



## MEMORANDUM

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

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

**DATE:** Tuesday, August 4, 2026

**ITEM NOS.:** Agenda Item # 48 / File # 8-G-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 4724, 4728, 4732, and 4737-4799 Brierley Dr and 4600-4662 Woodbridge Ln 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.

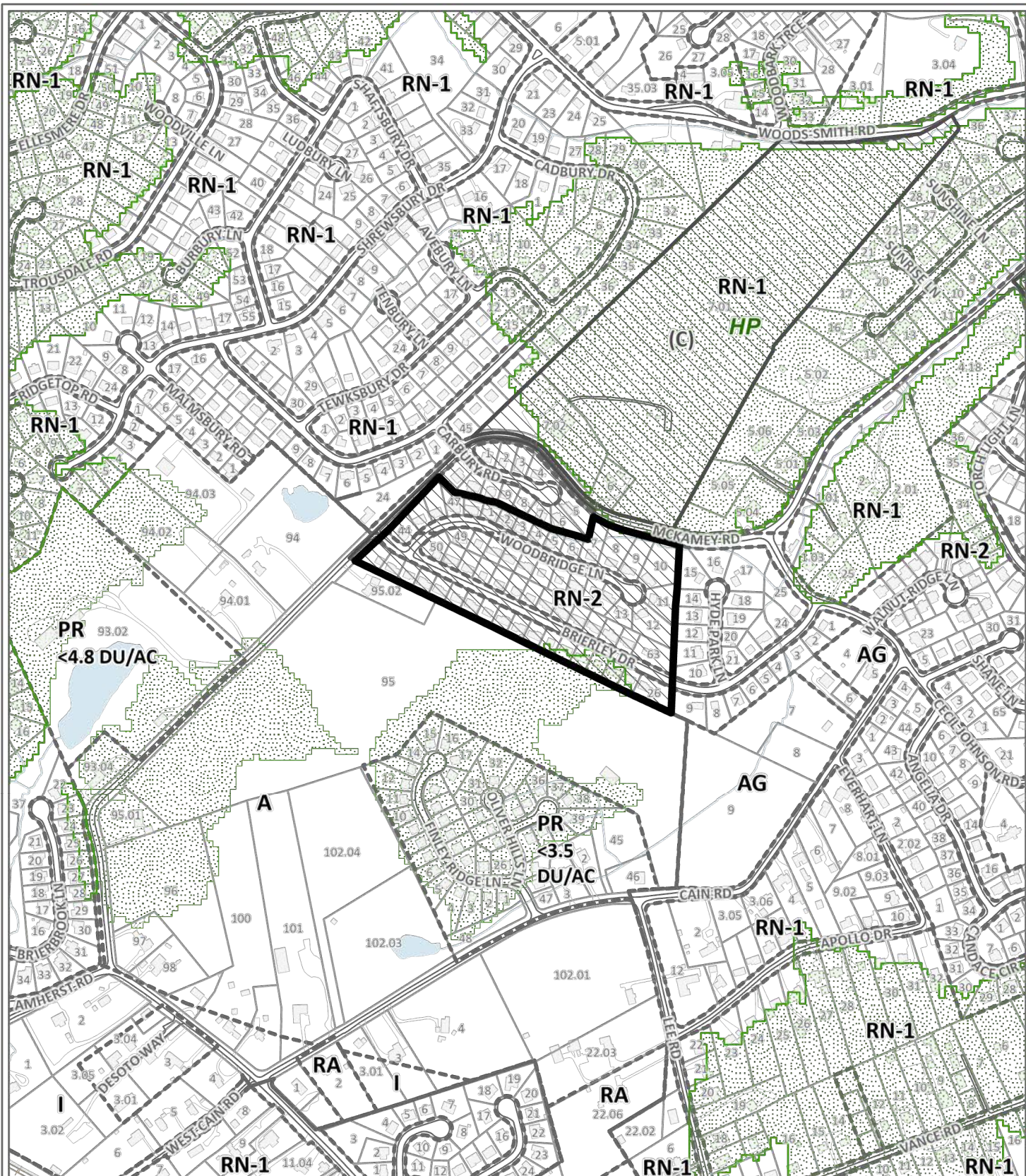
Under Transition Rules, Article 1.4.G, all previously approved planned districts were to remain in effect, subject to all plans, regulations, and conditions of their approval after the current zoning code became effective. The code further states that changes to a previously approved planned district,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

The subject properties at 4724, 4728, 4732, and 4737-4799 Brierley Dr, and 4600-4662 Woodbridge Ln, are in the Brierley Heights Subdivision. The development was approved in the County's PR (Planned Residential) zone in 1989 (11-D-89-UR). In February 1990, the subdivision was annexed into the City and given the RP-1 (Planned Residential) zoning. Any plans for the property after its annexation would have needed to comply with the City's zoning ordinance, so the previous approval in the County was no longer applicable to the property.

