MEMORANDUM

TO: Knoxville-Knox County Planning Commission

FROM: Samiul Haque, Planner

DATE: Thursday, November 5, 2026

ITEM NOS.: Agenda Item # 7 / File # 11-A-26-OB

SUBJECT: Administrative removal of a previously approved planned district (C) designation

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STAFF RECOMMENDATION:

Approve the request to remove the (C) designation from the property at 2715 White Oak 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:

Staff discovered an administrative map error when a rezoning request was received for the property at 2715 White Oak Lane (11-L-26-RZ). This parcel is part of a larger area that was previously zoned RP-1 (Planned Residential). With the adoption of the City's new zoning ordinance, the subject parcel was reclassified to the RN-1 (Single-Family Residential Neighborhood) district with the (C) designation. However, there was no approved development plan associated with the property's RP-1 zoning district. Therefore, the (C) designation on this site is not warranted under the Zoning Administrator's determination and can be removed administratively.



OTHER BUSINESS **11-A-26-OB**

Petitioner: Knoxville-Knox County Planning

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

Map No: 999

Jurisdiction: City

0 80

Feet

N

Original Print Date: 10/6/2026

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

Exhibit A. Contextual Images



AERIAL MAP

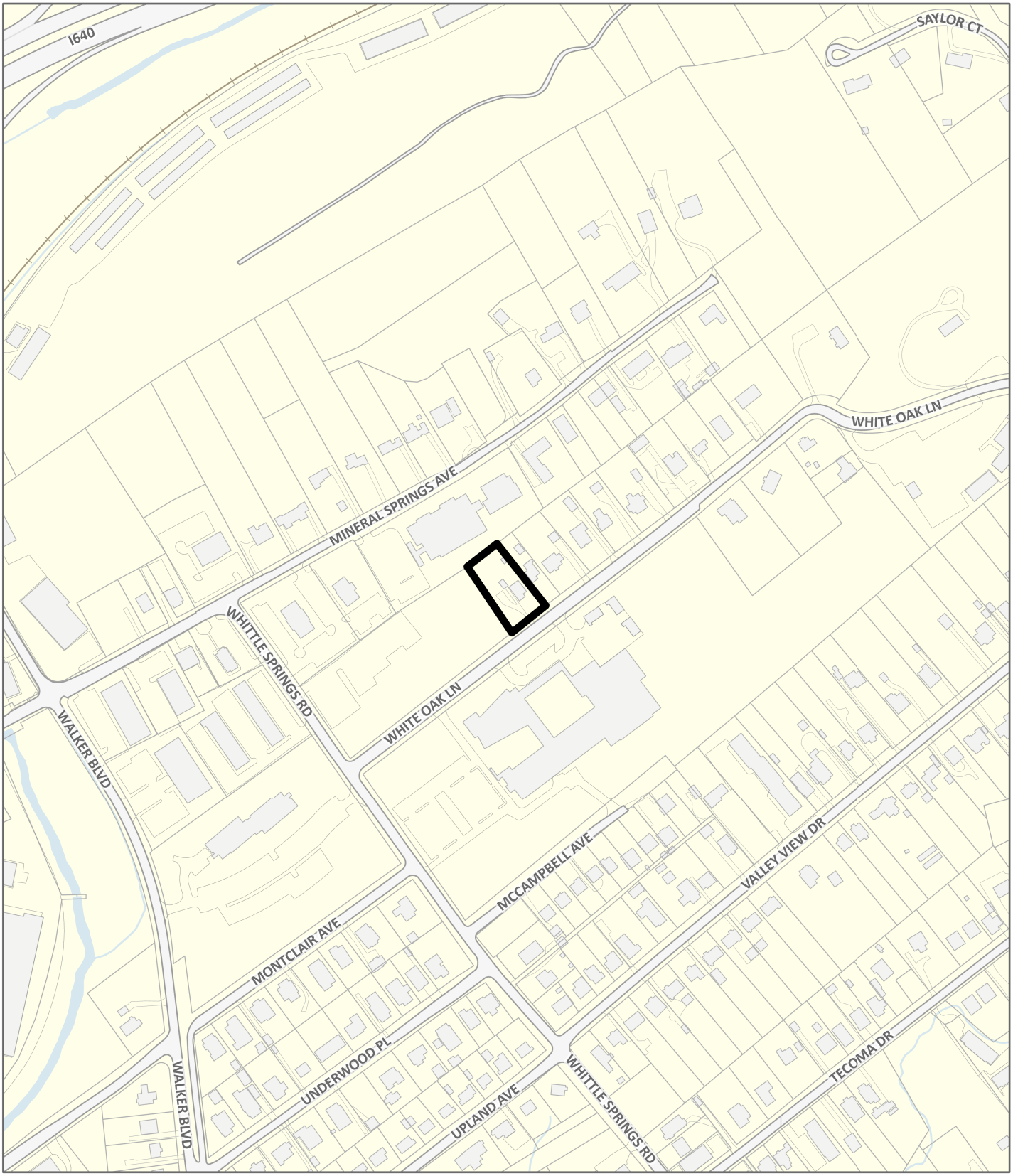
Case boundary

0 90

Feet

N

Exhibit A. Contextual Images



LOCATION MAP

11-A-26-OB

Case boundary

0 360

Feet

N