

CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS



File Number: 12-A-23-OB Related File Number:
Application Filed: 10/18/2023 Date of Revision:
Applicant: KNOXVILLE-KNOX COUNTY PLANNING COMMISSION

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 999 999 Jurisdiction: City
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason: Proposed administrative map error correction and modification to the Official Zoning Map to properly address an administrative error and remove the (C) designation for property located at 512, 600 & 0 Richmond Ave (parcels 094HQ002, 003, and 02601).

ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

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.: Proposed administrative map error correction and modification to the Official Zoning Map to properly address an administrative error and remove the (C) designation for property located at 512, 600 & 0 Richmond Ave (parcels 094HQ002, 003, and 02601).

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Staff recommends that the Planning Commission, under Article 3.2.C of the City of Knoxville Zoning Ordinance, remove the (C) designation for parcels 094HQ02601, 094HQ002, 094HQ003 to correct a map error.

Staff Recomm. (Full):

Comments: The (C) designation on the zoning map indicates the presence of a previously approved planned district per Article 1.4.G. This designation was applied upon the effective date of the current zoning ordinance on January 1, 2020. The purpose of this designation is to provide a visual cue that plans may have been approved for the parcels with this designation prior to the adoption of the current code.

Under Transition Rules, Article 1.4.G, all previously approved planned districts were to remain in effect, subject to all plans, regulations, and conditions of their approval after the current zoning code became effective. The code goes on to say that changes to a previously approved planned district, or request to remove a planned district, shall be made through the special use process.

There are some instances where the (C) designation has been applied, but no plans were ever submitted or approved for the property. Therefore, there are no previous plans or conditions placed on those properties. In these instances, the City has determined that the planned district designation can be removed per Article 3.2.C, and the property can be developed according to the standards of the current zoning.

An administrative map error was discovered when reviewing parcels 094HQ02601, 094HQ002, 094HQ003 located at 600, 512 & 0 Richmond Ave. These parcels were previously zoned RP-1 (Planned Residential). The area is now zoned RN-2 with a (C) designation. Prior to the adoption of the new zoning ordinance, this property never had an approved plan associated with it.

The concept plan application (12-SA-23-C) is being reviewed simultaneously for 14 lots on 6.6 acres in RN-2 and cannot be approved without this approval.

Action: Approved

Meeting Date: 1/11/2024

Details of Action:

Summary of Action: Staff recommends that the Planning Commission, under Article 3.2.C of the City of Knoxville Zoning Ordinance, remove the (C) designation for parcels 094HQ02601, 094HQ002, 094HQ003 to correct a map error.

Date of Approval: 12/14/2023

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: