

CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS



File Number: 3-A-25-OB Related File Number:
Application Filed: 2/4/2025 Date of Revision:
Applicant: KNOXVILLE-KNOX COUNTY PLANNING

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 999 999 Jurisdiction:
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 address an administrative error and remove the previously approved planned district (C) designation for property located east of Dry Gap Pike on the south side of Rifle Range Drive and the east and west sides of Parkdale 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 address an administrative error and remove the previously approved planned district (C) designation for property located east of Dry Gap Pike on the south side of Rifle Range Drive and the east and west sides of Parkdale 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 the parcels 057 12517, 12518, 12521, 12522, 12523, 12524, 12525, 12529, 12530, 12531, 12532, 12533, and 058 007 as shown 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 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.

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 through the administrative map error process in 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:

The subject properties were part of a larger rezoning in 1990 that rezoned 312 acres of properties in the City of Knoxville and Knox County (7-T-90-RZ). As part of that rezoning, the subject properties were zoned RP-1 (Planned Residential) up to 6 du/ac prior to the effective date of the new zoning ordinance. The subject properties are now zoned RN-1 with a (C) designation. The former RP-1 zoning required a development plan to be approved before permitting could begin, but a development plan was never submitted. Because there is not a development plan in place, the (C) designation is no longer needed.

Action: Approved

Meeting Date: 3/13/2025

Details of Action:

Summary of Action: Staff recommends that the Planning Commission remove the (C) designation from the parcels 057 12517, 12518, 12521, 12522, 12523, 12524, 12525, 12529, 12530, 12531, 12532, 12533, and 058 007 as shown 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: 3/13/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: