



MEMORANDUM

TO: Knoxville-Knox County Planning Commission
FROM: Jessie Hillman AICP, Principal Planner
DATE: August 10, 2023
SUBJECT: **8-B-23-OB** Agenda Item #20
Article 3.2.C. Administrative Mapping Errors - Administrative map error correction for property with parcel ID 068ND019 at 901 Kermit Drive

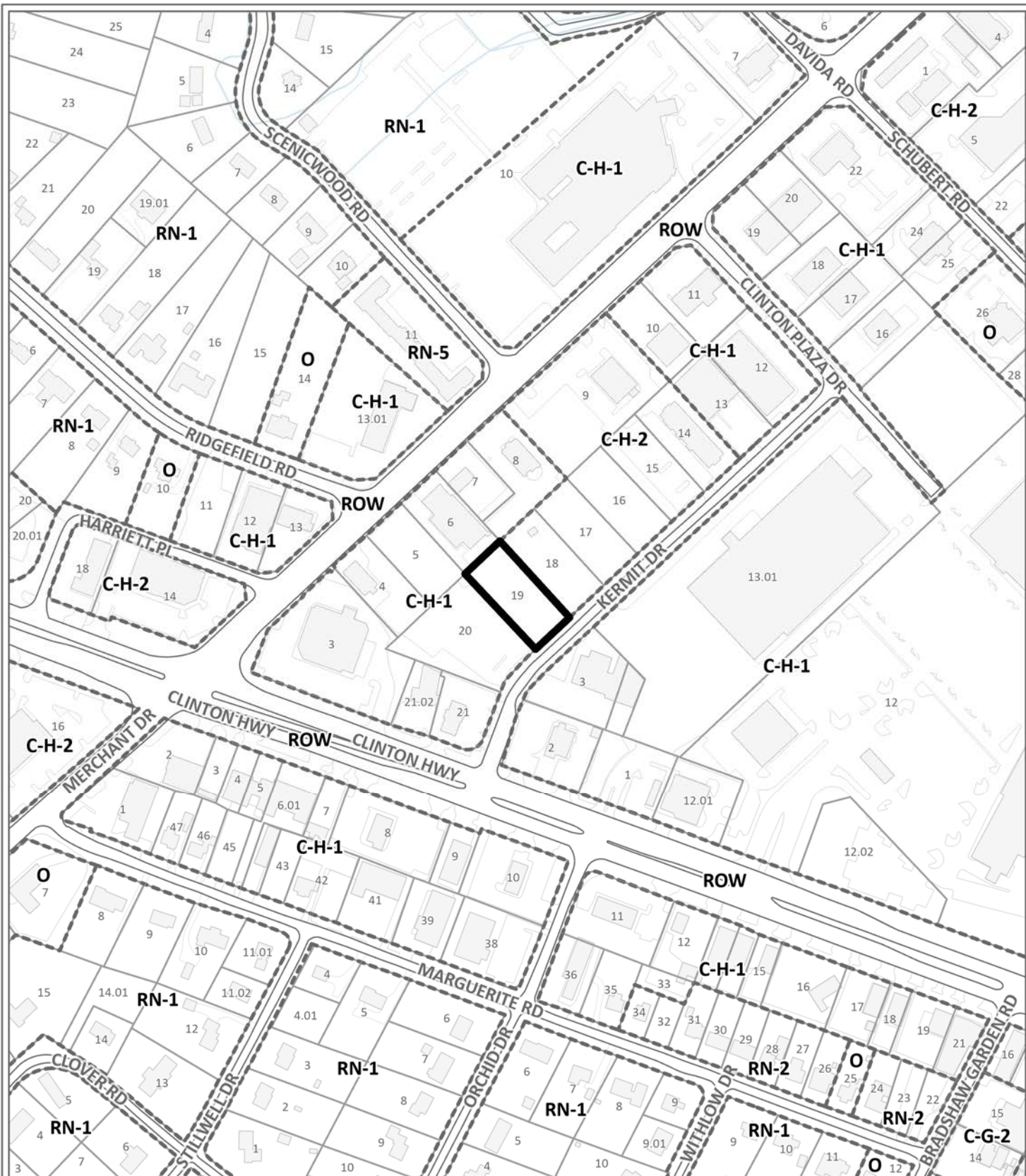
STAFF RECOMMENDATION:

Staff recommends that the Planning Commission withdraw this administrative mapping error request, as research indicates an error did not occur.

BACKGROUND:

Planning staff received a request from the property owner of 901 Kermit Drive to investigate whether an administrative mapping error had occurred. The property is currently zoned C-H-1 (Highway Commercial), and the owner recalled requesting that it be zoned C-H-2 (Highway Commercial) during the Recode process to update the City of Knoxville Zoning Ordinance.

Staff determined that the subject property was not included in the property owner's request to have several adjacent properties zoned C-H-2, as evidenced in the attached map (Exhibit A). Thus, the current zoning is not the result of an administrative mapping error.



