

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 3-H-25-SU Related File Number:
Application Filed: 1/27/2025 Date of Revision:
Applicant: SHAILESH PATEL / THE 9 GROUP

PROPERTY INFORMATION

General Location: South side of Papermill Drive, west of North Northshore Drive
Other Parcel Info.:
Tax ID Number: 107 P C 008, 007, 005 (PART OF) Jurisdiction: City
Size of Tract: 2.01 acres
Accessibility: Access is via Papermill Drive, a major collector street with 4 lanes and a center turn lane within a right-of-way shared with I-40/I-75.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Commercial
Surrounding Land Use:
Proposed Use: Parking lot Density:
Planning Sector: West City Plan Designation: , SP (Stream Protection)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The subject property is approximately 0.15 miles from the Papermill Drive exit off 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 575 feet to the south.

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

Street: 6110 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:
Previous Requests:
Extension of Zone:
History of Zoning: In 2017 one of the subject parcels was rezoned from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial) (5-H-17-RZ). There is an active rezoning request on the same parcel (005) from C-G-3 (General Commercial) to C-H-2 (Highway Commercial) that was approved by the Planning Commission and is pending City Council approval (2-G-25-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category: , 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: Samiul Haque

Staff Recomm. (Abbr.): Approve the request for a parking lot in the C-G-3 (General Commercial) zoning district, subject to 3 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including, but not limited to, Article 12 (Landscape) and Article 11 (Off-Street Parking).
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering, including, but not limited to, obtaining approval of a Riparian Buffer Zone mitigation plan.
3. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections.

Comments: A new hotel is being proposed on Papermill Drive with its parking lot being split into three separate parcels. This request is for the two parcels that are zoned C-G-3 and contain part of the parking lot with no structures.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2) 1)

THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. This segment of Papermill Drive mostly includes commercial and office use. The proposed parking lot on this auto-oriented corridor is consistent with the General Plan's development policy 8.11 that encourages to promote commercial infill development rather than greenfield development.

B. The proposed use in tandem with the hotel is consistent with the One Year Plan and West City Sector Plan's MU-SD WC-2 (Mixed Use Special District, Papermill Corridor) land use classification. Although the sector plan recommends parking areas to be located under, behind or to the side of buildings, the subject parcels include no buildings. A perimeter landscape yard will be provided along the right-of-way that would screen the parking lot from the street.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The C-G-3 district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. The proposed parking lot is required to meet the parking space requirements of the proposed hotel.

B. A 10-ft perimeter landscape yard (Article 12.5) and interior parking lot landscape (Article 12.6) shall be provided to comply with the requirements of the zoning ordinance, subject to review and approval by the City's Plans Review & Inspection Department during the permitting phase.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The area is primarily characterized by commercial uses with several businesses with large parking lots. The proposed parking lot will be consistent with this automobile-oriented commercial area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed use is not expected to have any significant adverse impacts on adjacent properties.

B. The proposed parking lot encroaches into the Riparian Buffer Zone. A mitigation plan for the encroachment shall be approved by the City of Knoxville Engineering Department, as mentioned in

condition 2.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. Papermill Drive is a major collector street with easy access to the I-40 and the proposed use is not expected to draw substantial traffic through residential streets.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses or environmental factors immediately surrounding the subject property that would pose a potential hazard or have an undesirable impact on the proposed use.

Action: Approved with Conditions

Meeting Date: 6/12/2025

Details of Action:

Summary of Action: Approve the request for a parking lot in the C-G-3 (General Commercial) zoning district, subject to 3 conditions.

Date of Approval: 6/12/2025

Date of Denial:

Postponements: 3/13/2025, 5/8/2025

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: