



MEMORANDUM

TO: Knoxville-Knox County Planning Commission

FROM: Kelsey Bousquet, Planner

DATE: Friday, August 1, 2025

FILE #: 8-A-25-OB / Agenda Item # 29

SUBJECT: Proposed administrative map error correction and modification to the Official Zoning Map to the remove the previously approved planned district (C) designation for the property located at 3714 Whittle Springs Road.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission remove the (C) designation from parcel 070HB027 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).

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 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 further states that changes to a previously approved planned district, or a request to remove a planned district, shall be made through the special use process.

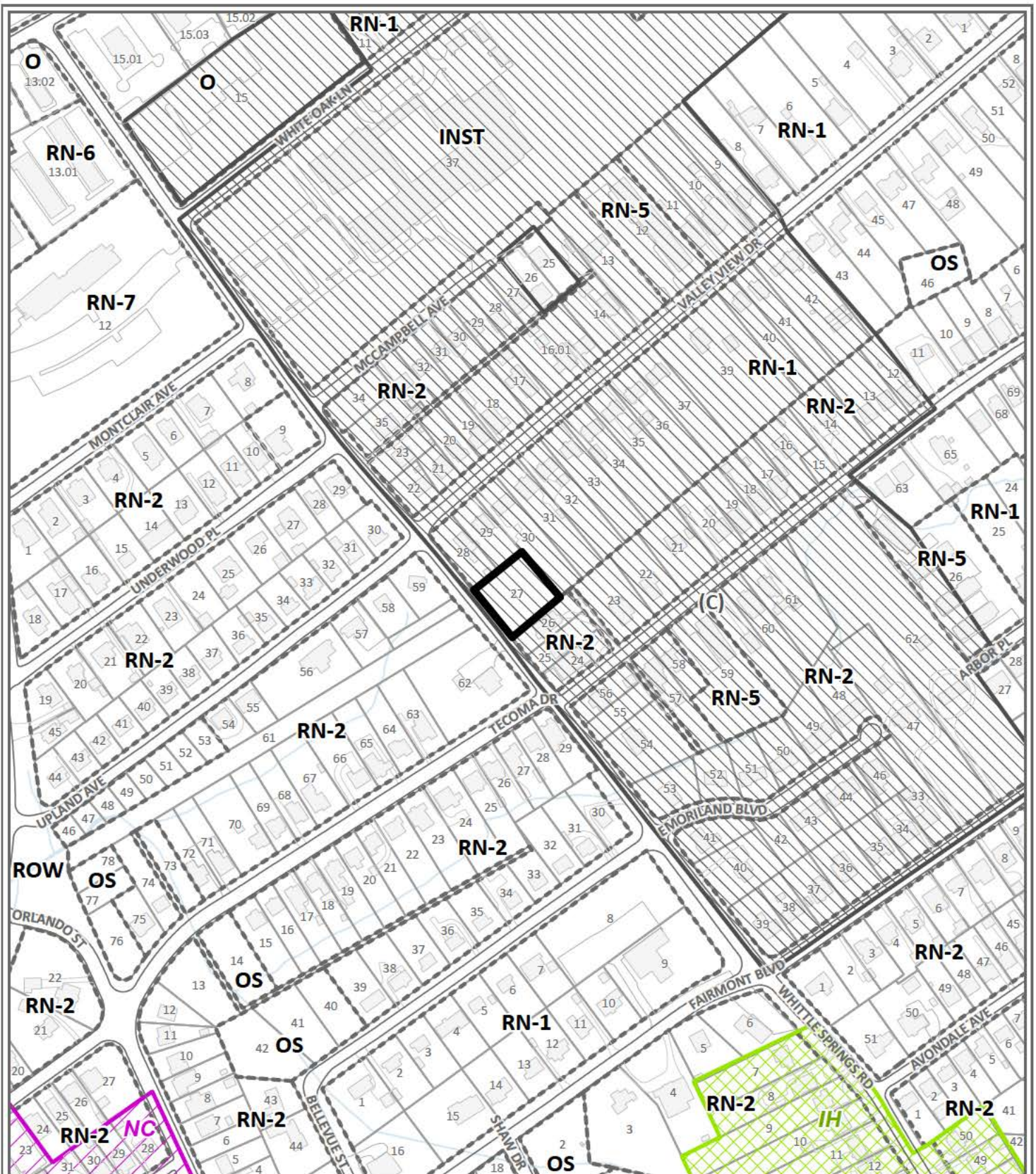
In some instances, the (C) designation has been applied, but no plans were ever submitted or approved for the property. Therefore, there are no previous plans or conditions placed on those properties. In these instances, the city has determined that the planned district designation can be removed per 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-2 (Single-Family Residential Neighborhood) and RN-5 (General Residential Neighborhood) with (C) designations.

