



PLAN AMENDMENT REPORT

▶ FILE #: 1-E-24-SP **AGENDA ITEM #:** 10
 POSTPONEMENT(S): 1/11/2024 **AGENDA DATE:** 2/8/2024
▶ APPLICANT: TAYLOR D. FORRESTER
 OWNER(S): Brian Conley SBL Investment Properties, LLC

TAX ID NUMBER: 82 M C 037 [View map on KGIS](#)
JURISDICTION: Council District 6
STREET ADDRESS: 2805 DELROSE DR
▶ LOCATION: North side of Delrose Dr, south side of Brooks Ave, west of Riverside Rd
▶ APPX. SIZE OF TRACT: 29.71 acres
SECTOR PLAN: East City
GROWTH POLICY PLAN: N/A (Within City Limits)
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.
UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
WATERSHED: Williams Creek

▶ PRESENT PLAN AND ZONING DESIGNATION: LDR (Low Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
▶ PROPOSED PLAN DESIGNATION: HP (Hillside Protection);MDR/O (Medium Density Residential/Office)
▶ EXISTING LAND USE: Agriculture/Forestry/Vacant Land

EXTENSION OF PLAN DESIGNATION: No, this is not an extension of the plan designation
HISTORY OF REQUESTS: A rezoning request for RP-1 (Planned Residential) with a proposed density of 12 du/ac was denied by the Planning Commission per staff recommendation in 2003 (4-J-03-RZ).
SURROUNDING LAND USE AND PLAN DESIGNATION:
 North: Single family residential, agriculture/forestry/vacant land - LDR (Low Density Residential)
 South: Single family residential, agriculture/forestry/vacant land, public-quasi public land - LDR (Low Density Residential)
 East: Rural residential, office, single family residential - LDR (Low Density Residential), HP (Hillside Protection)
 West: Public-quasi public land, public parks - LDR (Low Density Residential)
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 located 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.

STAFF RECOMMENDATION:

- ▶ **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.**

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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sarah Moore Greene Magnet, Vine Middle Magnet, and Austin East High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 3/5/2024 and 3/19/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 1-I-24-RZ **AGENDA ITEM #:** 10
 1-C-24-PA **AGENDA DATE:** 2/8/2024

POSTPONEMENT(S): 1/11/2024

▶ **APPLICANT:** TAYLOR D. FORRESTER
 OWNER(S): Brian Conley SBL Investment Properties, LLC

TAX ID NUMBER: 82 M C 037 [View map on KGIS](#)

JURISDICTION: Council District 6

STREET ADDRESS: 2805 DELROSE DR

▶ **LOCATION:** North side of Delrose Dr, south side of Brooks Ave, west of Riverside Rd

▶ **TRACT INFORMATION:** 29.71 acres.

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A (Within City Limits)

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.

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

WATERSHED: Williams Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Protection) / RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** MDR/O (Medium Density Residential/Office), HP (Hillside Protection) / RN-6 (Multi-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **EXTENSION OF PLAN DESIGNATION/ZONING:** No, this is not an extension of the plan designation or zoning district.

HISTORY OF ZONING REQUESTS: A rezoning request for RP-1 (Planned Residential) with a proposed density of 12 du/ac was denied by the Planning Commission per staff recommendation in 2003 (4-J-03-RZ).

SURROUNDING LAND USE, PLAN DESIGNATION, North: Single family residential, agriculture/forestry/vacant land - LDR (Low Density Residential) - RN-2 (Single Family Residential Neighborhood), RN-1 (Single Family Residential Neighborhood)

ZONING South: Single family residential, agriculture/forestry/vacant land, public-quasi public land - LDR (Low Density Residential) - RN-1 (Single Family Residential Neighborhood), OS (Parks and Open Space)

East: Rural residential, office, single family residential - LDR (Low Density Residential), HP (Hillside Protection) - RN-1 (Single Family Residential Neighborhood), CN (Neighborhood Commercial), HP (Hillside Protection Overlay)

West: Public-quasi public land, public parks - LDR (Low Density Residential) - RN-1 (Single Family Residential Neighborhood), OS (Parks and Open Space)

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 located to the west and a landfill is located to the southeast. Sarah Moore Greene Elementary School and the Knoxville Botanical Gardens and Arboretum are nearby to the north.

STAFF RECOMMENDATION:

- ▶ **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.**

- ▶ **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.**

COMMENTS:

ONE YEAR PLAN AMENDMENT REQUIREMENTS (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. A new multifamily development there at 2120 River Willow Way is under construction to provide 96 affordable apartment units.
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.
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.

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.

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. Delrose Drive was resurfaced in 2023 and the East Knox Greenway Trail will be extended further east to the Knoxville Botanical Gardens & 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.
2. These public improvements, along with the increasing residential intensity further east, support the MDR classification at this location.

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 remove 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 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.

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 walking distance from Sarah Moore Greene 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 a mix of 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 assets 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 City 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 or the HDR (High Density Residential) 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Sarah Moore Greene Magnet, Vine Middle Magnet, and Austin East High.

If approved, this item will be forwarded to Knoxville City Council for action on 3/5/2024 and 3/19/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



Request to Postpone • Table • Withdraw

Taylor D. Forrester

1/4/2024

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

January 11, 2024

Scheduled Meeting Date

File Number(s)
1-E-24-SP; 1-I-24-RZ

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the February 8, 2024 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Taylor D. Forrester	<small>Digitally signed by Taylor D. Forrester DN: cn=Taylor D. Forrester, o=Taylor D. Forrester, c=US, email=tforrester@lrw.com</small>	Taylor D. Forrester
Applicant Signature		Please Print
865-584-4040		tforrester@lrwlaw.com
Phone Number		Email

