OWNER(S): Cherokee Country Club, Inc.

TAX ID NUMBER: 121 B D 001 (PART OF) [View map on KGIS](#)

JURISDICTION: Council District 2

STREET ADDRESS: 5331 LYONS VIEW PIKE

▶ **LOCATION:** **Northwest side of Lyons View Pike, east side of Gore St, west side of Staub St**

▶ **APPX. SIZE OF TRACT:** **7.13 acres**

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Primary access is via Lyons View Pike, a minor arterial street with a 25-ft pavement width within a 42-ft right-of-way. Access is also via Grandview Drive, Layden Drive, Walden Drive, Gore Road, Old Kingston Pike, and Staub Street, which are local streets of varying pavement and right-of-way widths.

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

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Fourth Creek

▶ **PRESENT PLAN AND ZONING DESIGNATION:** **MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), MU-SD WC-1 (Mixed Use Special District, Bearden Village), HP (Hillside Protection) / RN-4 (General Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood), O (Office), I-MU (Industrial Mixed-Use), OS (Parks and Open Space), , HP (Hillside Protection Overlay)**

▶ **PROPOSED PLAN DESIGNATION:** **OS (Other Open Space), HP (Hillside Protection)**

▶ **EXISTING LAND USE:** **Private Recreation, Agriculture/Forestry/Vacant Land, Single Family Residential**

EXTENSION OF PLAN DESIGNATION: Yes, it is an extension from the remainder of the subject parcel

HISTORY OF REQUESTS: None noted.

SURROUNDING LAND USE AND PLAN DESIGNATION: North: Railroad, transportation/communications/utilities - MU-SD, WC-1 (Mixed Use Special District, Bearden Village)  
 South: Single family residential, rural residential, multifamily residential, private recreation - LDR (Low Density Residential), MDR (Medium Density Residential), OP (Open Space), HP (Hillside Protection)

East: Multifamily residential, office, single family residential - MU-SD, WC-1 (Mixed Use Special District, Bearden Village), MDR (Medium Density Residential)

West: Office, commercial, single family residential - MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), HP (Hillside Protection)

NEIGHBORHOOD CONTEXT This property is a long-standing recreational and social club abutting the Sequoyah Hills neighborhood. There are a wide range of land uses in the general vicinity, including single family and multifamily residences to the south along Lyons View Pike, and office and commercial uses to the north, east and west along Kingston Pike.

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**STAFF RECOMMENDATION:**

- ▶ **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.**

**COMMENTS:**

PURSUANT TO THE GENERAL PLAN, PLANNING FRAMEWORK CHAPTER, THE PLANNING COMMISSION RESERVES THE AUTHORITY TO RECOMMEND LAND USE PLAN CHANGES BASED ON SUBSTANTIALLY CHANGED CONDITIONS. SUBSTANTIALLY CHANGED CONDITIONS INCLUDE (may meet any of these):

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

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.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. While it is not necessarily the result of an error or omission in the West City Sector Plan, the 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.

CHANGES IN GOVERNMENT POLICY, SUCH AS A DECISION TO CONCENTRATE DEVELOPMENT IN CERTAIN AREAS:

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

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/12/2024 and 11/26/2024. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 10-A-24-RZ  
10-A-24-PA

**AGENDA ITEM #:** 32  
**AGENDA DATE:** 10/3/2024

▶ **APPLICANT:** CHEROKEE COUNTRY CLUB  
**OWNER(S):** Cherokee Country Club, Inc.

**TAX ID NUMBER:** 121 B D 001 (PART OF) [View map on KGIS](#)

**JURISDICTION:** Council District 2

**STREET ADDRESS:** 5331 LYONS VIEW PIKE

▶ **LOCATION:** Northwest side of Lyons View Pike, east side of Gore St, west side of Staub St

▶ **TRACT INFORMATION:** 7.13 acres

**SECTOR PLAN:** West City

**GROWTH POLICY PLAN:** N/A (Within City Limits)

**ACCESSIBILITY:** Primary access is via Lyons View Pike, a minor arterial street with a 25-ft pavement width within a 42-ft right-of-way. Access is also via Grandview Drive, Layden Drive, Walden Drive, Gore Road, Old Kingston Pike, and Staub Street, which are local streets of varying pavement and right-of-way widths.

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

**FIRE DISTRICT:** Knoxville Fire Department

**WATERSHED:** Fourth Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), MU-SD WC-1 (Mixed Use Special District, Bearden Village), HP (Hillside Protection) / RN-4 (General Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood), O (Office), I-MU (Industrial Mixed-Use), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** OS (Other Open Space), HP (Hillside Protection) / OS (Parks and Open Space), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Private Recreation, Agriculture/Forestry/Vacant Land, Single Family Residential

**EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, it is an extension from the remainder of the subject parcel.

**HISTORY OF ZONING REQUESTS:** None noted.

**SURROUNDING LAND USE, PLAN DESIGNATION,** North: Railroad, transportation/communications/utilities, commercial, office - MU-SD, WC-1 (Mixed Use Special District, Bearden Village) - C-G-1 & 3 (General Commercial), O (Office)

ZONING

South: Single family residential, rural residential, multifamily residential, private recreation - LDR (Low Density Residential), MDR (Medium Density Residential), OP (Open Space), HP (Hillside Protection) - RN-1 (Single-Family Residential Neighborhood), RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay), OS (Parks & Open Space)

East: Multifamily residential, office, single family residential - MU-SD, WC-1 (Mixed Use Special District, Bearden Village), MDR (Medium Density Residential) - O (Office), RN-3 (General Residential Neighborhood)

West: Office, commercial, single family residential - MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), HP (Hillside Protection) - I-MU (Industrial Mixed-Use), I-G (General Industrial), O (Office), RN-1 (Single-Family Residential Neighborhood, HP (Hillside Protection Overlay)

NEIGHBORHOOD CONTEXT: This property is a long-standing recreational and social club abutting the Sequoyah Hills neighborhood. There are a wide range of land uses in the general vicinity, including single family and multifamily residences to the south along Lyons View Pike, and office and commercial uses to the north, east and west along Kingston Pike.

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**STAFF RECOMMENDATION:**

- ▶ **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.**
  
- ▶ **Approve the OS (Parks and Open Space) district because it is a minor extension that is consistent with changing conditions. The HP (Hillside Protection Overlay) would be retained.**

**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 One Year 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.

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The demolition of all buildings on the subject parcels and the closure of two rights-of-way has provided a connected green space along the west end of the Cherokee County Club campus that is suitable for the OS (Parks and Open Space) zoning district.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The intent of the OS district is to create, preserve, and enhance public open space to meet the passive and active park and recreational needs of the City. Facilities may include, but are not limited to, playgrounds, recreational fields, ball-fields, sport courts, dog parks, marinas, cemeteries, golf courses, and cultural facilities such as museums and libraries.
2. Rezoning these parcels to align with the OS zoning on the remainder of the country club and golf course is consistent with the purpose of the OS district.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The existing I-MU (Industrial Mixed-Use), RN-4 (General Residential Neighborhood), O (Office) and RN-1 (Single-Family Residential Neighborhood) zoning on the subject parcels allows for more intense development than the requested OS zoning. There are no adverse impacts anticipated to occur with this rezoning.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS:

1. The requested OS district does not conflict with any development policies in the General Plan, or any other adopted plans.

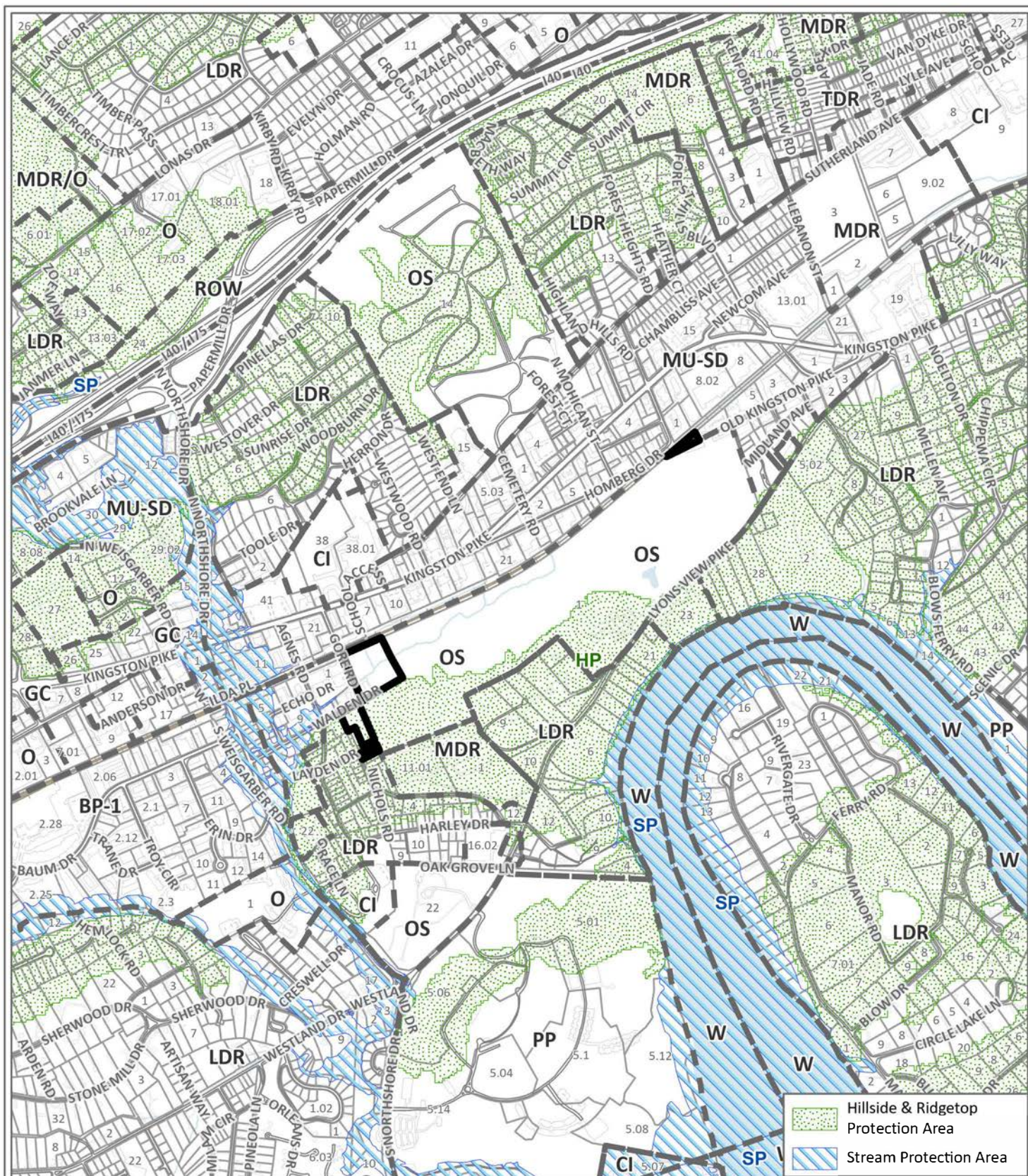
ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED:

1. The properties are in an area with ample utility infrastructure to accommodate the limited development potential of the OS zoning district.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 11/12/2024 and 11/26/2024. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



**10-A-24-SP  
WEST CITY SECTOR PLAN MAP**

**Petitioner:** Cherokee Country Club



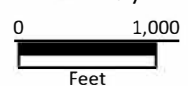
**From:** MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), MU-SD WC-1 (Mixed Use Special District, Bearden Village), HP (Hillside Protection)  
**To:** OS (Other Open Space), HP (Hillside Protection)

