

CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS



File Number: 9-A-26-OB Related File Number:
Application Filed: 8/4/2026 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: Administrative removal of a previously approved planned district (C) designation.

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.: Administrative removal of a previously approved planned district (C) designation.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve removal of the (C) (Previously Approved Planned District) designation for a portion of parcel 079EA004 to correct a map error per Article 3.2.C of the City of Knoxville Zoning Ordinance.

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 certain parcels 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, "Administrative Mapping Errors", and the property can be developed according to the standards of the current zoning district.

SUBJECT PROPERTY:

An administrative map error was discovered when reviewing parcel 079EA004 at 5015 Sullivan Road for a rezoning request from AG to RN-1 (Single-Family Residential Neighborhood) (9-E-26-RZ). The rear portion of the parcel was previously zoned RP-1 (Planned Residential) up to 4 du/ac. The entire parcel is now zoned AG (General Agricultural) with a (C) designation in the rear. Prior to the adoption of the new zoning ordinance, this property never had an approved plan associated with it, so the (C) designation can be administratively removed.

Action: Approved

Meeting Date: 9/10/2026

Details of Action:

Summary of Action: Approve removal of the (C) (Previously Approved Planned District) designation for a portion of parcel 079EA004 to correct a map error per Article 3.2.C of the City of Knoxville Zoning Ordinance.

Date of Approval: 9/10/2026

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: