

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT
EAST CITY SECTOR PLAN AMENDMENT



File Number: 1-E-24-SP **Related File Number:**
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 Golf Course is loated to the west and a landfill is located to the southeast. Sarah Moore Greene Magnet 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
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).

PLAN INFORMATION (where applicable)

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

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

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: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

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. In that area, a new multifamily development called Riverside at Holston just broke ground adjacent to the Riverview Park apartments developed in 2007 at 3204 River Maple Way.
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 with better access to transit and community facilities.
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.

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

1. The subject property is served by a minor arterial street and a major collector street, the latter of which was resurfaced in 2023. The East Knox Greenway Trail will also be extended further east to the Knoxville Botanical Gardens and Arboretum, which are located a quarter-mile directly from the subject property. These classified streets and multimodal improvements support more residential intensity here.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The current LDR (Low Density Residential) land use classification in the East City Sector Plan is consistent with the land use of most surrounding properties, and is not the result of an error. However, the MDR classification could have been considered here due to the property's proximity to numerous residential assets.

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

1. The construction of the Riverside at Holston apartments marks a new trend of multifamily residential development occurring in the broader East Knoxville region when considered with the 2007 completion of the Riverview Park apartments. This trend is in keeping with the recommended MDR classification on the subject property, which is in closer proximity to the center of the City.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now

provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.

- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

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-36-2024

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: