

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

## NORTHWEST CITY SECTOR PLAN AMENDMENT



**File Number:** 7-A-19-RZ **Related File Number:** 7-A-19-PA  
**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:**

### 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:**

### 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:**  
**History of Zoning:**

### 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 C-6 (General Commercial Park District) zoning.

Staff Recomm. (Full): Staff recommends approval of this minor extension of the C-6 zone district to this parcel to allow for greater redevelopment opportunities along the corridor within the Papermill Drive Mixed Use Special District (MU-SD) NWC-3.

Comments: REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The property is located in the Knoxville city limits.
2. The existing land use of the property is single family residential, but is surrounded by commercial, warehouse, and office uses and is located between I-40 and Papermill Drive, in a primarily commercial corridor.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The legislative purpose, intent and application of the general commercial park development district are as follows: 1. To encourage the clustering of commercial activities within areas specifically designed to accommodate the activities and to discourage the proliferation of commercial uses along major thoroughfares and noncommercial areas; 2. To provide for the orderly development of commercial activities so that any adverse impact on surrounding uses and on the general flow of traffic can be ameliorated; 3. To encourage an orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, access and egress, loading and landscaping; 4. To encourage commercial development which is consistent with the long range, comprehensive, general plan for Knoxville and Knox County; 5. To allow for mixing of light industrial (manufacturing) uses with compatible commercial uses as stated within the following subsections; and 6. To encourage general commercial activities to locate in areas that have access to a major street system.

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

1. C-6 zoning is compatible with the proposed amendment to MU-SD NWC-3 (Mixed Use Special District) sector plan designation.
2. The property is surrounded primarily by commercial, office and warehouse uses and will not adversely affect, either directly or indirectly, any other part of the county.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The recommended amendment is consistent with the requested amendments to extend the MU-SD NWC-3 (Mixed Use Special District) designation in the One Year Plan and Sector Plan for this property.
2. The amendment is not in conflict with any other adopted plans.

Action: Approved

Meeting Date: 7/11/2019

Details of Action:

Summary of Action: RECOMMEND that Planning Commission APPROVE C-6 (General Commercial Park District) zoning.

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

**Ordinance Number:**

**Disposition of Case:** Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:** O-118-2019

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

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**