# **CASE SUMMARY**

#### APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT

File Number: 4-I-24-PA Related File Number: 4-R-24-RZ

Application Filed: 2/26/2024 Date of Revision:

Applicant: REV. HAROLD MIDDLEBROOK



# PROPERTY INFORMATION

General Location: Southwest side of Beaman Lake Rd, south of Mays Rd, north of McDonald Dr

Other Parcel Info.:

Tax ID Number: 83 H A 010 (PART OF) Jurisdiction: City

Size of Tract: 3.93 acres

Accessibility: Access is via Beaman Lake Road, a minor collector street with a pavement width that varies from 16 ft

to 18 ft within a 67-ft right-of-way. (Revised 4.24.2024)

#### 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)

Growth Policy Plan: N/A (Within City Limits)

**Neighborhood Context:** This area consists mostly of single family residential neighborhoods. The subject property is on the

same block as The Golden Age Retirement Village. The abutting property to the west has a blue-line

stream running though it and also has significant slopes.

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

Street: 1117 BEAMAN LAKE RD

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: RN-1 (Single-Family Residential Neighborhood)

Former Zoning:

Requested Zoning: RN-5 (General Residential Neighborhood)

**Previous Requests:** 

**Extension of Zone:** No this is not an extension of the zone or land use classification, but RN-5 is nearby to the northwest.

History of Zoning: 8-G-80-RZ: Rezoning request from R-1 (Low Density Residential) to R-2 (General Residential) resulted

in RP-1 (Planned Residential) zone with up to 5 du/ac approved; 6-M-89-RZ: Rezoned from RP-1 up to

5 du/ac to R-1A (Low Density Residential) in 1989

## PLAN INFORMATION (where applicable)

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**Current Plan Category:** LDR (Low Density Residential)

Requested Plan Category: MDR/O (Medium Density Residential/Office)

#### 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

Samiul Haque Planner In Charge:

Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/Office) land use Staff Recomm. (Abbr.):

classification because it is compatible with the surrounding development.

Staff Recomm. (Full):

Comments: This partial rezoning is for a 3.93-acre portion of the 6.88-acre parcel owned by the Canaan Baptist

Church. The parcel is in the process of being subdivided which would retain the church on the

northwest portion and create a new lot for the portion subject to rezoning.

BACKGROUND: The subject parcel is adjacent to the Golden Age Retirement Village, a three-story elderly housing development subsidized by the City's Industrial Development Board, located on a property zoned RN-5. The adjacent facility was developed by the Canaan Baptist Housing Corporation

in the 1980s, when it was approved for 101 units (Case # 8-C-82-UR).

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. There are no apparent errors or omissions in the One Year Plan with regards to the subject property.

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. Over the last decade, several houses have been built on nearby undeveloped parcels, including the Silver Leaf subdivision approximately a quarter mile north of the subject property.
- 2. Between 2022-23, the City's Parks & Recreation department created a new playground and improved the tennis/basketball courts on Skyline Park.

#### CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no known public policy changes pertaining to the subject property and its land use designation.

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 studies or plans specific to this request.

#### OTHER CONSIDERATIONS:

1. The property meets the location criteria of this classification since it is along a collector street, served by transit, and is in close proximity to Skyline Park and less than a mile from Sarah Moore Greene Elementary School.

Action: Approved Meeting Date: 4/11/2024

**Details of Action:** 

Approve the One Year Plan amendment to the MDR/O (Medium Density Residential/Office) land use **Summary of Action:** 

classification because it is compatible with the surrounding development.

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Date of Approval:	4/11/2024	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?: Action Appealed?:	

# LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 5/14/2024 Date of Legislative Action, Second Reading: 5/28/2024

Ordinance Number: Other Ordinance Number References: O-73-2024

Disposition of Case: Approved Disposition of Case, Second Reading: Approved

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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