The subject property did not have an approved plan associated with it before the adoption of the new zoning ordinance. Therefore, the (C) designation on this site is not warranted and is the result of a mapping error.



OTHER BUSINESS

8-A-25-OB



Purpose of Request: Proposed administrative map error correction and modification to the Official Zoning Map to the remove the previously approved planned district (C) designation for the property located at 3714 Whittle Springs Road.

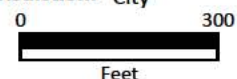
Original Print Date: 7/9/2025

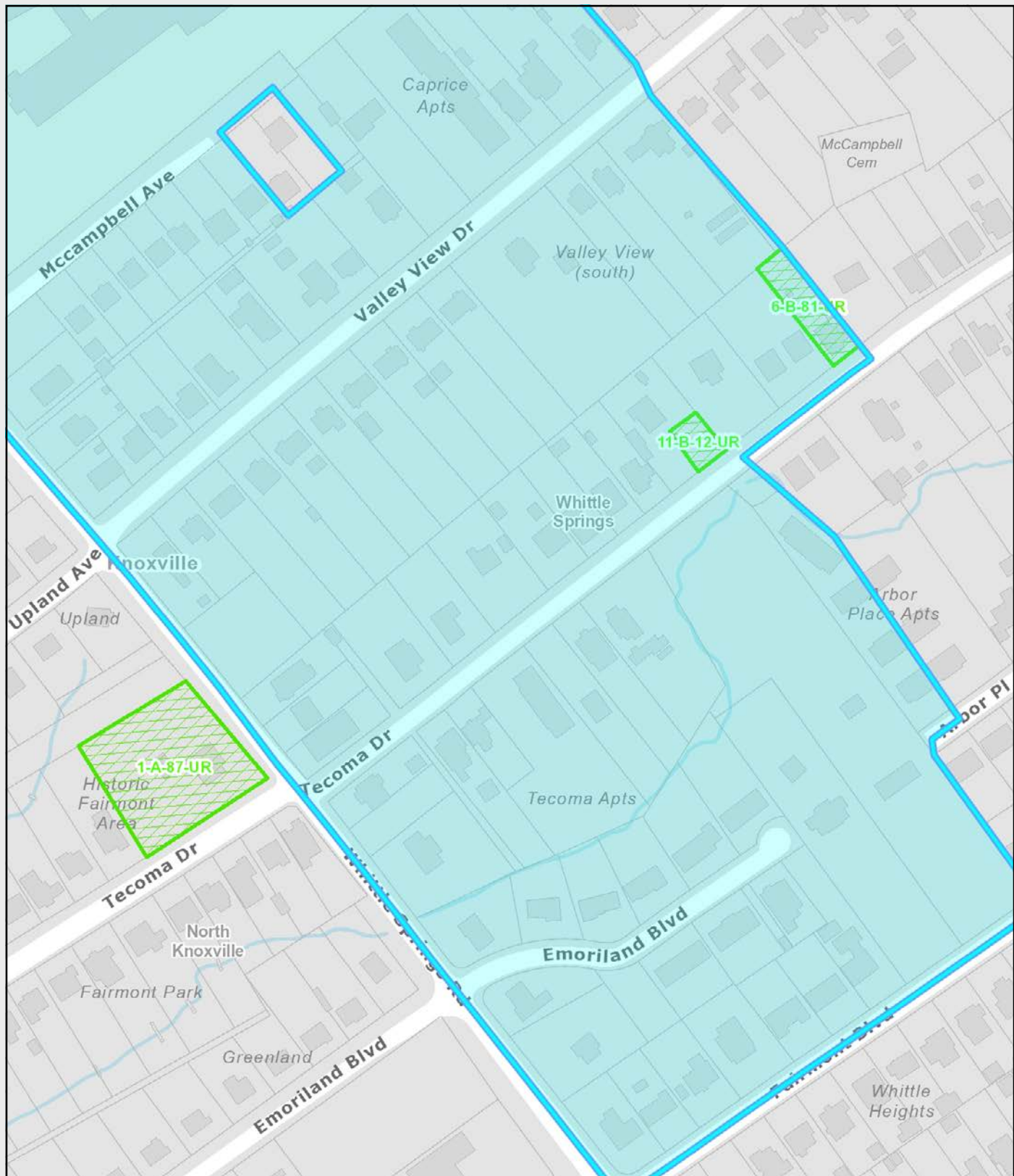
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Knoxville-Knox County Planning

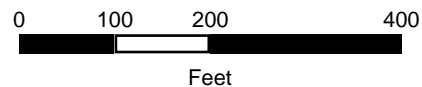
Map No: 999

Jurisdiction: City





8-A-25-OB
Exhibit A
 3714 Whittle Springs Rd



KGIS makes no representation or warranty as to the accuracy of this map and its information, nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

© KGIS 2025

Printed: 7/9/2025 12:50:14 PM



Code Interpretation

DATE: July 11, 2023
FROM: Peter Ahrens, Zoning Code Administrator
TO: Amy Brooks, Executive Director, Knoxville-Knox County Planning
RE: Previously Approved Planned Districts

Ms. Brooks,

You asked me to make a Zoning Code interpretation regarding the following question: when a property does not have a development plan approved by the Planning Commission on file, how can the property owner remove from the Zoning Map the "(C)" designation for previously approved planned districts?

