

CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS



File Number: 9-A-25-OB Related File Number:
Application Filed: 7/22/2025 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 remove the previously approved planned district (C) designation for the property located at 2834 Bradley Lake Ln (Parcel 092 05403).

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 remove the previously approved planned district (C) designation for the property located at 2834 Bradley Lake Ln (Parcel 092 05403).

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the request to remove the (C) designation from parcel 092 05403 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):

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 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 PR (Planned Residential) with a density of up to 3 du/ac. It had an approved concept and development plan under the County's zoning standards (file # 5-SJ-07-C, 5-I-07-UR). The concept plan was extended in 2009 (6-B-09-OB) and again in 2011 (6-C-11-OB) before the property was annexed into the City as part of a larger annexation request. Upon annexation, the properties were designated with the RP-1 (Planned Residential) with up to 3 du/ac zone, and the previously approved development plan became null and void.

With the adoption of the new zoning ordinance, the subject property was reclassified to the RN-2 (Single-Family Residential Neighborhood) district with a (C) designation. However, there was no approved development plan associated with the RP-1 zoning district. Therefore, the (C) designation on this site is not warranted under the Zoning Administrator's determination.

Action: Approved

Meeting Date: 9/11/2025

Details of Action:

Summary of Action: Approve the request to remove the (C) designation from parcel 092 05403 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: 9/11/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: