

# CASE SUMMARY

## APPLICATION TYPE: PLAN AMENDMENT

### EAST CITY SECTOR PLAN AMENDMENT



**File Number:** 4-F-25-SP **Related File Number:**  
**Application Filed:** 2/25/2025 **Date of Revision:**  
**Applicant:** REGINALD BELL

#### PROPERTY INFORMATION

**General Location:** North side of Boyds Bridge Pike, east side of Andes Road  
**Other Parcel Info.:**  
**Tax ID Number:** 82 L G 001 **Jurisdiction:** City  
**Size of Tract:** 13.09 acres  
**Accessibility:** Access is via Boyds Bridge Pike, a minor collector street with 20 ft of pavement width within a right-of-way-width that varies from 39 ft to 45 ft. Access is also via Andes Road, an unstriped local street with a pavement width that varies from 16 ft to 19 ft within a right-of-way width that varies from 30 ft to 35 ft. Access is also via Andover Drive, an unstriped local street with a pavement width of 27 ft within a 50-ft wide right-of-way.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** **Density:**  
**Planning Sector:** East City **Plan Designation:** LDR (Low Density Residential), HP (Hillside Ridgetop Prote  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** The subject property is in a hilly, single family residential neighborhood interspersed with duplexes generally developed in a grid pattern. A large landfill lies 0.66 miles to the east. This property is near a lot of amenities, with Sarah Moore Greene Magnet Elementary and Austin East Magnet High schools nearby, as well as the E V Davidson Recreation Center, Claude Walker Park and Ballfields, Knoxville Botanical Gardens, and Skyline Park.

#### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 3309 BOYDS BRIDGE PIKE  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
**Former Zoning:**  
**Requested Zoning:** RN-5 (General Residential Neighborhood)  
**Previous Requests:**  
**Extension of Zone:** No, it is not an extension.  
**History of Zoning:** None noted.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential), HP (Hillside Protection)

**Requested Plan Category:** MDR (Medium Density Residential), 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.):** Deny the MDR (Medium Density Residential) land use classification because it does not meet any of the criteria for a plan amendment. The HP (Hillside Protection) would be retained.

**Staff Recomm. (Full):**

**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. None of the streets that access the subject property are new, and no recent capital improvements to roadway infrastructure have been implemented. It is worth noting that sidewalks are planned to be added to the section of Boyds Bridge Pike that crosses the property, but it has not been designed yet.
2. There is a five-way stop sign intersection where Boyds Bridge Pike meets Brooks Avenue nearby to the southeast. Riverside Drive terminates at McDonald Road just 60 feet from this intersection as well, making it nearly a six-way intersection. This configuration is vulnerable to traffic conflicts and is not conducive to medium density residential development and related traffic volumes.
3. Utility infrastructure in this urbanized area could be expanded to serve new residential development on the subject property, but there have not been any significant infrastructure improvements that support the requested East City Sector Plan amendment from the LDR (Low Density Residential) to the MDR (Medium Density Residential) land use classification.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LDR designation is consistent with the established residential development that surrounds this lot. It is also part of a cohesive and broad region of the LDR classification. This is not an error in the sector plan.

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

1. There has been no change in government policy that warrants a land use change to the MDR class for this 13-acre property.

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

1. This large property is surrounded by single-family detached residential development that has remained stable for several decades. While the City at large continues to experience an influx of new residents, there has been no change in this location that warrants a plan amendment to the MDR designation.

**Action:** Approved

**Meeting Date:** 6/12/2025

**Details of Action:** Approve MDR (Medium Density Residential) because it does meet the criteria for a plan amendment. The HP (Hillside Protection) area would be retained.

**Summary of Action:** Approve MDR (Medium Density Residential) because it does meet the criteria for a plan amendment.

The HP (Hillside Protection) area would be retained.

**Date of Approval:** 6/12/2025 **Date of Denial:** **Postponements:** 4/10/2025  
**Date of Withdrawal:** **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

### ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**Date of Legislative Action:** 7/8/2025

**Date of Legislative Action, Second Reading:** 7/22/2025

**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:**