Our current Zoning Code at Article 1.4.G, Transition Rules, states:

G. Previously Approved Planned Districts

1. As of the effective date of this Code, all previously approved planned districts of RP-1, RP-2, RP-3, PC-1, PC-2, SC-1, SC-2, SC-3, I-1, BP-1, TND-1, and TC-1 remain in effect and are subject to all plans, regulations, and/or conditions of their approval.
2. For the purposes of the Zoning Map, previously approved planned districts will be designated with a "(C)."
3. Any changes to a previously approved planned district, or request to remove the planned district designation from a property shall be made through the special use process in Section 16.2.

The prior Zoning Code at Article IV.3.0, Planned Development Districts – General Provisions, stated as follows:

3.0. General Provisions

Planned development districts allow development of land in a well-planned and coordinated manner, providing opportunities for more efficient utilization of land than would otherwise be permitted by the basic district provisions of this article. As part of the zoning approval process, public review and metropolitan planning commission approval of development plans are required prior to any development. The planned development district may permit a greater mixing of land uses not easily accomplished by the application of basic district boundaries, or a framework for coordinating

the development of land with the provision of an adequate roadway system or essential utilities and public services. In return, the planned development district provisions require a high standard for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and an assurance of adequate and timely provision of essential utilities and streets.

Properties that had a previously approved planned district in place under the old Zoning Code were required to have a development plan approved in order for the owner to be able to take advantage of the flexibility a planned district offered. If a property owner did not get a development plan approved by the Planning Commission, the planned district designation on the official Zoning Map should not have been carried over to the new Zoning Map, which went into effect on January 1, 2020. In these cases, the appropriate way to remove the planned district designation on the official Zoning Map is through the administrative mapping error process under Article 3.2.C. of the current Zoning Code. Appeals of this Code interpretation may be initiated under Article 16.9.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Ahrens', with a stylized flourish at the end.

Peter M. Ahrens
Zoning Administrator

Re: 3714 Whittle Springs Rd

From [REDACTED]
Date Wed 6/4/2025 3:42 PM
To Samiul Haque <samiul.haque@knoxplanning.org>

Good to talk to you,
Please remove the c from the zoning on 3714 Whittle Springs Rd Knox tn.

Thank you Pat Crumley
Sent from my iPhone

On May 22, 2025, at 2:25 PM, Samiul Haque <samiul.haque@knoxplanning.org> wrote:

Good afternoon, Mr. and Mrs. Crumley,

I am following up to summarize our discussions at the pre-application consultation meeting on Tuesday. The property is zoned RN-2 (C). The "(C)" designation indicates that this property was zoned RP-1 under the former zoning ordinance. Essentially, you have two path to have a duplex on the property.

- Special Use: A special use approval will be required to develop a duplex under the former RP-1 district standards or the current RN-2 district standards ([Article 4.3](#)). Application submission deadline for the July 10 meeting is May 27. This involves a public hearing process.
- Middle Housing: A middle housing type (i.e.: duplex / triplex / fourplex /townhouse -small) will be permitted on the lot subject to meetings the standards of [Article 4.6](#). This involves only an administrative level review.

For either option, you need to meet additional zoning standards such as [Article 9.3](#) (Principal Use Standards, scroll down to *J. Dwelling—Two-Family*). Also, the (C) designation needs to be removed from the zoning map to consider any development under Article 4.3 or Article 4.6. Since there are no plans associated with the former RP-1 district, the designation can be removed administratively. **Please confirm in the email if you want to remove the (C) designation from the zoning map.**

Below are a key things to remember for Middle Housing.

- An 8' deep porch, eave overhang of minimum 12", and articulated window and door trims would satisfy the design element requirements per 4.6.E.4.c. If you propose a shallower porch, you need to pick another design element from the list.
- Any elevation exceeding 50' requires at least 2' recess or projection per 4.6.E.4.b.
- Front setbacks shall be the average of the blockface, plus or minus five feet. Here the average of the blockface is 39'. So, the front facade of the building (excluding porch) must have a minimum of 34' and a maximum of 44' from the front property line.

Please let me know if you have any questions or want to schedule another meeting for Middle Housing.

Best,
Samiul