



## MEMORANDUM

**TO:** Knoxville-Knox County Planning Commission

**FROM:** Michael Reynolds, AICP, Principal Planner

**DATE:** Thursday, April 2, 2026

**ITEM NOS.:** Agenda Item # 20 / File # 4-E-26-OB

**SUBJECT:** Administrative removal of the previously approved planned district (C) designation from the subject properties.

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### STAFF RECOMMENDATION:

Approve the request to remove the (C) designation from the properties at 2000-2061 Countyhill Lane under Article 3.2.C of the City of Knoxville Zoning Ordinance to correct a map error.

### 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.

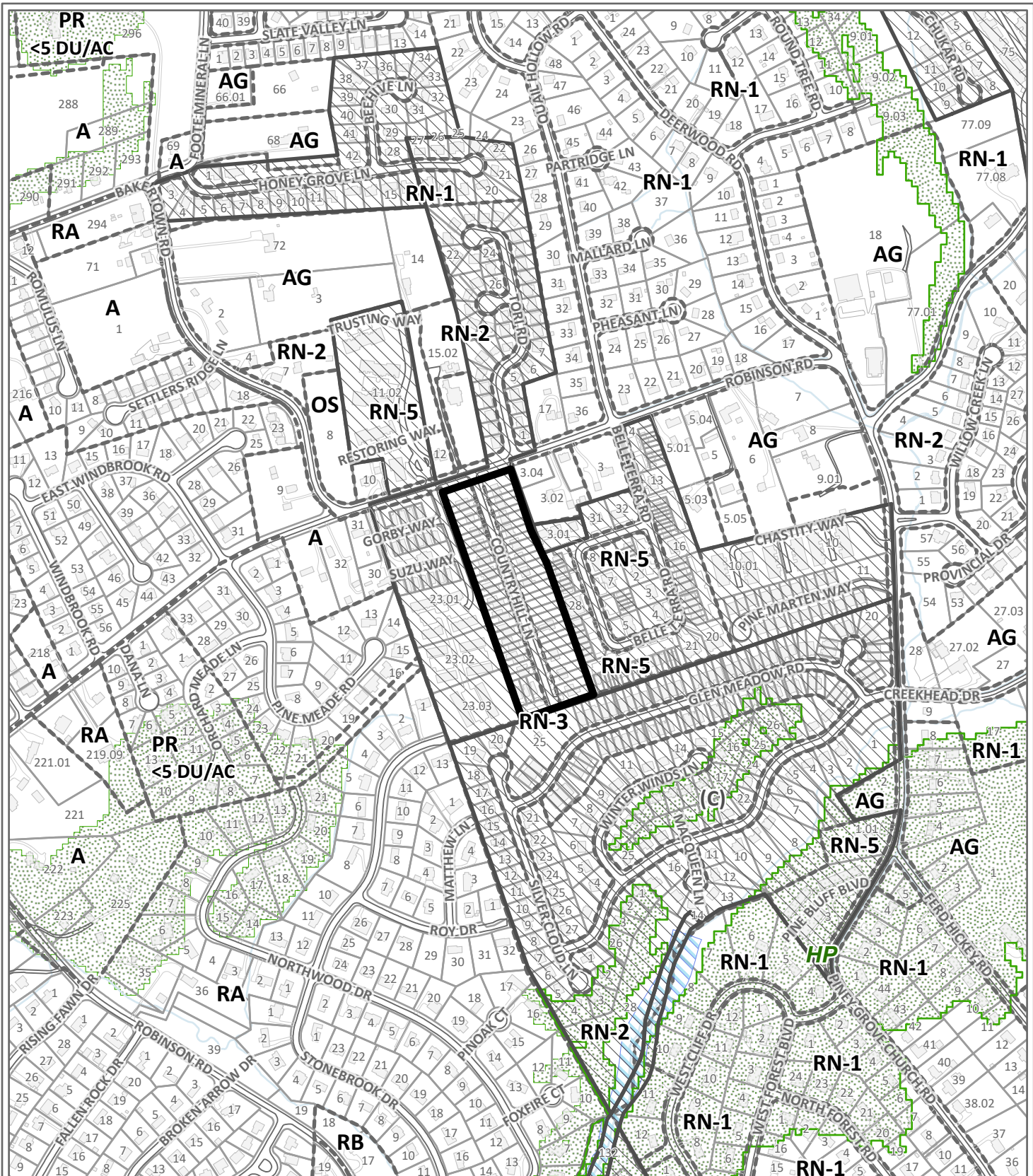
Under Transition Rules, Article 1.4.G, all previously approved planned districts were to remain in effect, subject to all plans, regulations, and conditions of their approval after the current zoning code became effective. The code further states that changes to a previously approved planned district, 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.