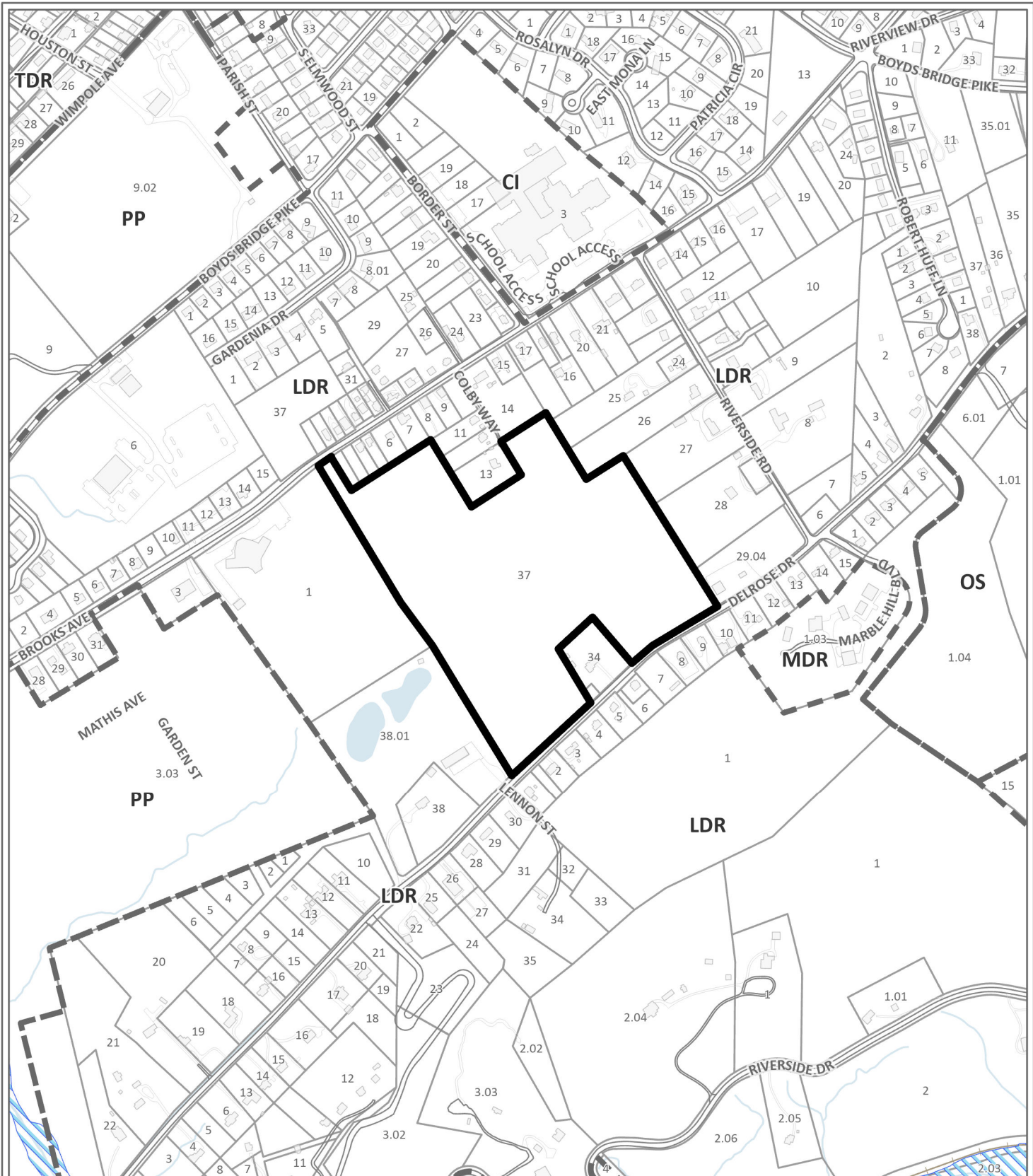
STAFF ONLY

Staff Signature _____ Please Print _____ Date Paid _____ No Fee

Eligible for Fee Refund? Yes No Amount:

Approved by: _____ Date: _____

Payee Name _____ Payee Phone _____ Payee Address _____



**1-E-24-SP
EAST CITY SECTOR PLAN MAP**

Petitioner: Taylor D. Forrester



From: LDR (Low Density Residential), HP (Hillside Protection)

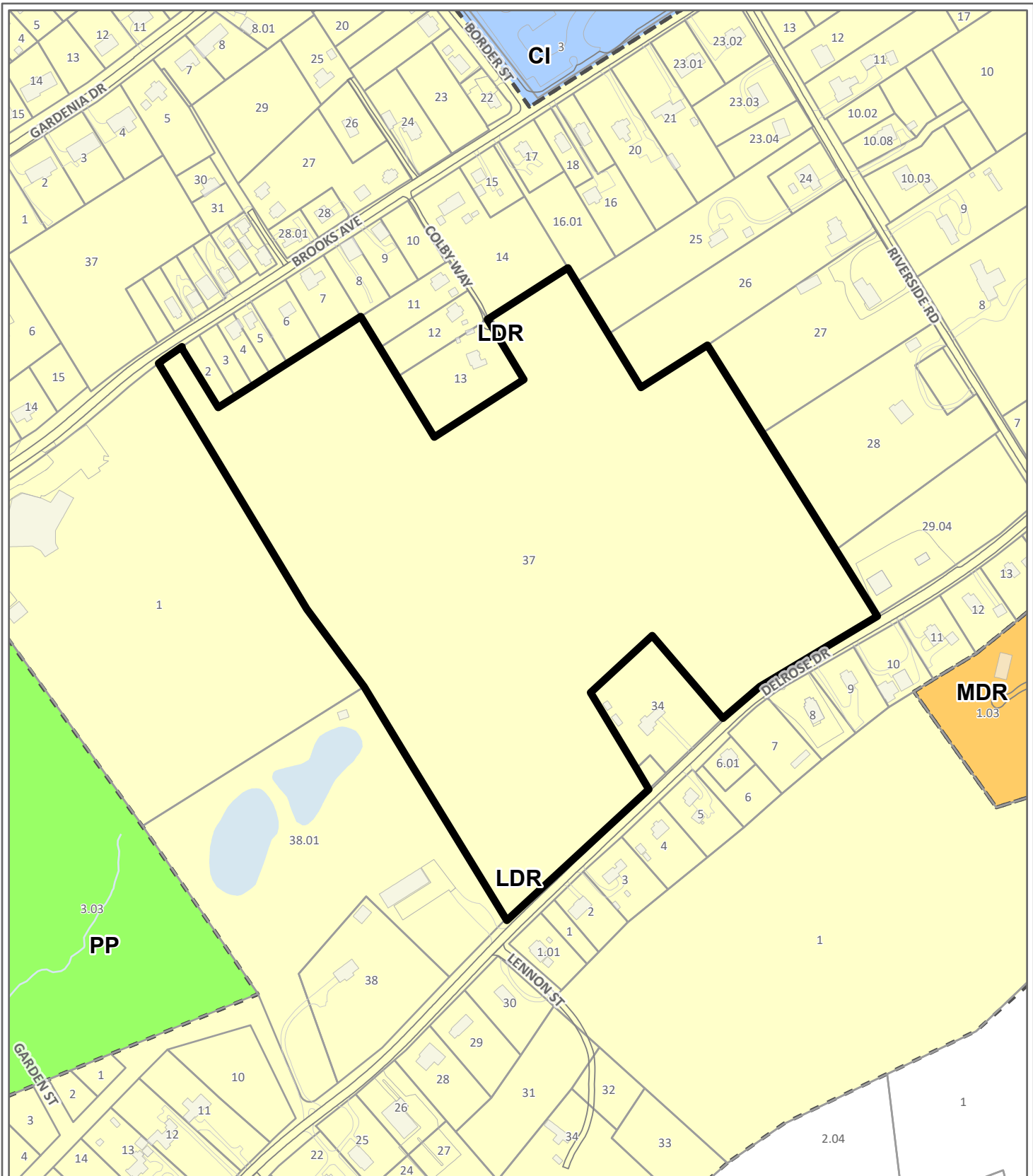
To: HP (Hillside Protection); MDR/O (Medium Density Residential/Office)

Map No: 82
Jurisdiction: City

Original Print Date: 12/20/2023

Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902





ONE YEAR PLAN MAP

1-C-24-PA

Petitioner: Taylor D. Forrester



From: LDR (Low Density Residential), HP (Hillside Protection)

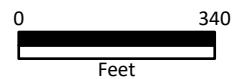
To: HP (Hillside Protection); MDR/O (Medium Density Residential/Office)

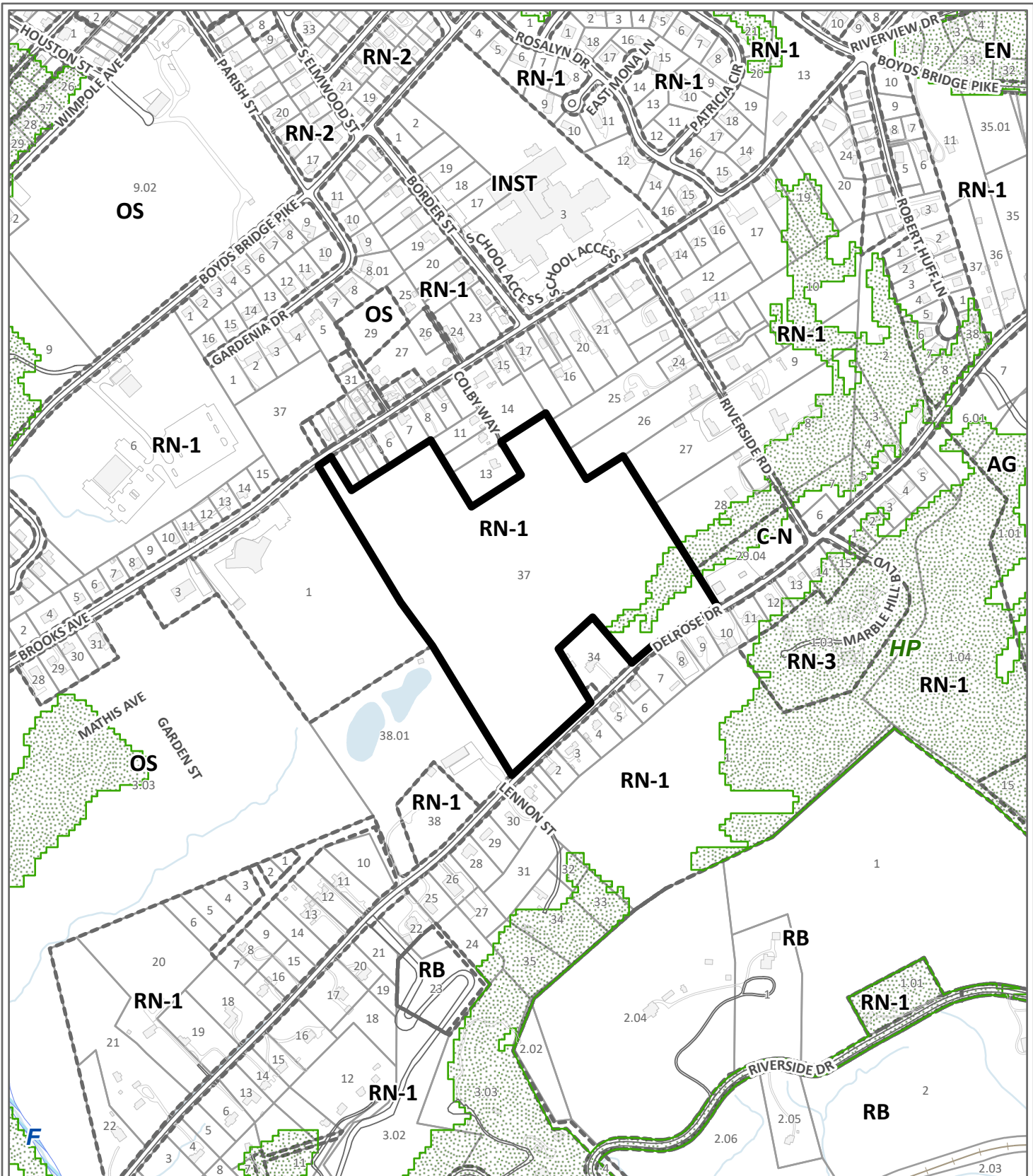
Map No: 82

Jurisdiction: City

Original Print Date: 12/11/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





REZONING

1-I-24-RZ

Petitioner: Taylor D. Forrester



From: RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
To: RN-6 (Multi-Family Residential Neighborhood); HP (Hillside Protection Overlay)

Map No: 82
Jurisdiction: City

Original Print Date: 12/11/2023
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