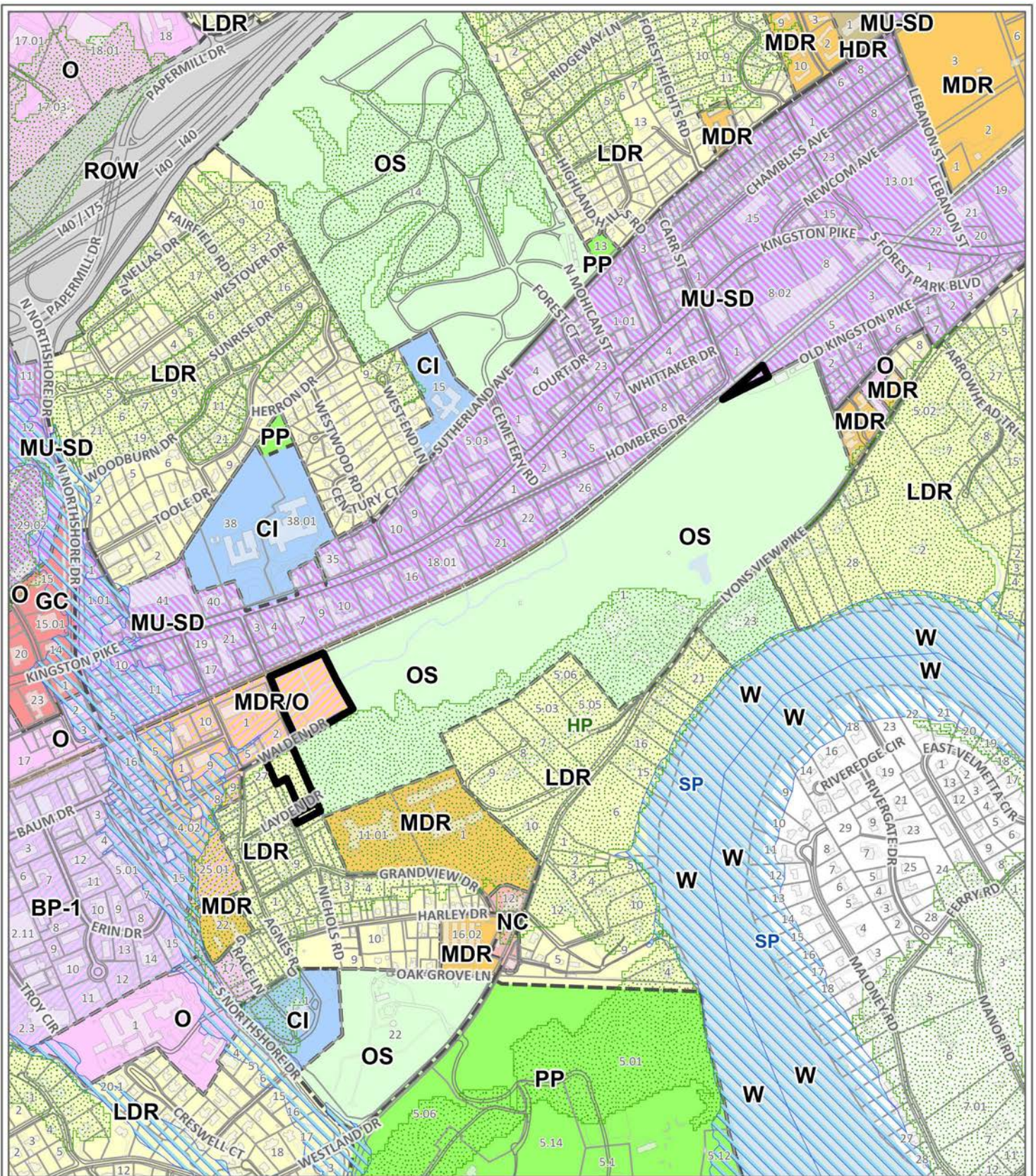
**Map No:** 121

**Jurisdiction:** City

**Original Print Date:** 9/3/2024

Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902





**ONE YEAR PLAN MAP**

**10-A-24-PA**

**Petitioner:** Cherokee Country Club



**From:** MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), MU-SD WC-1 (Mixed Use Special District, Bearden Village), HP (Hillside Protection)

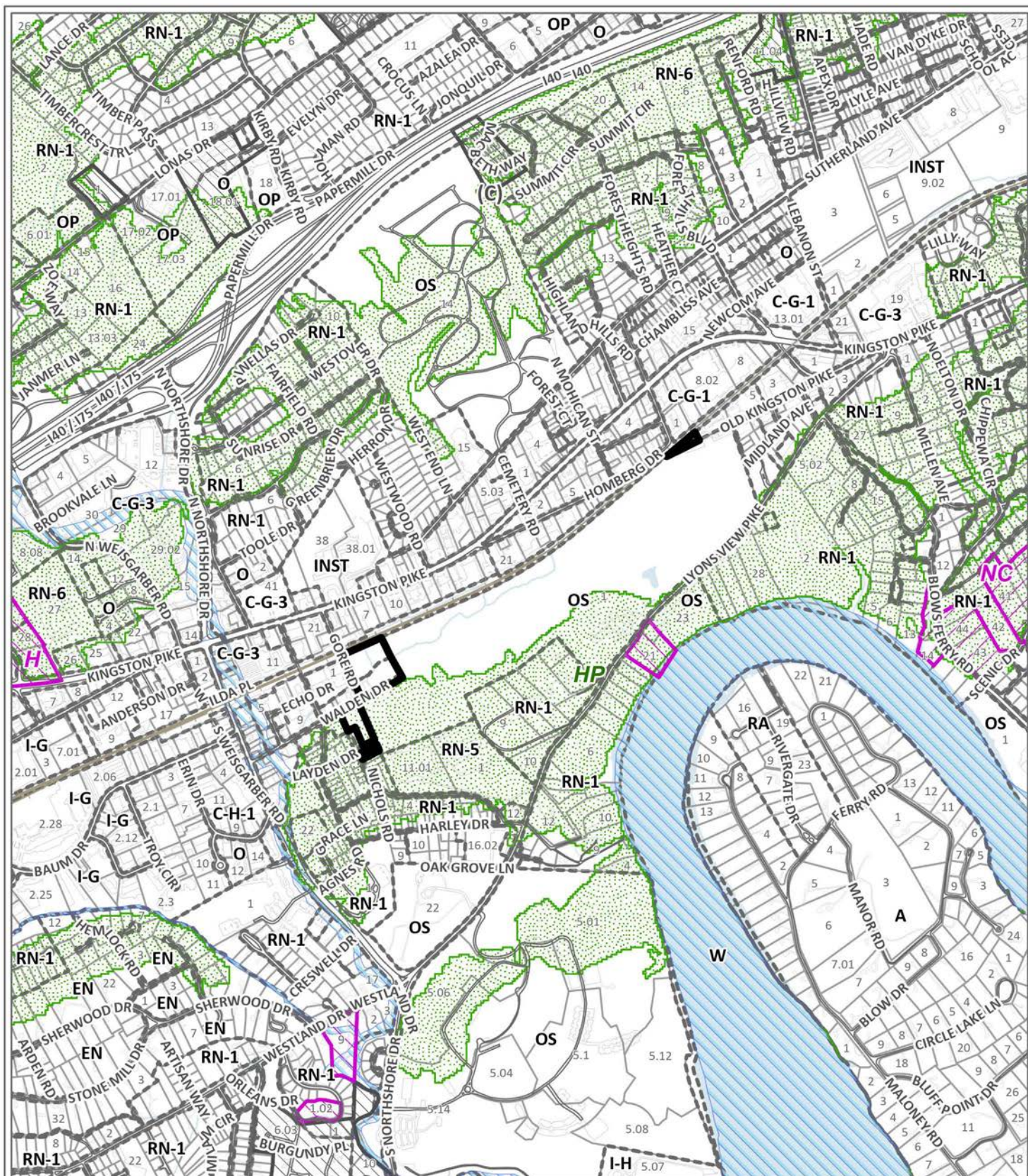
**To:** OS (Other Open Space), HP (Hillside Protection)

**Map No:** 121  
**Jurisdiction:** City

**Original Print Date:** 9/3/2024

Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902





**REZONING**

**10-A-24-RZ**

**Petitioner:** Cherokee Country Club

**From:** RN-4 (General Residential Neighborhood), RN-1 (Single-Family Residential Neighborhood), O (Office), I-MU (Industrial Mixed-Use), HP (Hillside Protection Overlay)