**SUBJECT PROPERTY:**

This subject properties at 2000-2061 Countryhill Lane are in the Countryhill Subdivision. The development was approved in the County's PR (Planned Residential) zone in 1981 (2-A-81-UR) and permitted and constructed shortly thereafter. In 1992, the subdivision was annexed into the City and given the RP-1 (Planned Residential) zoning, rendering the previously approved development plan under the County's PR zone null and void.

With the adoption of the new zoning ordinance, the subject property was reclassified to the RN-3 (General Residential Neighborhood) district with a (C) designation. However, there was no approved development plan associated with the RP-1 zoning district. Therefore, the (C) designation on this site is not warranted under the Zoning Administrator's determination.



**OTHER BUSINESS**

**4-E-26-OB**

**Petitioner:** Knoxville-Knox County Planning



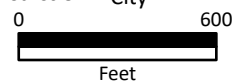
Purpose of Request: Administrative removal of the previously approved planned district (C) designation from the subject properties.

**Map No:** 999

**Jurisdiction:** City

**Original Print Date:** 3/9/2026

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



# Exhibit A. Contextual Images



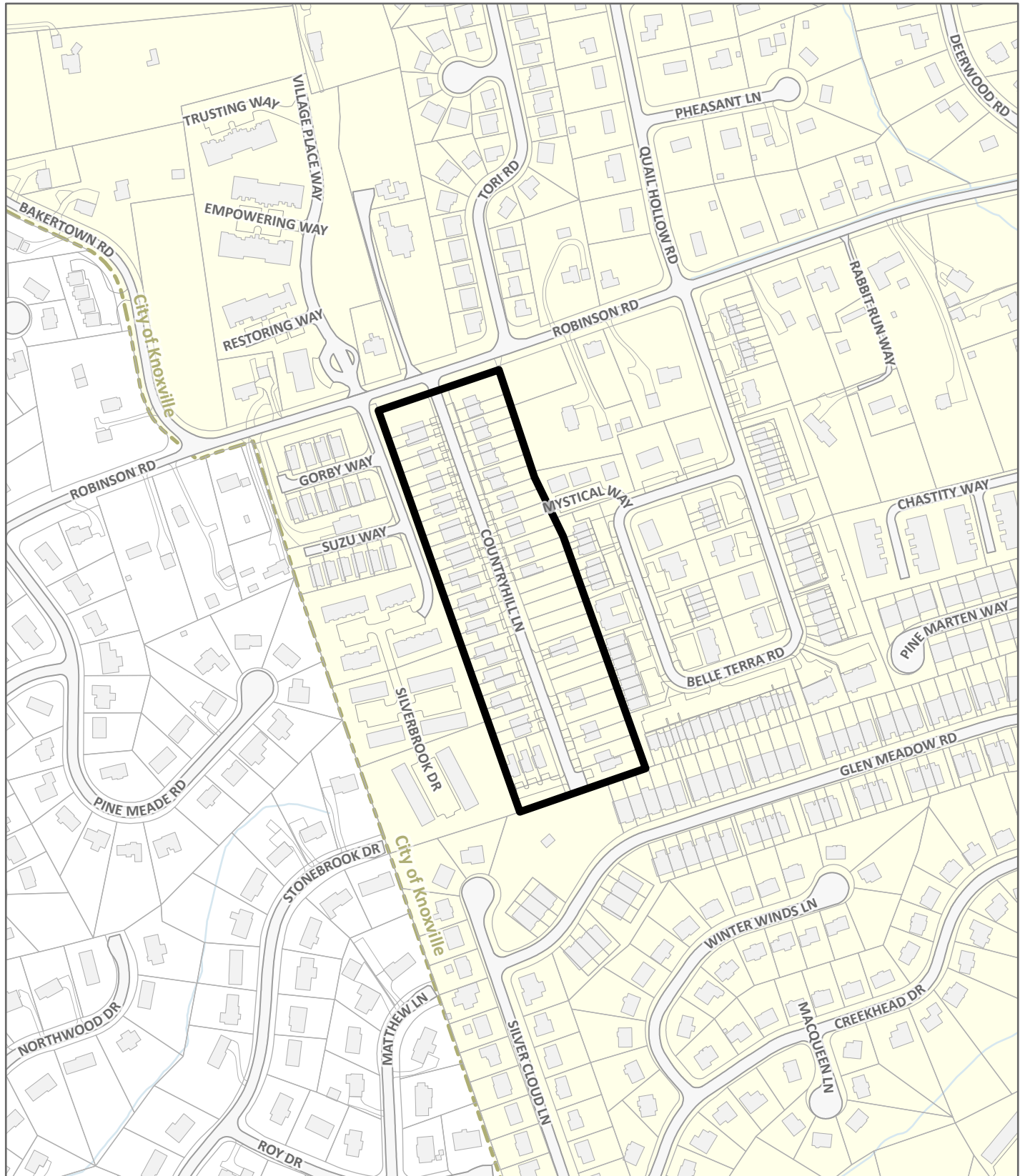
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

**4-E-26-OB**



Case boundary