With the adoption of the City's new zoning ordinance, the subject properties were reclassified to the RN-2 (Single-Family Residential Neighborhood) district with the (C) designation. However, since there was no approved development plan associated with the RP-1 zoning district, the (C) designation on this site is not warranted under the Zoning Administrator's determination.



## OTHER BUSINESS

8-G-26-OB



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

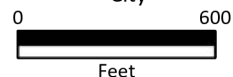
Original Print Date: 7/21/2026

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

Petitioner: Knoxville-Knox County  
Planning

Map No: 999

Jurisdiction: City



## Exhibit A. Contextual Images



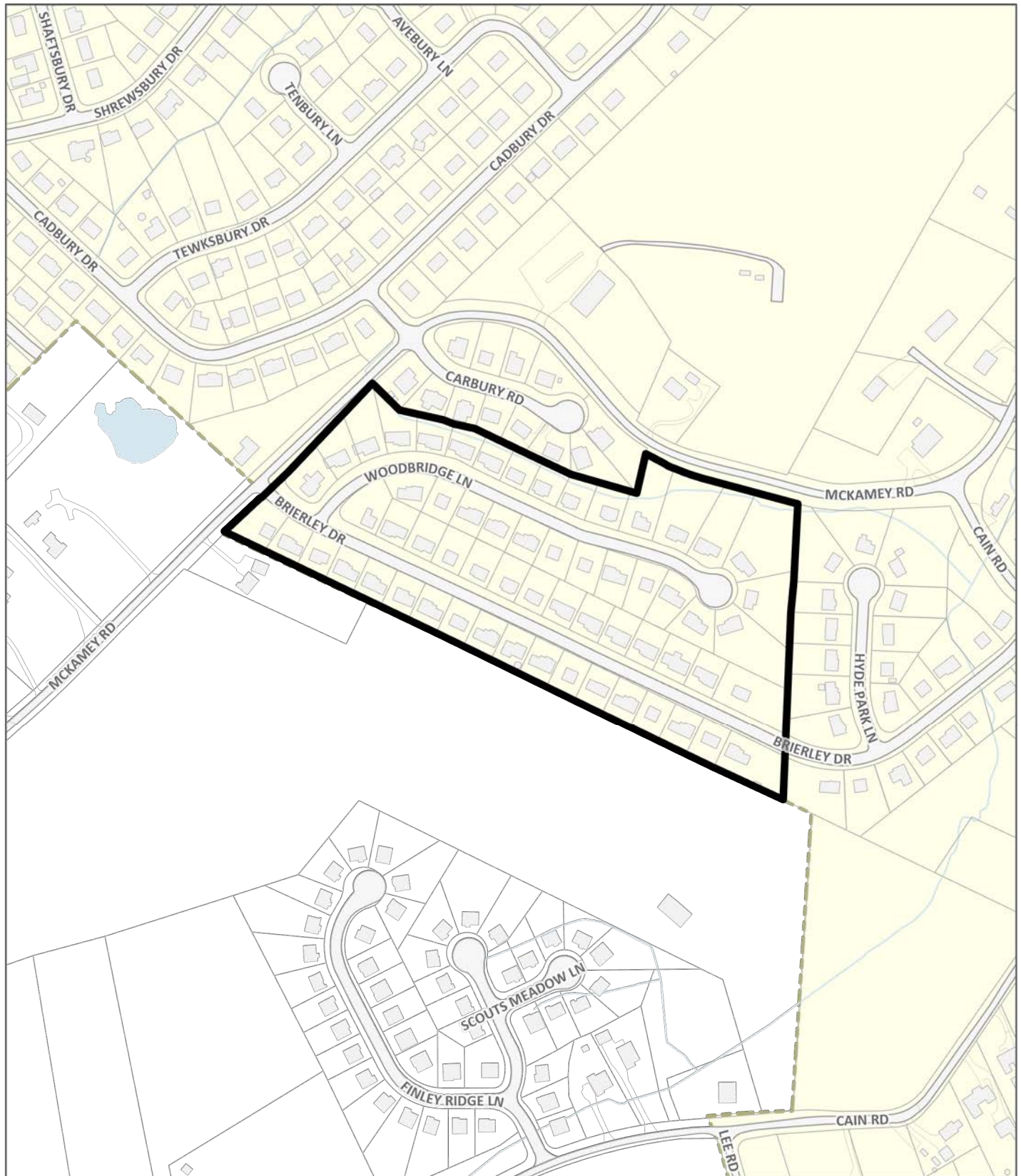
### AERIAL MAP



Case boundary



## Exhibit A. Contextual Images



**LOCATION MAP**

**8-G-26-OB**



Case boundary