**To:** OS (Parks and Open Space), HP (Hillside Protection Overlay)

**Map No:** 121  
**Jurisdiction:** City

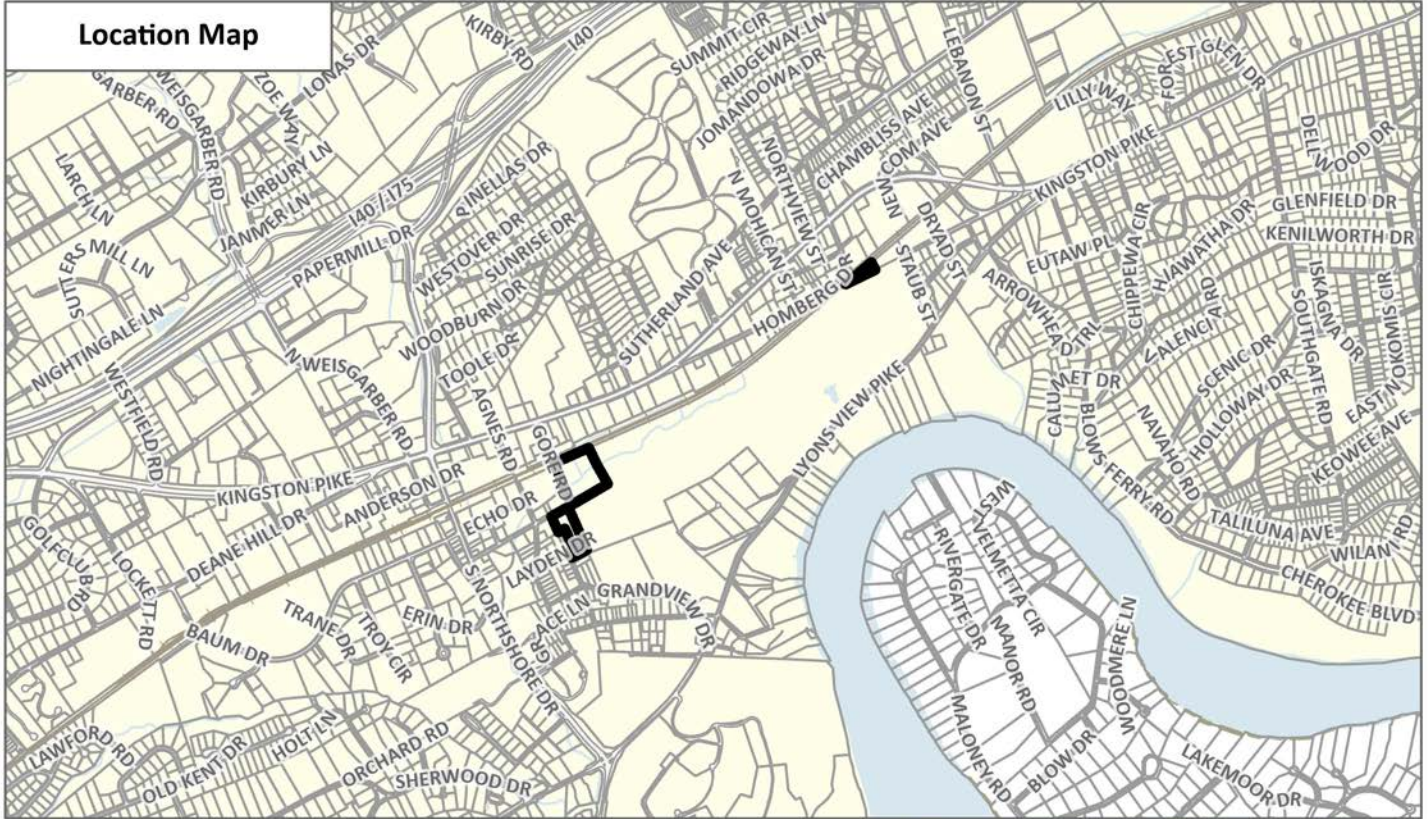


**Original Print Date:** 9/3/2024  
 Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902

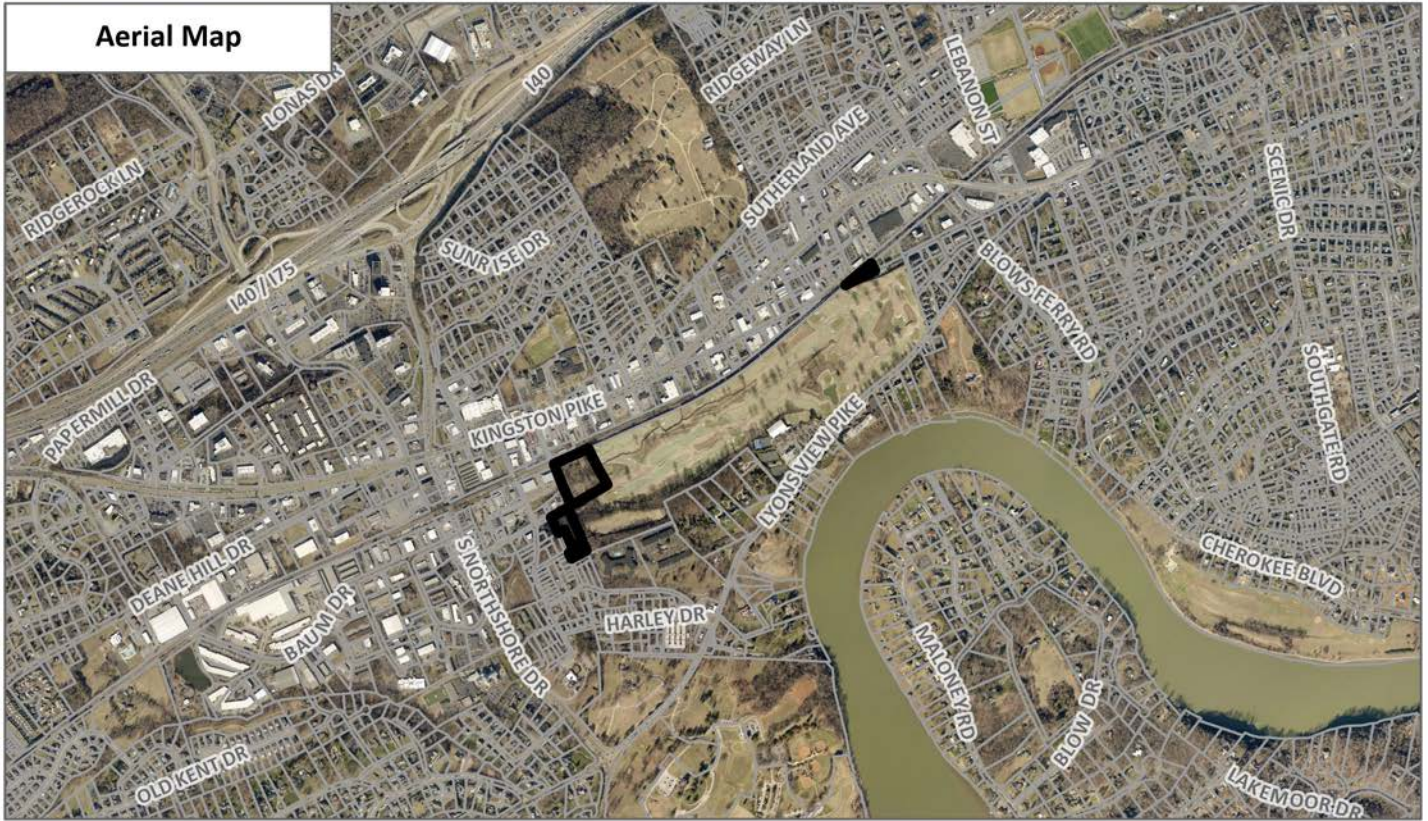


# Exhibit A. Contextual Images

## Location Map



## Aerial Map

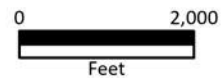


**CONTEXTUAL MAPS 1**

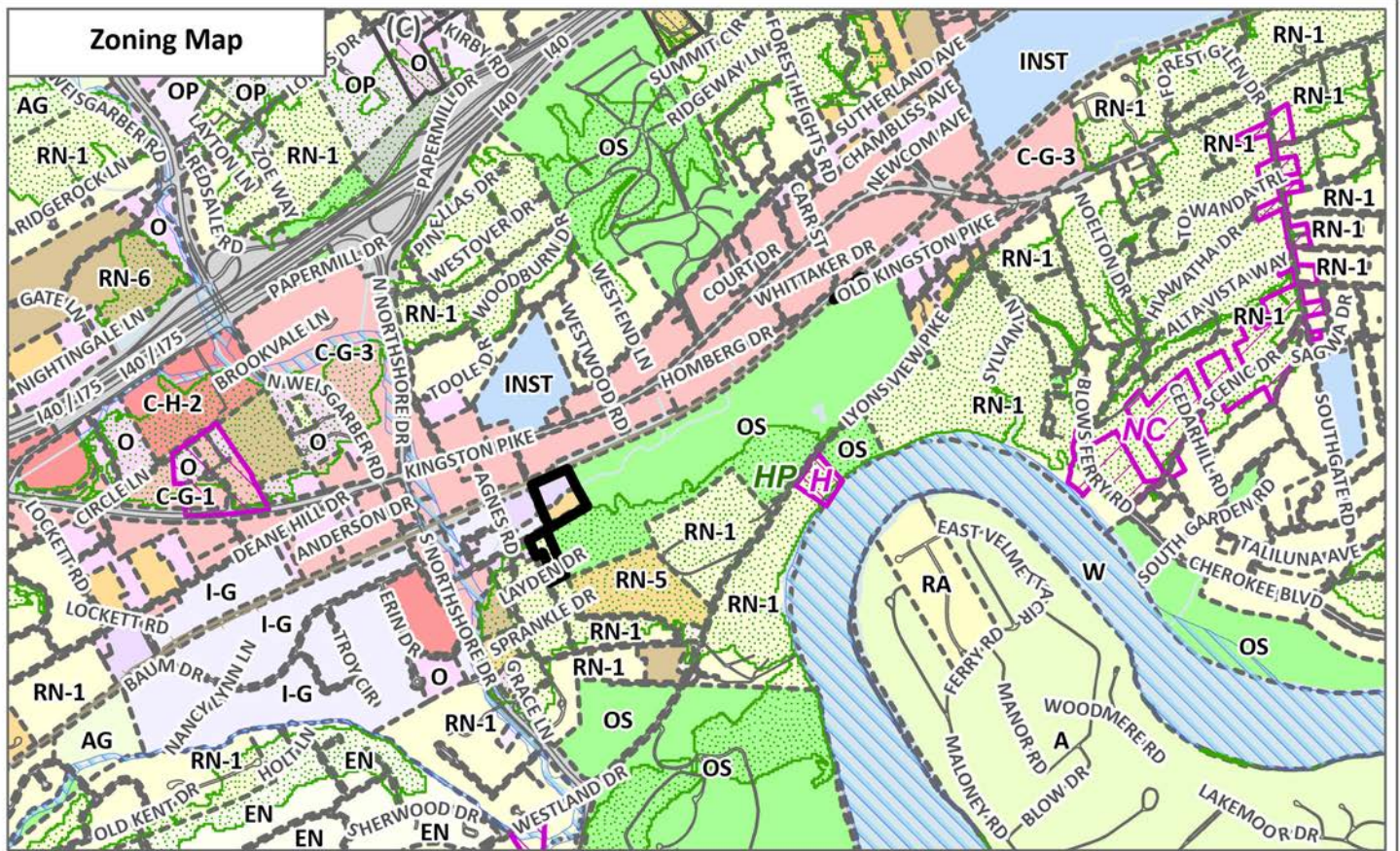
**10-A-24-RZ / 10-A-24-PA**



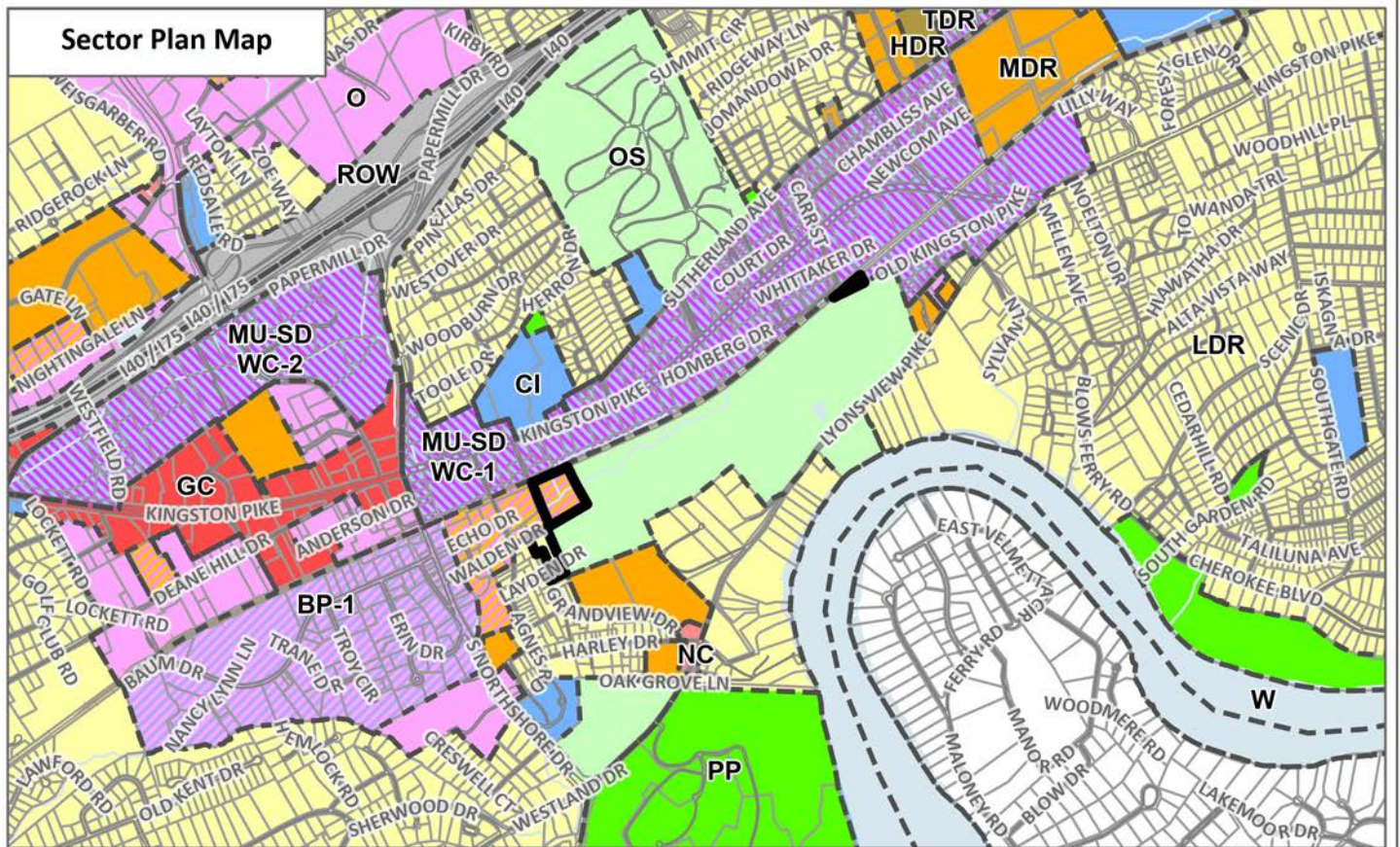
Case boundary



### Zoning Map



### Sector Plan Map

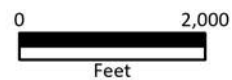


