

CASE SUMMARY

APPLICATION TYPE: PLANNED DEVELOPMENT



File Number: 12-A-24-PD **Related File Number:**
Application Filed: 10/28/2024 **Date of Revision:**
Applicant: HEYOH DESIGN & DEVELOPMENT

PROPERTY INFORMATION

General Location: North side of Delrose Dr, south side of Brooks Ave, west side of Riverside Rd
Other Parcel Info.:
Tax ID Number: 82 M C 02603,037 **Jurisdiction:** City
Size of Tract: 31.34 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, Rural Residential
Surrounding Land Use:
Proposed Use: Preliminary plan for a residential development **Density:**
Planning Sector: East City **Plan Designation:** LDR (Low Density Residential), MDR (Medium Density Resi
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 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.

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), RN-4 (General Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A rezoning to the RN-4 district was approved for most of the subject property in response to a request for the RN-6 district in March of 2024 (1-I-24-RZ). A rezoning request for RP-1 (Planned Residential) with a proposed density of 12 du/ac was denied per staff recommendation in 2003 (4-J-03-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), MDR (Medium Density Residential), HP (Hillside Ridgetop Protection)
Requested Plan Category:

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.): Postpone for 30 days to the March 13, 2025 Planning Commission meeting per the applicant's request.
Staff Recomm. (Full):
Comments:
Action: Request to postpone **Meeting Date:** 2/13/2025
Details of Action:
Summary of Action:
Date of Approval: **Date of Denial:** **Postponements:** 12/12/2024, 2/13/2025
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council
Date of Legislative Action: 4/1/2025 **Date of Legislative Action, Second Reading:** 4/15/2025
Ordinance Number: **Other Ordinance Number References:**
Disposition of Case: **Disposition of Case, Second Reading:**
If "Other": **If "Other":**
Amendments: **Amendments:**
Date of Legislative Appeal: **Effective Date of Ordinance:**