

# CASE SUMMARY

**APPLICATION TYPE: REZONING**



**File Number:** 4-R-24-RZ **Related File Number:** 4-I-24-PA  
**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 **Jurisdiction:** City  
**Size of Tract:** 3.97 acres  
**Accessibility:** Beaman Lake Road is a minor collector street with a pavement width that varies from 16 ft to 18 ft within a 67-ft 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)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:**

## 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:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

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

## **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 RN-5 (General Residential Neighborhood) district because it is consistent with the recommended land use classification and surrounding developments.

Staff Recomm. (Full):

Comments:

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. 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.
2. The proposed RN-5 district will be compatible with the adjacent elderly housing, and to a degree, this will be an extension of that zoning since it is so nearby and is owned by the same owner.

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

1. The RN-5 district is intended to accommodate medium density residential neighborhoods in the City of Knoxville comprising a heterogeneous mix of single-family, two-family, townhouse, and multi-family dwellings.
2. The proposed zoning would allow for a similar development to the multi-family elderly housing just north of the church. The former R-1A zoning of this property allowed more intense development than the present RN-1 district. Multi-dwelling structures would have been allowed via use on review for this site with access to a collector street.
3. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

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 proposed amendment is not expected to have any significant adverse impact on the surrounding area. The subject property does not abut any residential properties and is surrounded by the church, Beaman Lake Road, and an undeveloped parcel with steep slopes owned by the same owner.
2. The proposed KAT Reimagined network plan has reduced the frequency of the transit route servicing this area. Any additional ridership generated by the use of this property will be beneficial to retain this service in the future.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed rezoning is consistent with the General Plan's Development Policy 8.1, which encourages growth in the existing urban area through infill housing on vacant lots and redevelopment parcels.
2. The proposed rezoning will be consistent with the recommended MDR/O land use classification of the sector plan and One Year plan.

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 property is served by transit service and approximately 600 ft away from Skyline Park, which offers a wide selection of recreational opportunities, including baseball/softball, outdoor basketball, tennis, and hardcourt bike polo. Sarah Moore Greene Elementary School is located southwest less than a mile from the subject property.

2. This is an urbanized area with adequate utility infrastructure provided by KUB.

**Action:** Approved

**Meeting Date:** 4/11/2024

**Details of Action:**

**Summary of Action:** Approve the RN-5 (General Residential Neighborhood) district because it is consistent with the recommended land use classification and surrounding developments.

**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-74-2024

**Disposition of Case:** Approved

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

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**