OTHER BUSINESS

8-B-23-OB

Petitioner: Knoxville-Knox County Planning



Proposed administrative map error correction of the Official Zoning Map to properly address an administrative error and correct the zoning district for property located at 901 Kermit Dr.

Map No:
Jurisdiction:

Original Print Date: 7/20/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Exhibit A: Recode rezoning request by property owner

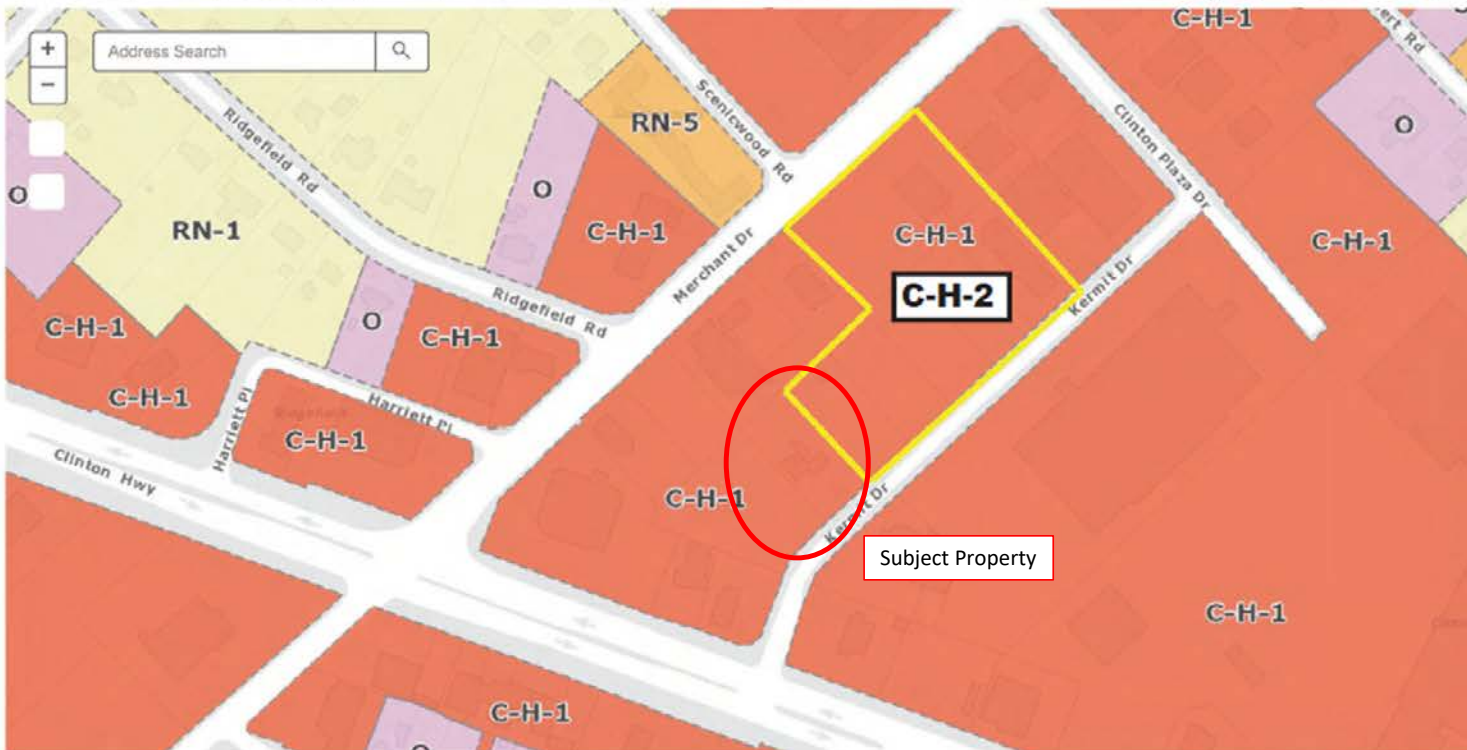


**4 - Scenic Wood
720 Merchant Dr**



PROPOSED ZONING MAP DRAFT 4

Draft 4 Map Compare Existing/Proposed Maps Compare Draft 4/Draft 3 Maps Compare Draft 4/Sector Plan Maximum Building Height Share Feedback



Printed 7-25-2019

Requested Zoning: C-H-2

DRAFT 4 ZONING MAP

This is the fourth draft of Knoxville's new zoning map. Information about the new zoning districts are available on the recodeknoxville.com website.



April 24, 2023

8-B-23-OB

Knoxville-Knox Planning
400 Main Street, Suite 403
Knoxville, TN 37902

Attn: Jeff Welch, AICP

Re: Zoning Map for Merchant Drive/Kermit Drive

Dear Jeff,

Please find enclosed a map of the properties that were submitted to Gerald Green during the ReCode process. We had understood that all of our properties listed below were to be zoned C-H-2, but were surprised this week to find out that one lot out of the group was mistakenly assigned C-H-1. We rezoned Parcels 2-6 to C-4 zoning on April 24, 2018. See MPC Ordinance No. O-56-2018.

1. Parcel ID 068 ND 009 (720 Merchant Dr): C-H-2
2. Parcel ID 068 ND 015 (817 Kermit Drive): C-H-2
3. Parcel ID 068 ND 016 (819 Kermit Drive): C-H-2
4. Parcel ID 068 ND 017 (821 Kermit Drive): C-H-2
5. Parcel ID 068 ND 018 (823 Kermit Drive): C-H-2
6. Parcel ID 068 ND 019 (901 Kermit Drive): C-H-1

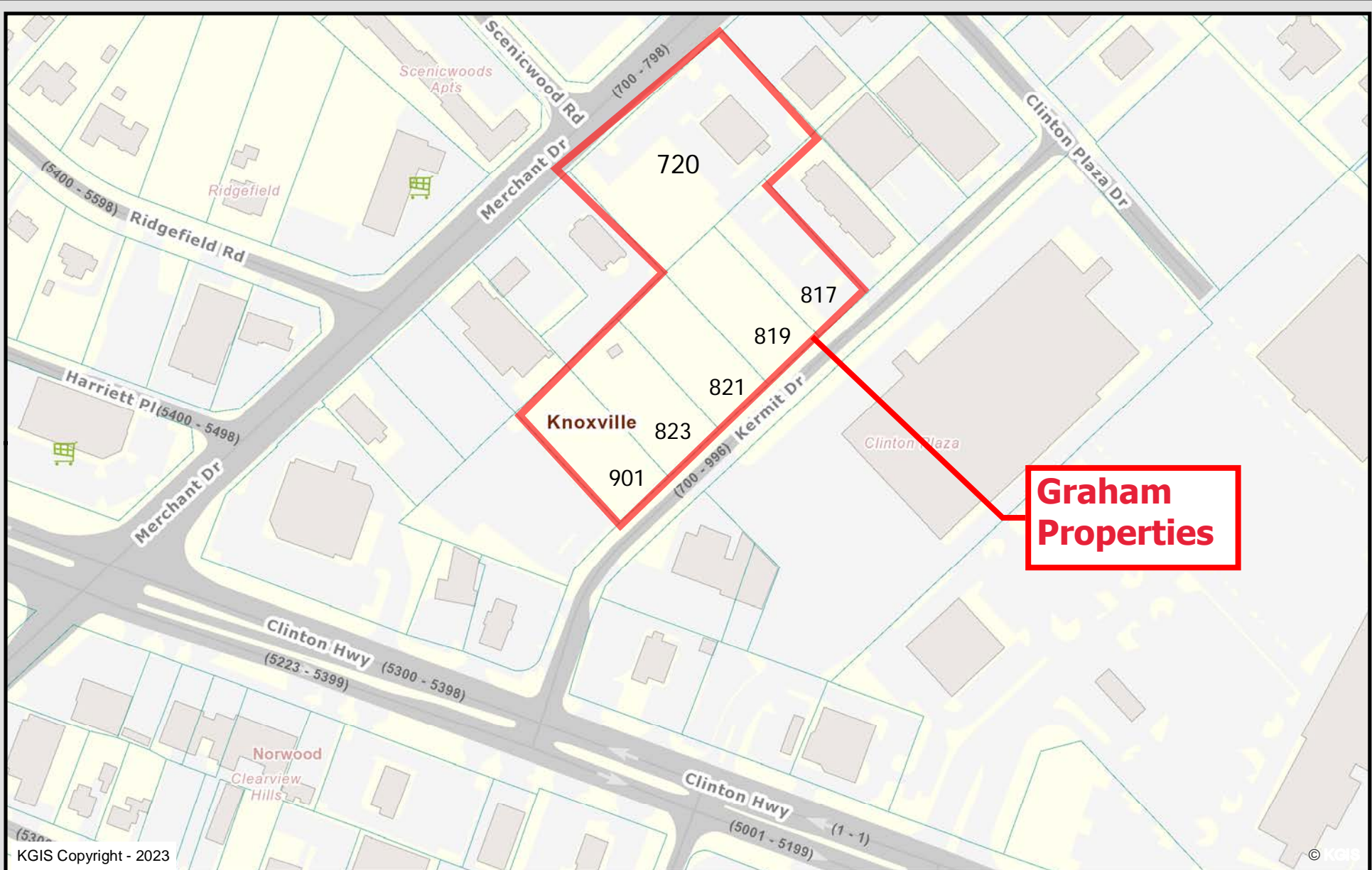
We believe that the C-H-1 zoning on 901 Kermit Drive is just an oversight, leftover from the complicated ReCode process. We would like to have it rectified as soon as possible, as it directly affects a time-sensitive potential development plan for these combined parcels. I am sure Gerald Green would confirm this as an oversight.

Please give me a call to discuss when you have a chance to review. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tim", with a long, sweeping underline.

Tim Graham cell: (865) 599-4800
President



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Letter Landscape

Knoxville - Knox County - KUB Geographic Information System



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