

CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 7-A-19-PA Related File Number: 7-A-19-RZ
Application Filed: 4/22/2019 Date of Revision:
Applicant: PACKERS SOUTH USA, LLC

PROPERTY INFORMATION

General Location: South of Papermill Drive, East of Hollywood Road
Other Parcel Info.:
Tax ID Number: 107 C F 010 Jurisdiction: City
Size of Tract: 0.5 acres
Accessibility: Access is via Papermill Drive, a major collector, with a pavement width of 36' feet within a right-of-way width of 70' feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Residential
Surrounding Land Use:
Proposed Use: Doggie Day Care Density:
Sector Plan: Northwest City Sector Plan Designation: NC (Neighborhood Commercial)
Growth Policy Plan: City
Neighborhood Context: The node at Papermill Drive and Hollywood Road to the south of I-40 is largely a mix of commercial and office uses.

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

Street: 4330 Papermill Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: O-1 (Office, Medical, and Related Services)
Former Zoning:
Requested Zoning: C-6 (General Commercial Park)
Previous Requests:
Extension of Zone: Yes, extension of MU-SD NWC-3 to the east and south.
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: NC (Neighborhood Commercial)
Requested Plan Category: MU-SD (Mixed Use Special District) NWC-3

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:

Liz Albertson

Staff Recomm. (Abbr.):

RECOMMEND that Planning Commission APPROVE MU-SD (Mixed Use Special District) NWC-3 as the One Year Plan land use designation.

Staff Recomm. (Full):

The property is located adjacent to the existing MU-SD NWC-3 district, which allows consideration of a mix of uses, including GC, LI and O within the Papermill Drive corridor. This request is a minor extension of the existing MU-SD district.

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENTS:

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN (May meet any one of these):

AN ERROR OF THE PLAN - The One Year Plan should have recognized the potential redevelopment of the existing single family residential land use as part of the Mixed Use Special District designation along the Papermill Drive corridor, which allows a broader range of uses than the NC (Neighborhood Commercial) designation.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA - There are no major changes in this area.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN - There has not been a change in public policy since adoption of the One Year Plan.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT - There have been no new plans or studies available which reveals the need for plan amendment.

Action:

Approved

Meeting Date: 7/11/2019

Details of Action:

Summary of Action:

RECOMMEND that Planning Commission APPROVE MU-SD (Mixed Use Special District) NWC-3 as the One Year Plan land use designation.

Date of Approval:

7/11/2019

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:

8/13/2019

Date of Legislative Action, Second Reading: 8/27/2019

Ordinance Number:

Other Ordinance Number References: O-117-2019

Disposition of Case:

Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

