

CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS



File Number: 8-B-24-OB Related File Number:
Application Filed: 6/24/2024 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: Northwest City 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 © designation for property located at 7700 and 7708 Middlebrook Pk and 0 Broome Rd.

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 © designation for property located at 7700 and 7708 Middlebrook Pk and 0 Broome Rd.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.): Staff recommends that the Planning Commission remove the (C) designation from parcels 106OA04002, 106OA041, and 106OA042 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 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-1 with a (C) designation. In 2017, a Use on Review (3-B-17-UR) was approved for the adjacent assisted living facility. It included a condition to subdivide the property, requiring final plat approval. That final plat moved the lot line between the property to the south and the subject property, carving the subject property out of that development. Because the subject property was not intended to be included in the approved plans, and was subsequently removed, the (C) designation is not needed.

Action: Approved

Meeting Date: 8/8/2024

Details of Action:

Summary of Action: Staff recommends that the Planning Commission remove the (C) designation from parcels 106OA04002, 106OA041, and 106OA042 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: 8/8/2024

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:

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: