

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 1-I-24-RZ Related File Number: 1-C-24-PA
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:

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:

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:
History of Zoning:

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 RN-4 (General Residential Neighborhood) district because it is consistent with changing conditions in the area and is more compatible with surrounding development. The HP (Hillside Protection Overlay) would be retained.

Staff Recomm. (Full):

Comments:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The City of Knoxville continues to experience unmet demand for a variety of housing options. This property's location is well-suited for more residential intensity in numerous ways. It is a safe walking distance from Sarah Moore Magnet Elementary School, and it is near the recreational amenities of the Knoxville Botanical Gardens & Arboretum and the public Williams Creek Golf Course. It is also a short driving distance from downtown Knoxville and employment hubs in that area.
2. The long-standing residential character of the surrounding area is primarily composed of single-family homes that are sparsely laid out among forest and hillside. RN-1 (Single-Family Residential Neighborhood) is the dominant zoning district here. The applicant's request to rezone this 30-acre parcel from the RN-1 to the RN-6 (Multifamily Residential Neighborhood) zoning district could lead to an intensity of development that is out of character with the surrounding neighborhoods.
3. Staff recommends a rezoning to the RN-4 (General Residential Neighborhood) district because it balances housing need and amenities in the area with the residential context of the location. Multifamily and townhouse development would be permitted in this district, but would undergo administrative or Special Use review to evaluate its impact on the surrounding area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The intent of the requested RN-6 zoning district is for high density neighborhoods characterized by a mixture of all housing types. This location is not conducive to the purpose of the RN-6 district.
2. The intent of the recommended RN-4 district is to accommodate mixed medium residential development. Single-family dwellings and duplexes are permitted by right. Townhouse and low-rise multifamily dwellings, as well as residential development forms like pocket neighborhoods, are permitted with Planning staff review or Special Use review by the Planning Commission, depending on the number of units. The RN-4 district reflects the subject property's close proximity to residential amenities while also being cognizant of surrounding neighborhood character.
3. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. It is noteworthy that the Riverside Construction and Demolition Landfill is located a quarter-mile to the east of the subject property. This business has consistently expanded its operations over the past 20 years. There are many dwellings in closer proximity to this landfill, but it is an aspect of the area to be aware of with regards to potential environmental impacts on future residential development.
2. The subject parcel is entirely forested with mature canopy, though historical aerial maps do show that it was previously cleared for agricultural purposes. If the most intensive development permitted under RN-4 zoning were pursued on the subject property, it would go through Special Use review with the Planning Commission, where environmental impacts could be considered and appropriate

conditions placed on development.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The recommended RN-4 zoning is consistent with the recommended MDR land use amendment to the East County Sector Plan and the One Year Plan. The requested RN-6 zoning exceeds what is permitted in the MDR classification, and would require the MDR/O land use classification, which is not recommended by staff.

2. RN-4 zoning is consistent with the General Plan's development policy 4.1 to use schools and parks as foundations in planning neighborhoods and communities.

3. Rezoning to the RN-4 district is not in conflict with any other adopted plans for the area.

Action: Approved

Meeting Date: 2/8/2024

Details of Action:

Summary of Action:

Approve the RN-4 (General Residential Neighborhood) district because it is consistent with changing conditions in the area and is more compatible with surrounding development. The HP (Hillside Protection Overlay) 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-38-2024

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: