

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

CENTRAL CITY SECTOR PLAN AMENDMENT



File Number: 7-A-25-SP
Application Filed: 3/17/2025
Applicant: ANDREW OSAKUE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of Beamont Ave, west side of McSpadden St, east side of Boyd St

Other Parcel Info.:

Tax ID Number: 94 C R 00103 **Jurisdiction:** City

Size of Tract: 0.67 acres

Accessibility: Access is via Beaumont Avenue, a major collector with a pavement width of 19 ft within a right-of-way which varies from 48 ft to 55 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use:

Proposed Use: **Density:**

Planning Sector: Central City **Plan Designation:**

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

Neighborhood Context: This area is characterized by a mix of residential, commercial, and institutional uses. Residential uses are a mix of single family, two family, and multifamily dwellings. Commercial uses are a mix of small-scale commercial storefronts as well as service-oriented shops. Institutional uses include Beaumont Magnet Academy as well a City solid waste facility and several small churches.

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

Street: 1108 BEAUMONT AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-2 (Single-Family Residential Neighborhood)

Former Zoning:

Requested Zoning: C-N (Neighborhood Commercial)

Previous Requests:

Extension of Zone: This would be an extension of the land use classification.

History of Zoning: Part of a larger rezoning in September 1985 from R-2 (General Residential) zone to R-1A (Low Density Residential) zone (8-A-85-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: TDR (Traditional Neighborhood Residential)

Requested Plan Category: NC (Neighborhood Commercial)

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: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the NC (Neighborhood Commercial) land use classification because it is supported by changing conditions in the area.

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 include any of these):

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

1. No known new roads or utilities that were not anticipated in the Central City Sector Plan have been introduced to make development more feasible. However, the subject property is accessed off of Beaumont Avenue, a major collector street, which supports the consideration of the NC (Neighborhood Commercial) land use at this site.

AN OBVIOUS AND SIGNIFICANT ERROR OR OMISSION IN THE PLAN.

1. The current TDR (Traditional Neighborhood Residential) land use classification is consistent with the surrounding residential development, and it is not the result of an error in the sector plan.

2. The subject property meets the location criteria for the NC land use classification, as it would be an extension of the land use class from the northeast, and the 0.67-acre parcel is well below the recommended 5-acre limit for new neighborhood commercial areas.

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

1. There are no known changes in government policy pertaining to this area.

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

1. In 2021, the KCDC (Knoxville's Community Development Corporation) Western Heights Transformation Plan was approved by the Knoxville City Council, which proposed a neighborhood development comprised of 479 mixed-income units, a children's Head Start facility, community park, and arts and culture-based amenities. The Head Start facility has since been completed, and renovation and construction of housing units are underway. This significant redevelopment project supports consideration of additional community-serving amenities in the area.

Action: Approved

Meeting Date: 7/10/2025

Details of Action:

Summary of Action: Approve the NC (Neighborhood Commercial) land use classification because it is supported by changing conditions in the area.

Date of Approval: 7/10/2025

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: 8/5/2025

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 8/19/2025

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: