

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-G-25-RZ Related File Number:
Application Filed: 12/27/2024 Date of Revision:
Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: South side of Papermill Dr, east of N Weisgarber Rd
Other Parcel Info.:
Tax ID Number: 107 P C 005 Jurisdiction: City
Size of Tract: 2.99 acres
Accessibility: Access is via Papermill Drive, a major collector street with 4 lanes a center turn lane within a right-of-way shared with I-40/I-75.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Density:
Planning Sector: West City Plan Designation: MU-SD, MU-WC-2 (Papermill Corridor Mixed Use Special Di
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The subject property is approximately 0.15 miles from the Papermill Drive exit on I-40/I-75, with the interstate running parallel to the north. This area of Papermill Drive features commercial and office uses, and there are some single family residential developments to the east of N Northshore Drive. Fourth Creek lies approximately 500 feet to the south.

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

Street: 6200 PAPERMILL DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-3 (General Commercial)
Former Zoning:
Requested Zoning: C-H-2 (Highway Commercial)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: In 2017, the property was rezoned from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial) (5-H-17-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD, MU-WC-2 (Papermill Corridor Mixed Use Special District), SP (Stream Protection)

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.): Approve the C-H-2 (Highway Commercial) zoning district because it is consistent with the City of Knoxville's One Year Plan and surrounding development.

Staff Recomm. (Full):

Comments: PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY

1. Since the early 1980s, development trends in the surrounding area included a mix of uses. The area east of N Northshore Drive is predominantly residential and civic, with commercial developments concentrated near major thoroughfares. In contrast, the area west of N Northshore Drive, where the subject property is situated, primarily features commercial, office, and limited multi-family developments.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The C-H zoning district is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments. The subject property meets the description of the C-H-2 district, as it is adjacent to the I-40/1-75 interstate and within the commercial corridor along Papermill Drive.

2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The C-H-2 district is compatible with the surrounding zoning districts, which include the C-H-2, C-G-3 (General Commercial), and O (Office) districts.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE CITY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The C-H-2 district is consistent with the surrounding developments in the area, which primarily include commercial, office, and higher-intensity residential uses. The C-H-2 district also has regulations in place that are intended to ensure the mitigation of any potential impacts on neighboring uses.

2. The existing and proposed districts have design standards intended to foster attractive development that is compatible with the surrounding environment by regulating items such as building materials, visual elements, and pedestrian access. Both districts must adhere to the same façade and commercial site design standards outlined in Article 5, Section 5.4 of the City of Knoxville's Zoning Ordinance. The C-H-2 district has fewer fenestration requirements, but the reduced fenestration design standards are not anticipated to negatively impact the surrounding area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The subject property is within the Papermill Corridor Mixed Use Special District (MU-WC-2) of the West City Sector Plan and One Year Plan. The Papermill Corridor calls for higher-intensity residential and commercial uses as appropriate future land uses for this area. As such, the C-H-2 zoning district is supported by this plan, as it permits higher-intensity residential uses and is intended to accommodate

commercial uses of a predominantly auto-oriented character.

2. The rezoning supports the General Plan's Development Policy 9.3, to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The dimensional standards and allowable uses in the C-H-2 district align with the neighboring land uses, which consist primarily of office, retail, dining, and lodging establishments.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED.

1. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.

Action: Approved **Meeting Date:** 2/13/2025

Details of Action:

Summary of Action: Approve the C-H-2 (Highway Commercial) zoning district because it is consistent with the City of Knoxville's One Year Plan and surrounding development.

Date of Approval: 2/13/2025 **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: 3/4/2025 **Date of Legislative Action, Second Reading:** 3/18/2025

Ordinance Number: **Other Ordinance Number References:** O-25-2025

Disposition of Case: Approved **Disposition of Case, Second Reading:** Approved

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**