CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT

File Number: 7-A-25-PA **Related File Number:** 7-A-25-RZ

Application Filed: 3/17/2025 **Date of Revision:**

Applicant: ANDREW OSAKUE

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 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 regard to the subject property. However, the NC (Neighborhood Commercial) land use classification can be considered here, as it would be an extension of the classification from the northeast with access of a major collector street.

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. The surrounding area has experienced multiple infrastructure improvement projects over the last four years, including the road expansion and improvement project that was completed along W Baxter Avenue in 2022, and the 2023 curb cuts project that was completed 460 ft south of the subject property, at the intersection of Boyd Street and W Baxter Avenue.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN.
1. There are no known changes in government policy pertaining to this area.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT.
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	**Date of Legislative Action, Second Reading:**	8/19/2025
Ordinance Number:		**Other Ordinance Number References:**	O-102-2025
Disposition of Case:	Approved	**Disposition of Case, Second Reading:**	Approved
If "Other":		**If "Other":**	
Amendments:		**Amendments:**	
Date of Legislative Appeal:		**Effective Date of Ordinance:**	