# **CASE SUMMARY**

## APPLICATION TYPE: PLAN AMENDMENT

#### EAST CITY SECTOR PLAN AMENDMENT

File Number: 4-K-24-SP Related File Number:

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: Beaman Lake Road is an unstriped local road with an 18-ft pavement width within a 67-ft right-of-way.

# GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

**Surrounding Land Use:** 

Proposed Use: Density:

Sector Plan: East City Sector 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.

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

Planner In Charge: Samiul Haque

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

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 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. No known improvements have been made to Beaman Lake Road in recent times. The parcel is currently served by public water and sewer.
- 2. The property has been served by transit for at least the last 25 years and the service will be retained under the KAT Reimagined network plan.

#### AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no apparent errors or omissions in the East City Sector Plan with regards to the subject property.

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

1. There are no known change in government policy pertaining to this area. However, approval of the MDR/O classification for this area served by KUB and KAT would be consistent with the General Plan's development policy 5.2 that encourages to concentrate developments in areas with adequate utilities and infrastructure.

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

1. Over the last decade, several houses have been built on nearby undeveloped parcels, including the Silver Leaf subdivision a quarter mile north of the subject property.

#### 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.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now

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provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved Meeting Date: 4/11/2024

**Details of Action:** 

Summary of Action: Approve the sector plan amendment to the MDR/O (Medium Density Residential/Office) land use

classification because it is compatible with the surrounding development.

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:

Disposition of Case: Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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