### CONTEXTUAL MAPS 2

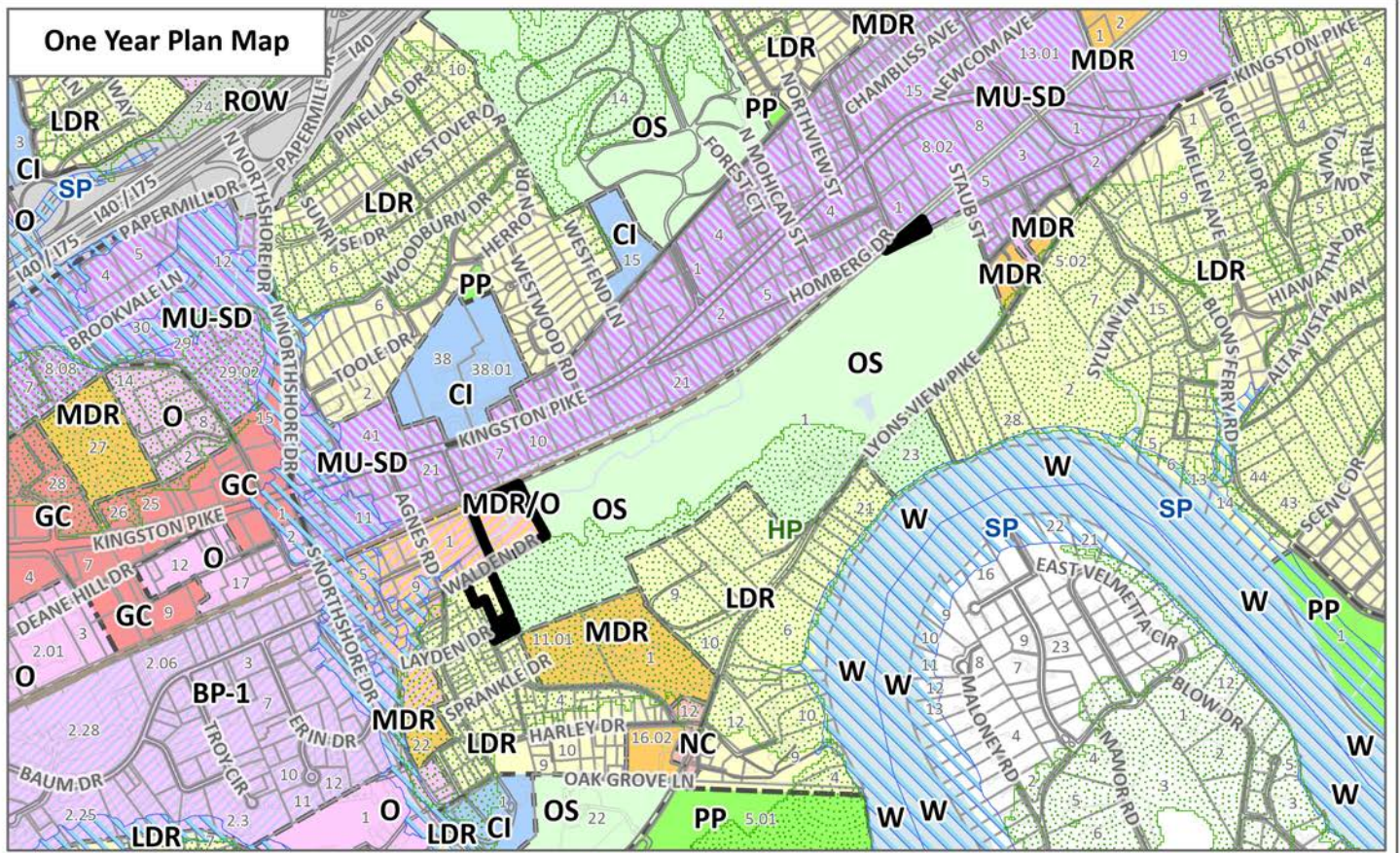
10-A-24-RZ / 10-A-24-PA



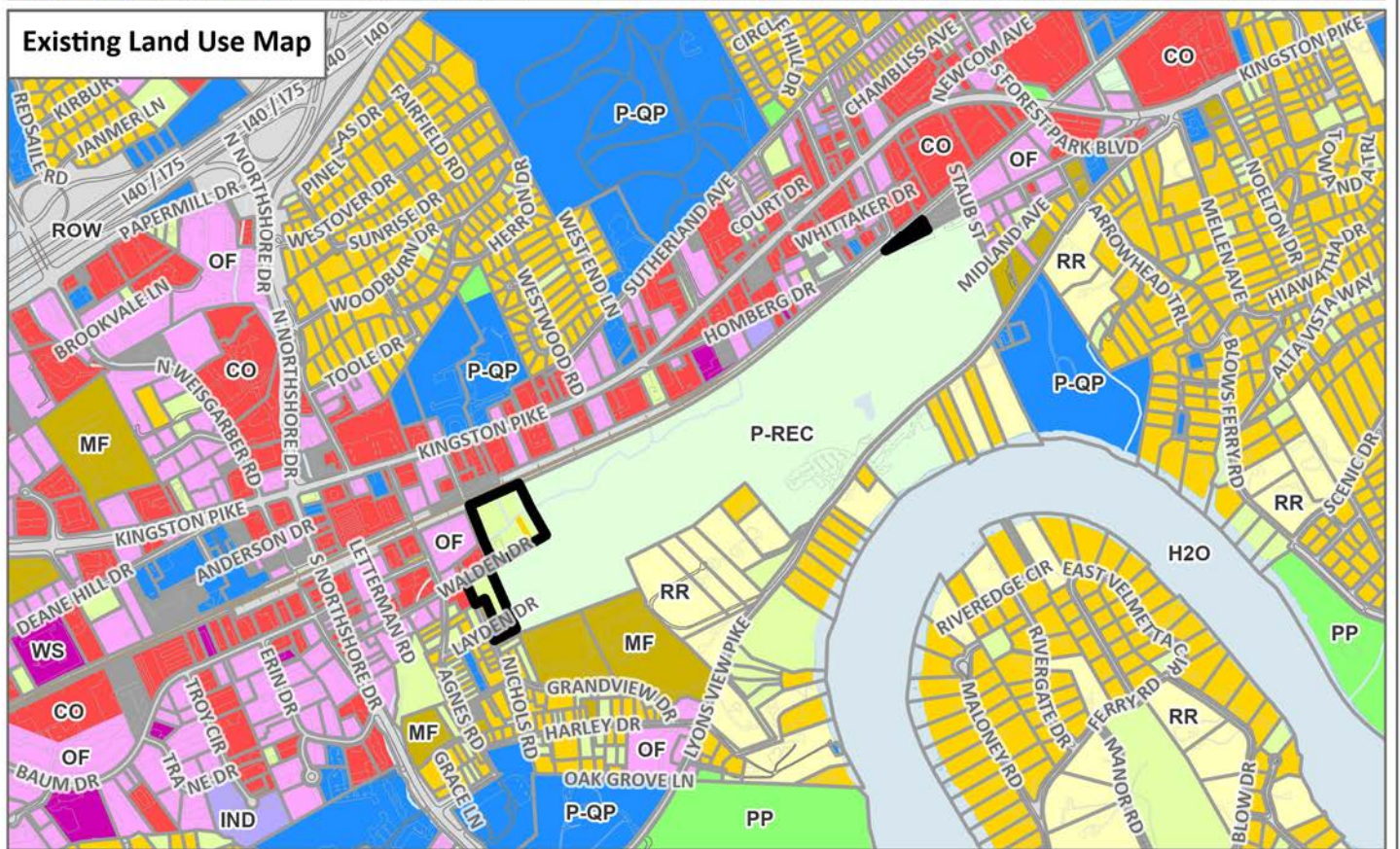
Case boundary



**One Year Plan Map**



**Existing Land Use Map**

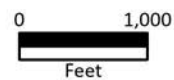


**CONTEXTUAL MAPS 3**

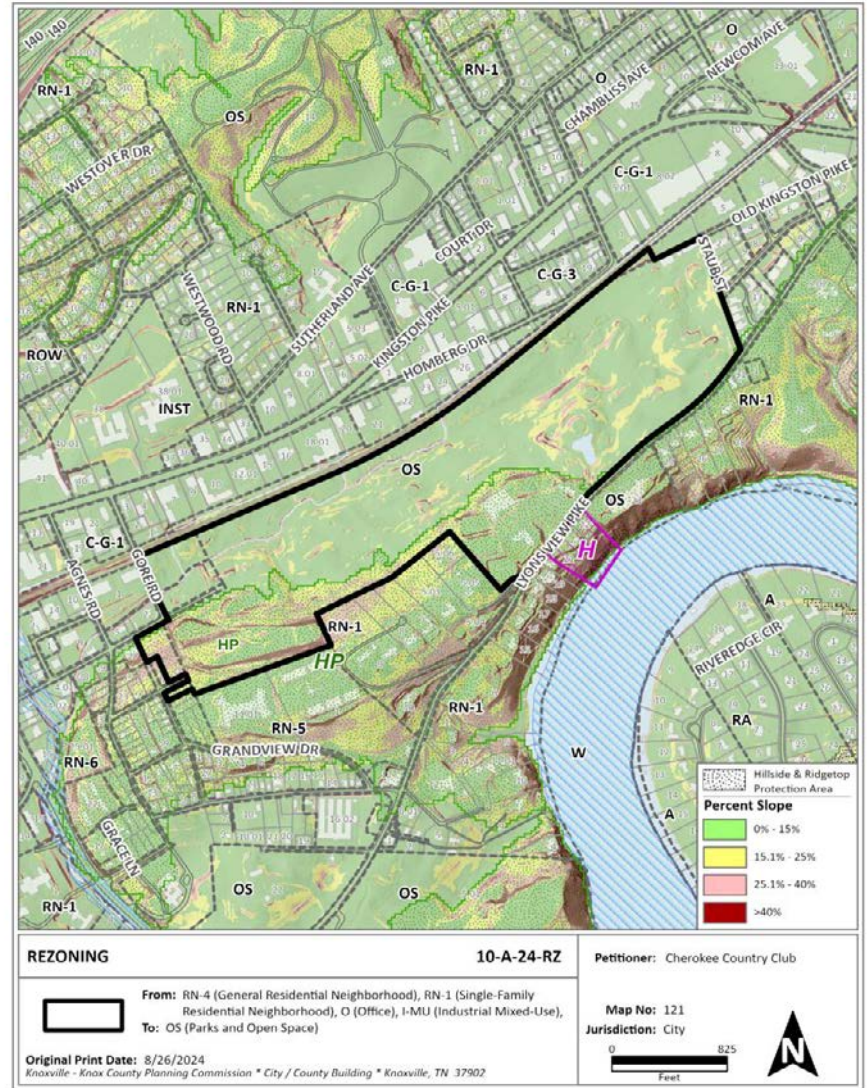
10-A-24-RZ / 10-A-24-PA



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>5,072,662.7</b>	<b>116.5</b>			
Non-Hillside	3,683,656.8	84.6	N/A		
0-15% Slope	601,845.9	13.8	100%	601,845.9	13.8
15-25% Slope	398,866.9	9.2	50%	199,433.4	4.6
25-40% Slope	262,451.7	6.0	20%	52,490.3	1.2
Greater than 40% Slope	125,841.5	2.9	10%	12,584.1	0.3
Ridgetops					
<b>Hillside Protection (HP) Area</b>	<b>1,389,005.9</b>	<b>31.9</b>	Recommended disturbance budget within HP Area	<b>866,353.8</b>	<b>19.9</b>
			Percent of HP Area	<b>62.4%</b>	



***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE WEST CITY SECTOR PLAN***

*WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and*

*WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and*

*WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the West City Sector Plan consistent with the requirements of the General Plan; and*

*WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and*

*WHEREAS, Cherokee Country Club has submitted an application for an amendment to the West City Sector Plan for property described in the application; and*

*WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), MU-SD WC-1 (Mixed-Use Special District, Bearden Village) to OS (Other Open Space), which is consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and*

*WHEREAS, the Planning Commission, at its regularly scheduled public hearing on October 3, 2024 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.*

***NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:***

*SECTION 1: The Planning Commission hereby adopts the revised amendment to the West City Sector Plan with its accompanying staff report and map, file #10-A-24-SP.*