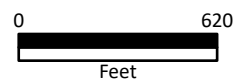
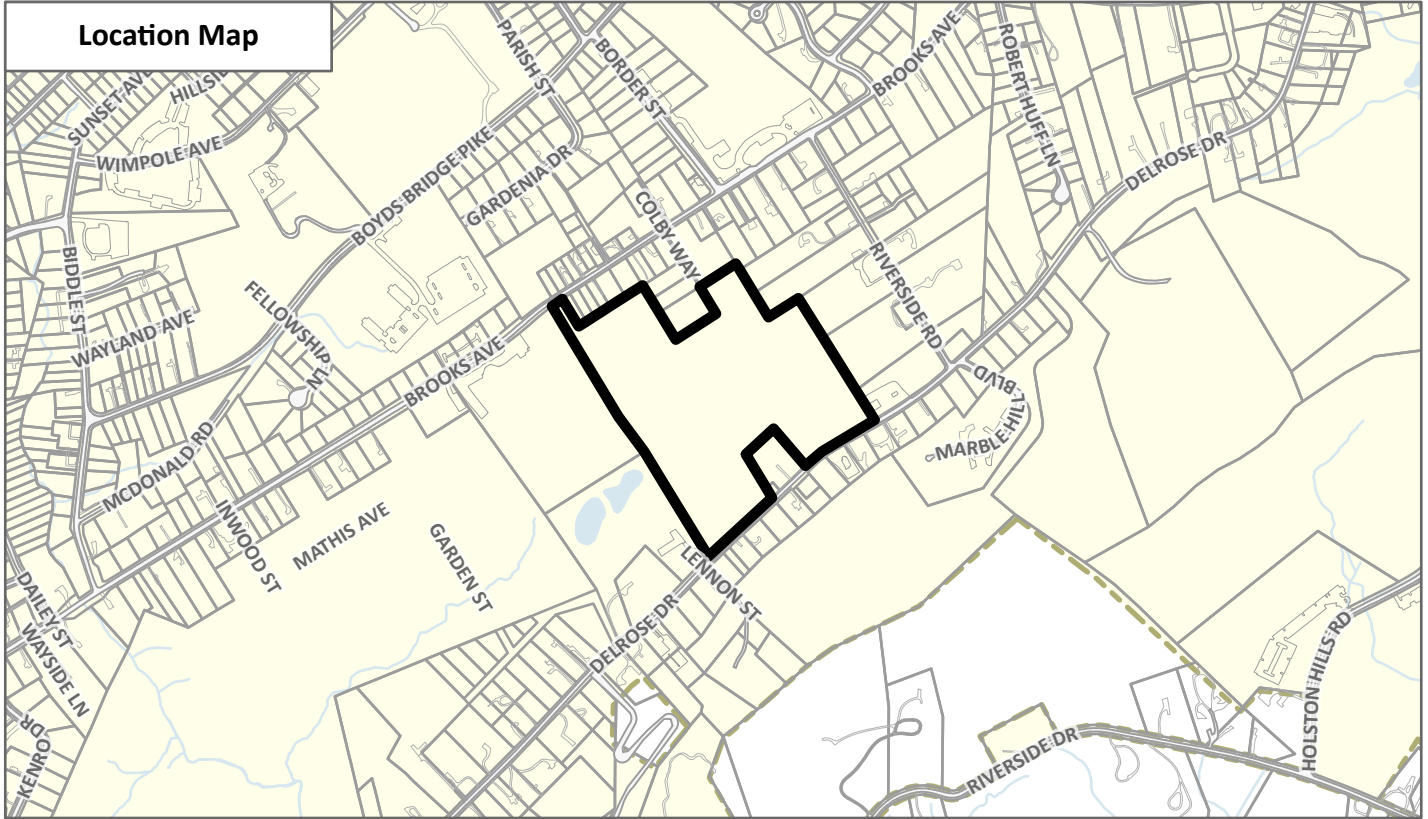
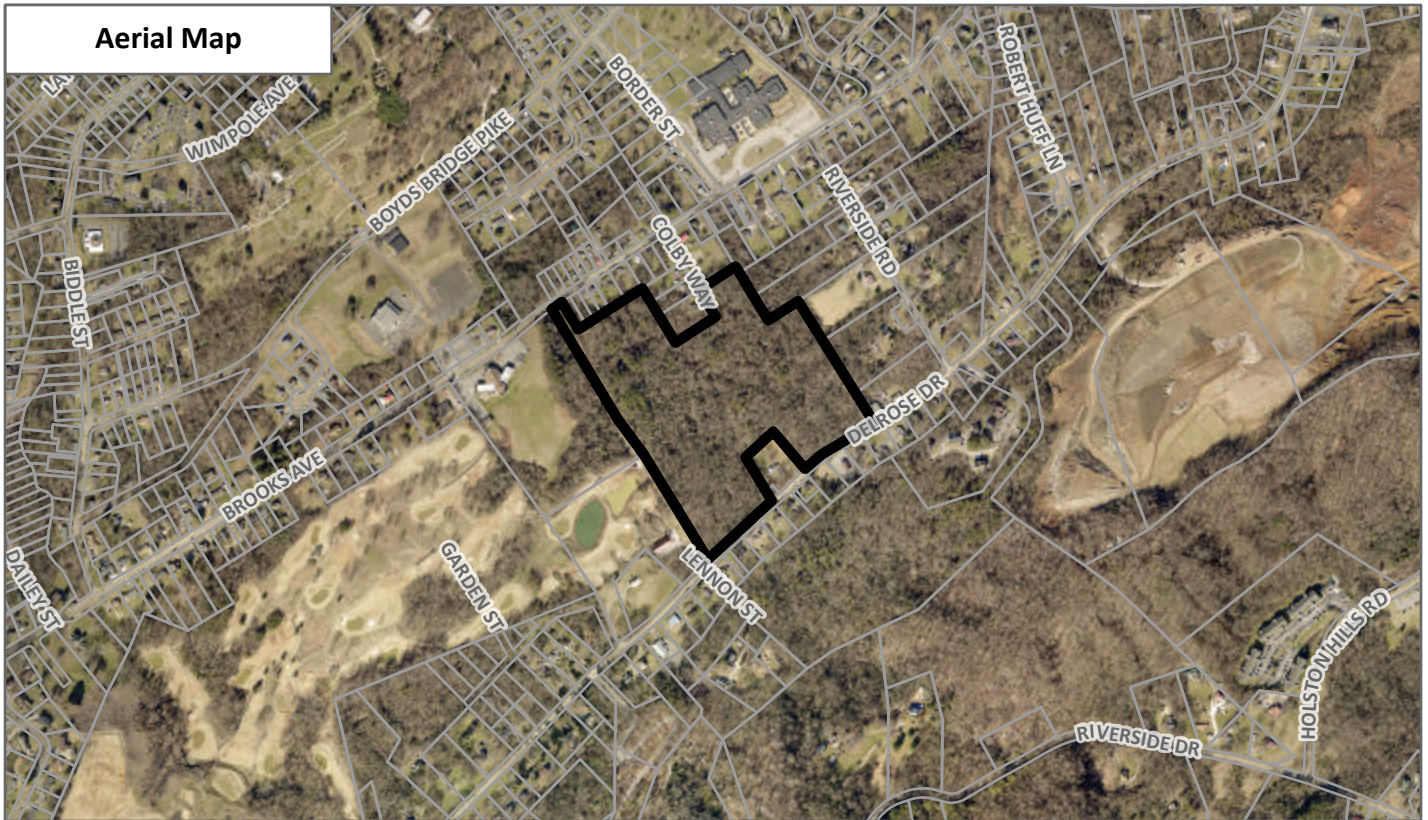


