# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

#### ONE YEAR PLAN AMENDMENT



File Number:	1-C-24-PA	Related File Number:	1-I-24-RZ
Application Filed:	11/27/2023	Date of Revision:	
Applicant:	TAYLOR D. FORRESTER		

PROPERTY INFORMA	ATION			
General Location:	North side of Delrose	Dr, south side of Brooks Ave,	west of Riverside Rd	
Other Parcel Info.:				
Tax ID Number:	82 M C 037		Jurisdiction:	City
Size of Tract:	29.71 acres			
Accessibility:	Access is via Delrose Drive, a major collector street with a 23-ft pavement width within a 40-ft right-of- way. Access is also via Brooks Avenue, a minor arterial street with a 21-ft pavement width within a 42- ft right-of-way.			
GENERAL LAND USE	INFORMATION			
Existing Land Use:	Agriculture/Forestry/V	acant Land		
Surrounding Land Use:				
Proposed Use:			Dens	ity:
Proposed Use: Sector Plan:	East City	Sector Plan Designation:		-
-	East City N/A (Within City Limit	U		-
Sector Plan:	N/A (Within City Limit This area of East Kno multifamily community landfill is located to th	U	LDR (Low Density Reside sed of single family homes liams Creek Golfcourse is h	ntial), HP (Hillside Protec . There is a small oated to the west and a
Sector Plan: Growth Policy Plan: Neighborhood Context:	N/A (Within City Limit: This area of East Kno multifamily community landfill is located to th Gardens and Arboreti	s) exville is predominantly compri y nearby to the southeast. Wil he southeast. Sarah Moore Gro	LDR (Low Density Reside sed of single family homes liams Creek Golfcourse is h	ntial), HP (Hillside Protec . There is a small oated to the west and a
Sector Plan: Growth Policy Plan: Neighborhood Context:	N/A (Within City Limit: This area of East Kno multifamily community landfill is located to th Gardens and Arboreti	s) exville is predominantly compri y nearby to the southeast. Wil he southeast. Sarah Moore Gro um are nearby to the north.	LDR (Low Density Reside sed of single family homes liams Creek Golfcourse is h	ntial), HP (Hillside Protec . There is a small oated to the west and a
Sector Plan: Growth Policy Plan: Neighborhood Context: ADDRESS/RIGHT-OF	N/A (Within City Limits This area of East Kno multifamily community landfill is located to th Gardens and Arboretu	s) exville is predominantly compri y nearby to the southeast. Wil he southeast. Sarah Moore Gro um are nearby to the north.	LDR (Low Density Reside sed of single family homes liams Creek Golfcourse is h	ntial), HP (Hillside Protec . There is a small oated to the west and a
Sector Plan: Growth Policy Plan: Neighborhood Context: ADDRESS/RIGHT-OF- Street:	N/A (Within City Limits This area of East Kno multifamily community landfill is located to th Gardens and Arboretu	s) exville is predominantly compri y nearby to the southeast. Wil he southeast. Sarah Moore Gro um are nearby to the north.	LDR (Low Density Reside sed of single family homes liams Creek Golfcourse is h	ntial), HP (Hillside Protec . There is a small oated to the west and a

# ZONING INFORMATION (where applicable)

ZONING INFORMATION (Where applicable)			
Current Zoning:	RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)		
Former Zoning:			
Requested Zoning:	RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)		
Previous Requests:			
Extension of Zone:	No, this is not an extension of the plan designation or zoning district.		
History of Zoning:	A rezoning request for RP-1 (Planned Residential) with a proposed density of 12 du/ac was denied by the Planning Commissin per staff recommendation in 2003 (4-J-03-RZ).		

Reason:

#### PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category: MDR/O (Medium Density Residential/Office), HP (Hillside Protection)

#### 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:	Jessie Hillman
Staff Recomm. (Abbr.):	Approve the MDR (Medium Density Residential) land use classification because it is consistent with changing conditions in the area. The HP (Hillside Protection) area would be retained.
Staff Recomm. (Full):	
Comments:	ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these):
	<ul> <li>CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:</li> <li>1. There have not been significant changes to the residential character of the area immediately surrounding the subject property, which is primarily comprised of forested single-family lots. However, there are approximately 52 acres located 2/3 of a direct mile to the southeast that have the MDR (Medium Density Residential) land use classification. A new multifamily development there at 2120 River Willow Way is under construction to provide 96 apartment units with funding support from the City's affordable housing budget.</li> <li>2. This increase in residential intensity supports consideration of the MDR classification on the subject property, which is closer to the urban core of the City of Knoxville and has better access to transit and community facilities.</li> <li>3. The requested MDR/O (Medium Density Residential/ Office) land use classification would be inappropriate at this location because there are no significant commercial or office land uses here. The intent of the MDR/O classification is to serve as a buffer between less intensive neighborhoods and commercial uses or busy thoroughfares. In the case of the subject property, MDR/O would be the most intensive land use in the area.</li> </ul>
	AN ERROR IN THE PLAN: 1. The current LDR (Low Density Residential) land use classification in the One Year Plan is consistent with the land use classification of most surrounding properties, and is not the result of an error.
	<ul> <li>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:</li> <li>1. Delrose Drive was resurfaced in 2023 and the East Knox Greenway Trail will be extended further east to the Knoxville Botanical Gardens &amp; Arboretum. The Gardens are located a quarter-mile directly from the subject property. These projects improve access from the subject property to downtown Knoxville, which is approximately a 6-minute drive.</li> <li>2. These public improvements, along with the increasing residential intensity further east, support the MDR classification at this location.</li> </ul>
	A 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. The Knoxville Area Transit (KAT) Reimagined transit network plan will reduce bus routes in certain areas of East Knoxville, but a bus stop is planned to remain in front of Sarah Moore Greene Magnet Elementary School. This stop is walking distance from the subject property via Brooks Avenue, and is

Date of Approval:	changing cond 2/8/2024	Date of Denial:	Postponements:	ned. 1/11/2024
	changing cond		ction) area would be retain	ned.
Summary of Action:	Approve the MDR (Medium Density Residential) land use classification because it is consistent with changing conditions in the area. The HP (Hillside Protection) area would be retained.			
Details of Action:				
Action:	Approved		Meeting Date:	2/8/2024
	2. Transit acce	walks. ess, sidewalks, and community activity ce a for the MDR land use classification.	enters like the school are c	omponents of the

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council		
Date of Legislative Action:	3/5/2024	Date of Legislative Action, Second Reading: 3/19/2024	
Ordinance Number:		Other Ordinance Number References:	O-37-2024
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved
If "Other":		If "Other":	
Amendments:		Amendments:	
Date of Legislative Appeal	:	Effective Date of Ordinance:	