*SECTION 2: This Resolution shall take effect upon its approval.*

*SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

### Cherokee Country Club

Applicant Name Affiliation

**7/3/2024** **10/3/2024** **10-A-24-SP**  
 Date Filed Meeting Date (if applicable) File Number(s)

### CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

### Adam Kohntopp Cannon & Cannon, Inc

Name / Company

### 10025 Investment Dr Ste 120 Knoxville TN 37932

Address

### 865-343-0019 / akohntopp@cci-corp.com

Phone / Email

### CURRENT PROPERTY INFO

**Cherokee Country Club, Inc.** **5138 Lyons View Pk P.O. Box 10987 Knoxville TN 37** **865-584-4637**  
 Owner Name (if different) Owner Address Owner Phone / Email

### 5331 LYONS VIEW PIKE

Property Address

**121 B D 001** **7.13 acres**  
 Parcel ID Part of Parcel (Y/N)? Tract Size

**Knoxville Utilities Board** **Knoxville Utilities Board**  
 Sewer Provider Water Provider Septic (Y/N)

### COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change <b>OS (Parks and Open Space)</b>	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment <b>OS (Other Open Space), HP (Hillside Protection)</b>	
Proposed Plan Designation(s)	

Proposed Density (units/acre)    Previous Rezoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

- Staff Review     Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders     Variance Request
- Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (Concept Plan)
- Traffic Impact Study
- COA Checklist (Hillside Protection)

Fee 1	Total
<b>\$2,250.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature: Cherokee Country Club    Date: 7/3/2024  
Please Print

Phone / Email: \_\_\_\_\_

Property Owner Signature: Cherokee Country Club, Inc.    Date: 7/3/2024  
Please Print



# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
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- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Rezoning
- Plan Amendment
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### Cherokee Country Club

Applicant Name Affiliation

<b>7/3/2024</b>	<b>10/3/2024</b>	<b>10-A-24-PA / 10-A-24-RZ</b>
Date Filed	Meeting Date (if applicable)	File Number(s)

### CORRESPONDENCE

*All correspondence related to this application should be directed to the approved contact listed below.*

### Adam Kohntopp Cannon & Cannon, Inc

Name / Company

### 10025 Investment Dr Ste 120 Knoxville TN 37932

Address

### 865-343-0019 / akohntopp@cci-corp.com

Phone / Email

### CURRENT PROPERTY INFO

<b>Cherokee Country Club, Inc.</b>	<b>5138 Lyons View Pk P.O. Box 10987 Knoxville TN 37</b>	<b>865-584-4637</b>
Owner Name (if different)	Owner Address	Owner Phone / Email

### 5331 LYONS VIEW PIKE

Property Address

<b>121 B D 001</b>	<b>7.13 acres</b>
Parcel ID	Tract Size

<b>Knoxville Utilities Board</b>	<b>Knoxville Utilities Board</b>	
Sewer Provider	Water Provider	Septic (Y/N)

### COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***



## DEVELOPMENT REQUEST

- Development Plan    Planned Development    Use on Review / Special Use  
 Hillside Protection COA    Residential    Non-residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

## SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information \_\_\_\_\_

- Attachments / Additional Requirements

## ZONING REQUEST

- Zoning Change   **OS (Parks and Open Space), HP (Hillside Protection Overlay)**  
Proposed Zoning

Pending Plat File Number

- Plan Amendment   **OS (Other Open Space), HP (Hillside Protection)**  
Proposed Plan Designation(s)

Proposed Density (units/acre)   Previous Rezoning Requests

Additional Information \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

- Staff Review    Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders    Variance Request  
 Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1

**\$2,250.00**

Fee 2

Fee 3

Total

## AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature   **Cherokee Country Club**  
Please Print

**7/3/2024**  
Date

Phone / Email

Property Owner Signature   **Cherokee Country Club, Inc.**  
Please Print

**7/3/2024**  
Date



# Development Request

## DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- ~~SP~~  PA
- Rezoning

Cherokee Country Club

Owner

Applicant Name

Affiliation

2024-07-02

2024-10-03

Date Filed

Meeting Date (if applicable)

10-A-24-RZ  
10-A-24-PA  
10-A-24-SP

File Number(s)

## CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Adam Kohntopp

Cannon & Cannon, Inc.

Name

Company

10025 Investment Dr

Knoxville

TN

37932

Address

City

State

ZIP

865-343-0019

akohntopp@cci-corp.com

Phone

Email

## CURRENT PROPERTY INFO

Cherokee Country Club

5331 Lyons View Pike

865-862-6867

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

5331 Lyons View Pike

121BD001

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

North side of Lyons View Pike, west of Agnes Rd

116.51 ac

General Location

Tract Size

City  County

2

OS,I-MU, RN-4, RN-1

Private Recreation, Ag/For/Vac, Single-Family Residential

District

Zoning District

Existing Land Use

West City

OS, LDR, MDR/O

N/A

Planning Sector

Land Use / Place Type  
CITY COUNTY

Growth Policy Plan Designation

**DEVELOPMENT REQUEST**

- Development Plan     Use on Review / Special Use     Hillside Protection COA
- Residential     Non-Residential

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number     Combine Parcels     Divide Parcel    Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

**ZONING REQUEST**

Pending Plat File Number

- Zoning Change    OS  
Proposed Zoning
- Plan Amendment Change    OS  
Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify)

**STAFF USE ONLY**

**PLAT TYPE**

- Staff Review     Planning Commission

**ATTACHMENTS**

- Property Owners / Option Holders     Variance Request
- Amendment Request (*Comprehensive Plan*)

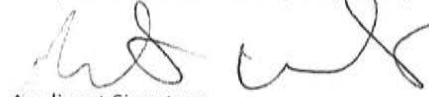
**ADDITIONAL REQUIREMENTS**

- Use on Review / Special Use (*Concept Plan*)
- Traffic Impact Study
- COA Checklist (*Hillside Protection*)

	Fee 1	Fee 2	Fee 3	Total

**AUTHORIZATION**

I declare under penalty of perjury the foregoing is true and correct:  
 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

  
 Applicant Signature

Cherokee Country Club  
 Please Print

7-9-24  
 Date

980-322-7075  
 Phone Number

swilkes@cherokeecountryclub.com  
 Email

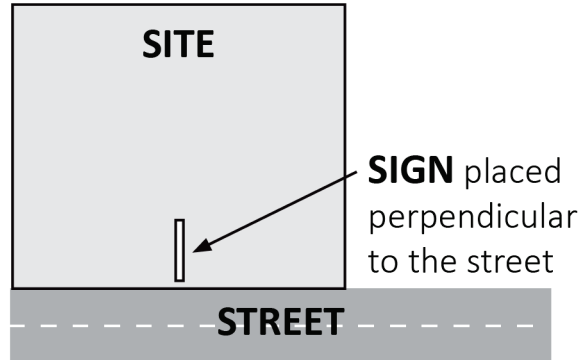
Property Owner Signature

Please Print

07/03/2024, SG

Date Paid

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

## TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ 09/20/2024 \_\_\_\_\_ and \_\_\_\_\_ 10/04/2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Cherokee Country Club

Date: 07/03/2024

File Number: 10-A-24-RZ, 10-A-24-PA & 10-A-24-SP

- Sign posted by Staff
- Sign posted by Applicant