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

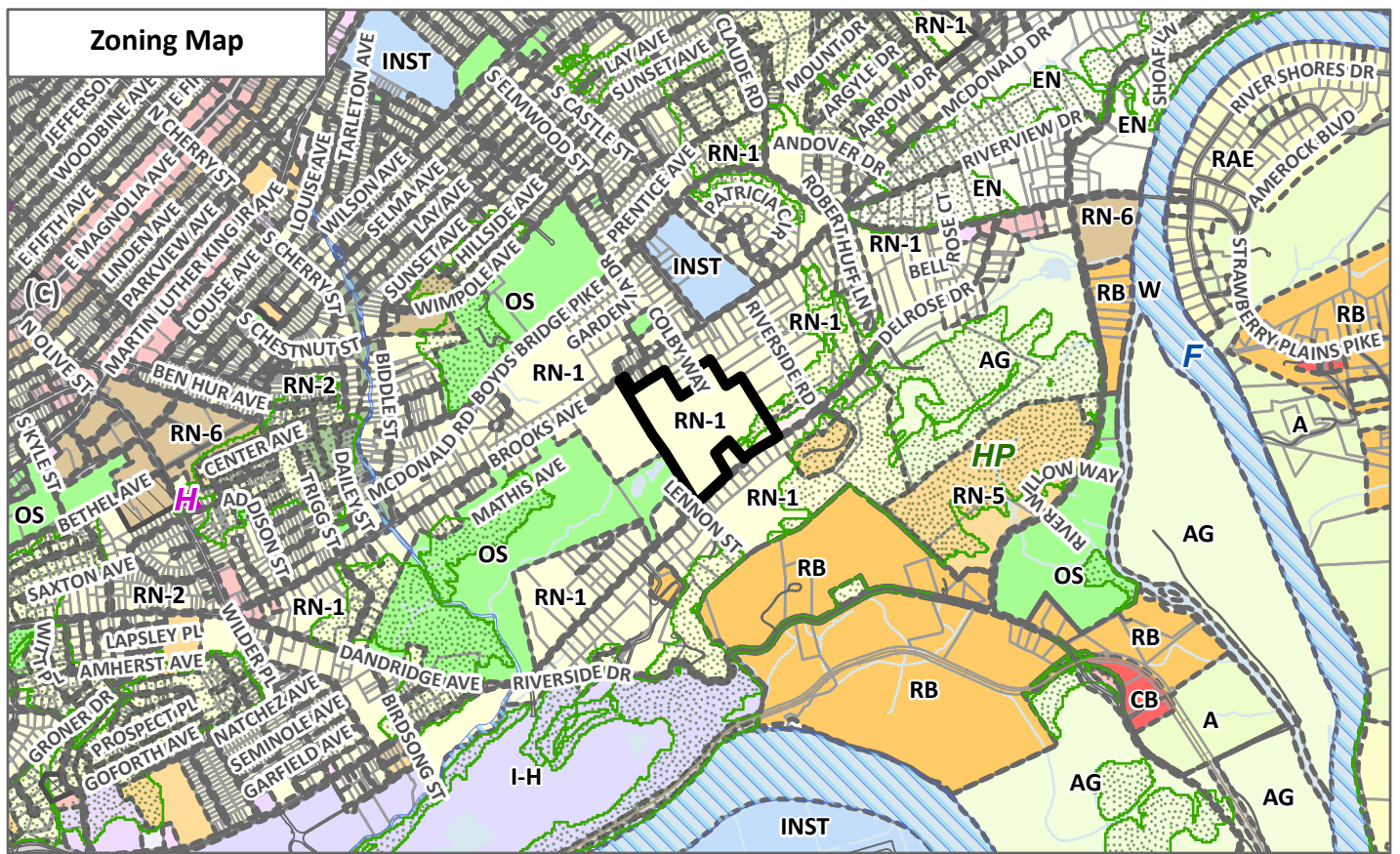
1-C-24-PA / 1-I-24-RZ / 1-E-24-SP



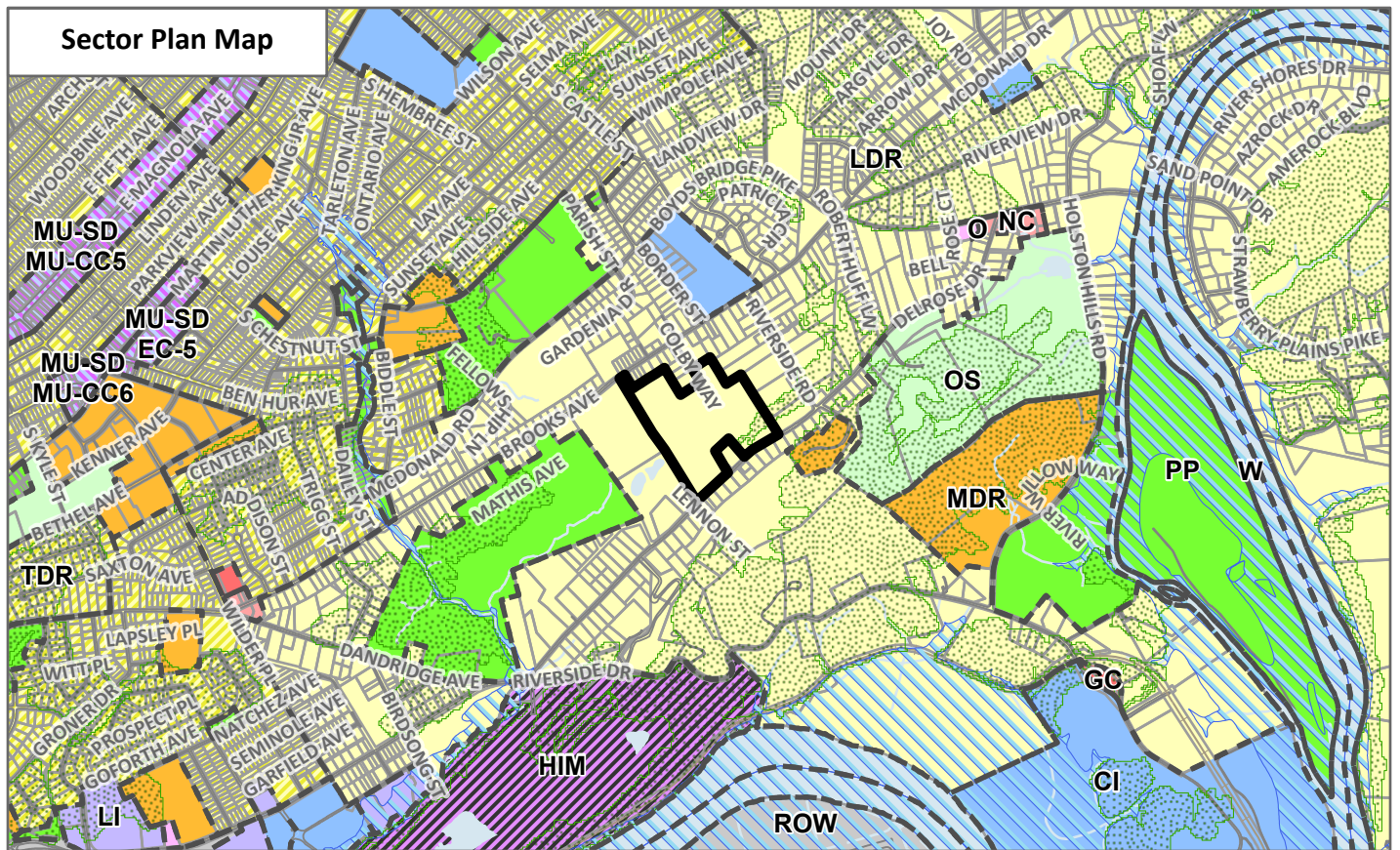
Case boundary



Zoning Map



Sector Plan Map



CONTEXTUAL MAPS 2

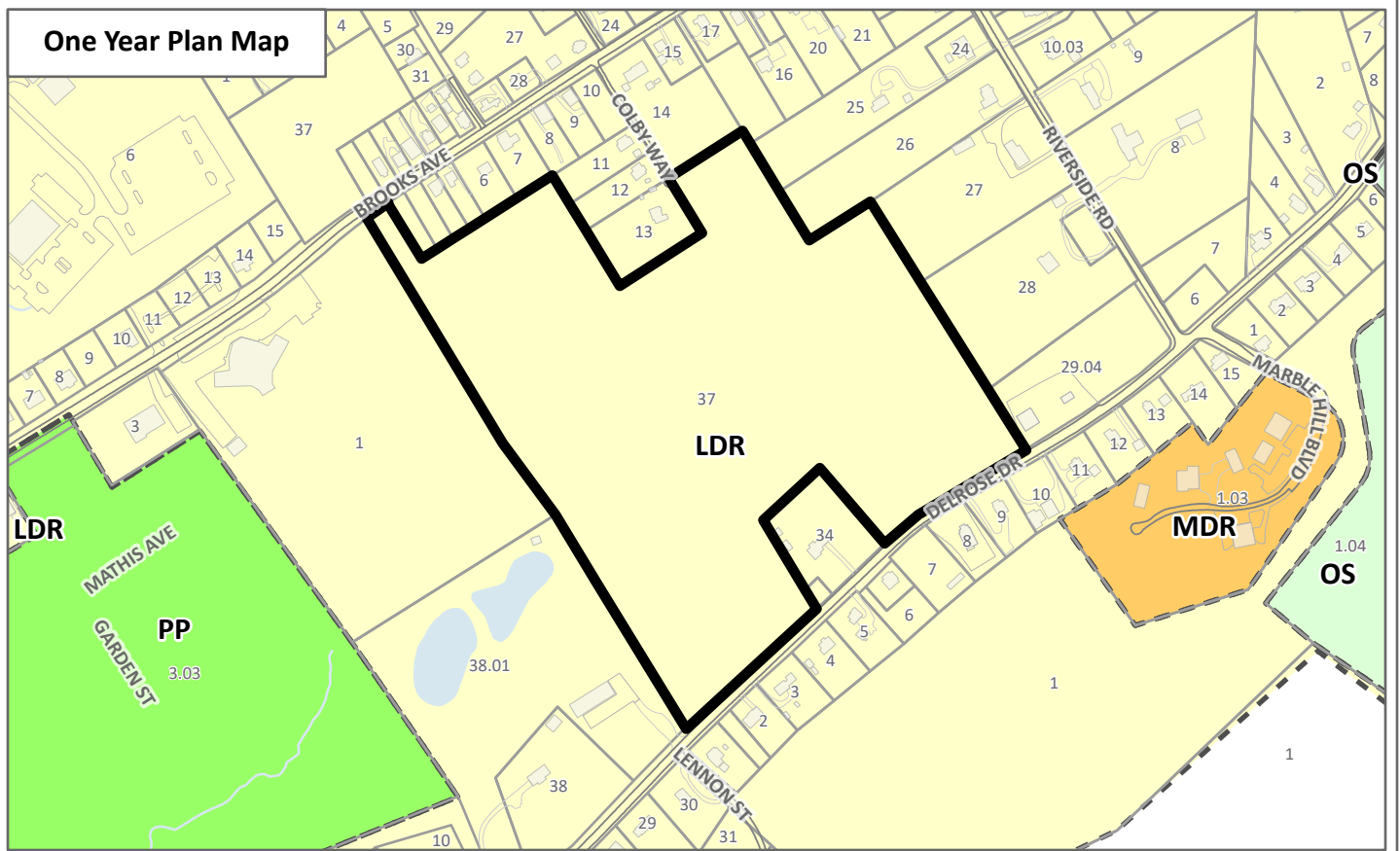
1-C-24-PA / 1-I-24-RZ / 1-E-24-SP



