

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-L-08-RZ **Related File Number:**
Application Filed: 12/10/2007 **Date of Revision:**
Applicant: MCMURRAY FAMILY, LP.

PROPERTY INFORMATION

General Location: Northwest side Papermill Dr., northeast of Hollywood Rd.
Other Parcel Info.:
Tax ID Number: 107 C E 020 **Jurisdiction:** City
Size of Tract: 0.88 acres
Accessibility: Access is via Papermill Dr., a major collector street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Retail business **Density:**
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area is developed with retail, office, and wholesale businesses that have developed under I-2, C - 6, C-4, C-3, C-1 and O-1 zones

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 4313 Papermill Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-1 (Neighborhood Commercial)
Former Zoning:
Requested Zoning: C-3 (General Commercial)
Previous Requests:
Extension of Zone: Yes, property to the southeast is zoned C-3.
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE C-3 (General Commercial).

Staff Recomm. (Full):

C-3 zoning is compatible with surrounding commercial and industrial uses and zoning. The One Year Plan proposes MU (Mixed Use), GC (General Commercial) and LI (Light Industrial) uses for the area. This request will not substantially change the character of this area and will continue a commercial and office transition that has been occurring along this section of Papermill Dr. for several years.

Comments:

NEED AND JUSTIFICATION

1. The proposal is compatible with the scale and intensity of surrounding land uses and zoning pattern.
2. There is C-3, C-4 and I-2 zoning located to the southwest, south and east of the site along Papermill Dr., where various types of commercial businesses are located.
3. The property is located along Papermill Dr., which is a major collector street, making it suitable for C-3 zoning.

EFFECT OF THE PROPOSAL

1. Public water and sewer utilities are available in the area to serve the site.
2. The proposal will have no impact on schools.
3. The property is located near an intersection controlled with a traffic signal, which will minimize the impact on street traffic.
4. The effect on adjacent properties will be minimal. Commercial businesses are already located on both sides of Papermill Dr. in this area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The City of Knoxville One Year Plan proposes mixed use, general commercial, and light industrial uses for the subject property.
2. The Northwest City Sector Plan proposes mixed uses for the subject property.
3. The site is located within the Urban Growth Area (Inside the City Limits) of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 1/10/2008

Details of MPC action:

Summary of MPC action:

C-3 (General Commercial).

Date of MPC Approval:

1/10/2008

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

2/12/2008

Date of Legislative Action, Second Reading: 2/26/2008

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved

Disposition of Case, Second Reading:

Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: