

# 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 INFORMATION**

**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/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**                                              **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This area of East Knoxville is predominantly comprised of single family homes. There is a small multifamily community nearby to the southeast. Williams Creek Golfcourse is loated to the west and a landfill is located to the southeast. Sarah Moore Green Elementary School and the Knoxville Botanical Gardens and Arboretum are nearby to the north.

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

**Street:** 2805 DELROSE DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **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).



served by sidewalks.

2. Transit access, sidewalks, and community activity centers like the school are components of the location criteria for the MDR land use classification.

**Action:** Approved

**Meeting Date:** 2/8/2024

**Details of Action:**

**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.

**Date of Approval:** 2/8/2024

**Date of Denial:**

**Postponements:** 1/11/2024

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **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:**