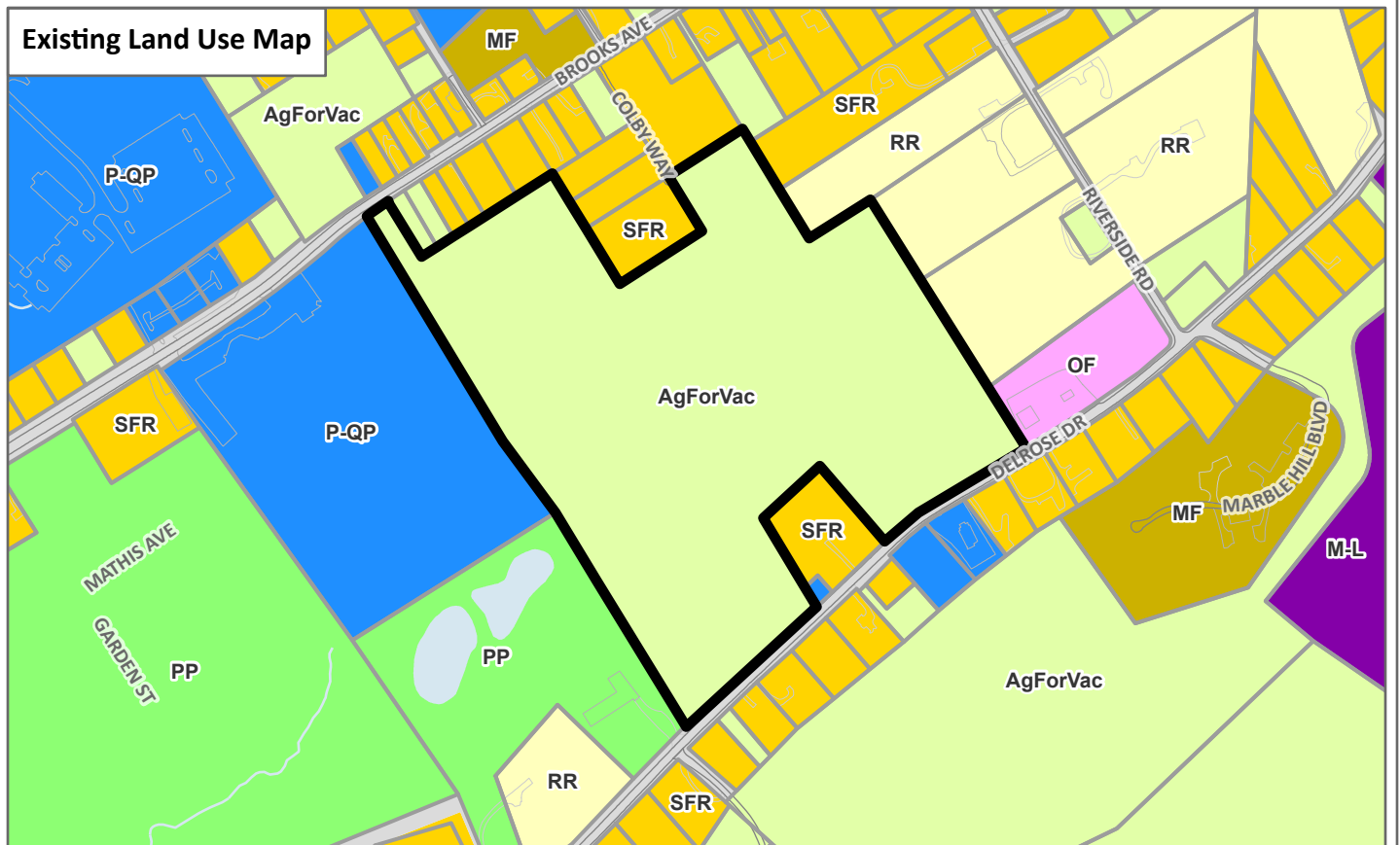
Case boundary



One Year Plan Map



Existing Land Use Map



CONTEXTUAL MAPS 3

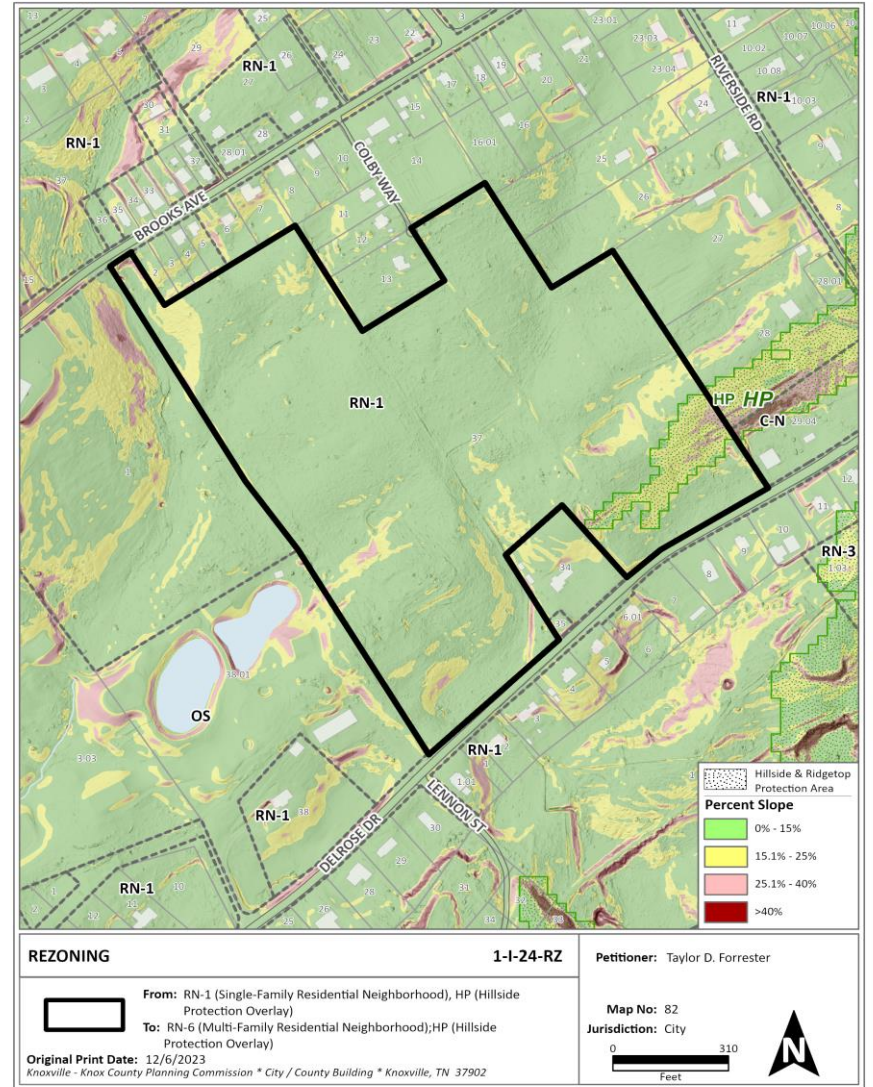
1-C-24-PA / 1-I-24-RZ / 1-E-24-SP



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	1,294,094.2	29.7			
Non-Hillside	1,244,451.6	28.6	N/A		
0-15% Slope	7,169.1	0.2	100%	7,169.1	0.2
15-25% Slope	35,889.3	0.8	50%	17,944.6	0.4
25-40% Slope	6,558.1	0.2	20%	1,311.6	0.0
Greater than 40% Slope	26.1	0.0	10%	2.6	0.0
Ridgetops					
Hillside Protection (HP) Area	49,642.6	1.1	Recommended disturbance budget within HP Area	26,428.0	0.6
			Percent of HP Area	53.2%	



**KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE EAST CITY SECTOR PLAN**

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the East City Sector Plan consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Taylor D. Forrester has submitted an application for an amendment to the East City Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from LDR (Low Density Residential) to MDR (Medium Density Residential), which is consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on February 8, 2024 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the East City Sector Plan with its accompanying staff report and map, file #1-E-24-SP

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Taylor D. Forrester

Applicant Name

Affiliation

11/27/2023

Date Filed

1/11/2024

Meeting Date (if applicable)

1-E-24-SP

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Taylor D. Forrester Long, Ragsdale and Waters, PC

Name / Company

1111 N. Northshore Dr. Dr. Suite S-700 Knoxville TN 37919

Address

865-584-4040 / tforrester@lrwlaw.com

Phone / Email

CURRENT PROPERTY INFO

Brian Conley SBL Investment Properties, 6800 Sherwood Rd Knoxville TN 37919

Owner Name (if different)

Owner Address

310-409-8167

Owner Phone / Email

2805 DELROSE DR

Property Address

82 M C 037

Parcel ID

Part of Parcel (Y/N)?

29.71 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Delrose Dr, south side of Brooks Ave, west of Riverside Rd

General Location

City **Council District 6**

RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

East City

LDR (Low Density Residential), HP (Hillside Protection)

N/A (Within City Limits)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	RN-6 (Multi-Family Residential Neighborhood);HP (Hillside Protection Over	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	HP (Hillside Protection);MDR/O (Medium Density Residential/Office)	
	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$3,485.50	
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Taylor D. Forrester Please Print	11/27/2023 Date
---------------------	--------------------------------------------	---------------------------

Phone / Email		
Property Owner Signature	Brian Conley SBL Investment Properties, LLC Please Print	11/27/2023 Date



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Taylor D. Forrester

Applicant Name

Affiliation

11/27/2023

Date Filed

1/11/2024

Meeting Date (if applicable)

1-I-24-RZ / 1-C-24-PA

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Taylor D. Forrester Long, Ragsdale and Waters, PC

Name / Company

1111 N. Northshore Dr. Dr. Suite S-700 Knoxville TN 37919

Address

865-584-4040 / tforrester@lrwlaw.com

Phone / Email

CURRENT PROPERTY INFO

Brian Conley SBL Investment Properties, 6800 Sherwood Rd Knoxville TN 37919

Owner Name (if different)

Owner Address

310-409-8167

Owner Phone / Email

2805 DELROSE DR

Property Address

82 M C 037

Parcel ID

Part of Parcel (Y/N)?

29.71 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Delrose Dr, south side of Brooks Ave, west of Riverside Rd

General Location

City **Council District 6**

RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

East City

LDR (Low Density Residential), HP (Hillside Protection)

N/A (Within City Limits)

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	RN-6 (Multi-Family Residential Neighborhood);HP (Hillside Protection Over	Pending Plat File Number
	Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment	MDR/O (Medium Density Residential/Office); HP (Hillside Protection)	
	Proposed Plan Designation(s)	

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
- Design Plan Certification (Final Plat)
- Site Plan (Development Request)
- Traffic Impact Study
- Use on Review / Special Use (Concept Plan)

Fee 1	Total
\$3,485.50	
Fee 2	
Fee 3	

AUTHORIZATION

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Applicant Signature	Taylor D. Forrester Please Print	11/27/2023 Date
---------------------	--------------------------------------------	---------------------------

Phone / Email

Property Owner Signature	Brian Conley SBL Investment Properties, LLC Please Print	11/27/2023 Date
--------------------------	--------------------------------------------------------------------	---------------------------



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP OYP
- Rezoning

Taylor D. Forrester

Attorney

Applicant Name

Affiliation

11/27/2023

1/11/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

1-I-24-RZ,
1-C-24-PA
1-E-24-SP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Taylor D. Forrester

Long, Ragsdale & Waters, P.C.

Name

Company

1111 N. Northshore Drive, Ste. S-700

Knoxville

TN

37919

Address

City

State

ZIP

865-584-4040

tforrester@lrwlaw.com

Phone

Email

CURRENT PROPERTY INFO

SBL Investment Properties LLC

6800 Sherwood Dr., Knoxville, TN 37919

310-409-8167

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2805 Delrose Drive

082MC037

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify)

Other (specify)

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

- Combine Parcels
 Divide Parcel
 Unit / Phase Number

Total Number of Lots Created

Other (specify)

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

- Zoning Change
 Proposed Zoning
 RN-6

- Plan Amendment Change
 Proposed Plan Designation(s)
 MDR/O

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify)

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

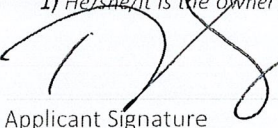
ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat)
 Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1		Total
0605	\$1,350.00	
Fee 2		\$3,485.50
0802	\$2,135.50	
Fee 3		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:
 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent



Taylor D. Forrester

11/27/2023

Applicant Signature

Please Print

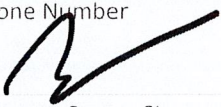
Date

865-584-4040

tforrester@lrwlaw.com

Phone Number

Email



Brian Conley

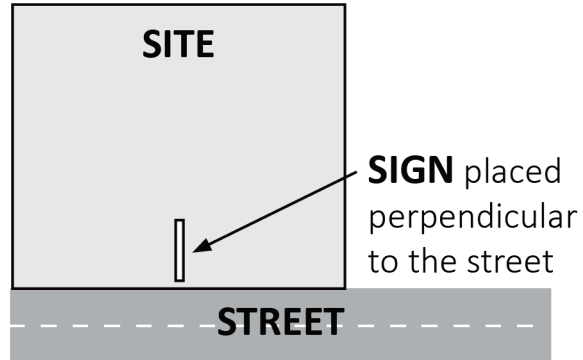
11/28/2023, SG

Property Owner Signature

Please Print

Date Paid

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ 12/29/2023 _____ and _____ 01/12/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Taylor D. Forrester

Date: 11/28/2023

File Number: 1-I-24-RZ, 1-E-24-SP & 1-C-24-PA

- Sign posted by Staff
- Sign posted by Applicant