



MEMORANDUM

TO: Knoxville-Knox County Planning Commission
FROM: Jessie Hillman, Principal Planner
DATE: July 13, 2023
SUBJECT: **7-B-23-OB** Agenda Item #27
Article 3.2.C. Administrative Mapping Errors - Administrative map error correction for parcel ID 071IB019 at 534 N Burns Street

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission, under Article 3.2.C of the City of Knoxville Zoning Ordinance, remove the (C) designation for parcel 071IB019 to correct a map error as evidenced on the attached map (Exhibit A).

BACKGROUND:

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 parcels with this designation 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, 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.

SUBJECT PROPERTY:

An administrative map error was discovered when reviewing parcel 0711B019 located at 534 N Burns Street. This parcel is part of a larger area that was previously zoned RP-1 (Planned Residential). The majority of this area is now zoned RN-1 with a (C) designation.

Prior to the adoption of the new zoning ordinance, this property never had an approved plan associated with it. The use on review case 6-C-95-UR located within the subject parcel boundary was for the development of a telecommunication tower, and is not tied to an RP-1 district development plan.