

CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS



File Number: 8-A-25-OB Related File Number:
Application Filed: 6/30/2025 Date of Revision:
Applicant: KNOXVILLE-KNOX COUNTY PLANNING

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:
Planning 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 the remove the previously approved planned district (C) designation for the property located at 3714 Whittle Springs Road.

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 the remove the previously approved planned district (C) designation for the property located at 3714 Whittle Springs Road.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.): Staff recommends that the Planning Commission remove the (C) designation from parcel 070HB027 under Article 3.2.C of the City of Knoxville Zoning Ordinance to correct a map error as evidenced on the attached map (Exhibit A).

Staff Recomm. (Full): 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 parcel with this designation before adopting 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 further states that changes to a previously approved planned district, or a request to remove a planned district, shall be made through the special use process.

In some instances, 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. This determination is reflected in the attached memo from the Zoning Code Administrator (Exhibit B).

SUBJECT PROPERTY:

This parcel is part of a larger area that was previously zoned RP-1 (Planned Residential) prior to the effective date of the new zoning ordinance. The majority of this area is now zoned RN-2 (Single-Family Residential Neighborhood) and RN-5 (General Residential Neighborhood) with (C) designations.

The subject property did not have an approved plan associated with it before the adoption of the new zoning ordinance. Therefore, the (C) designation on this site is not warranted and is the result of a mapping error.

Comments:

Action: Approved

Meeting Date: 8/14/2025

Details of Action:

Summary of Action: Staff recommends that the Planning Commission remove the (C) designation from parcel 070HB027 under Article 3.2.C of the City of Knoxville Zoning Ordinance to correct a map error as evidenced on the attached map (Exhibit A).

Date of Approval: 8/14/2025

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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: