

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 7-C-01-RZ                      **Related File Number:**  
**Application Filed:** 6/11/2001              **Date of Revision:**  
**Applicant:** HARRY D. WADE, JR.  
**Owner:**

### PROPERTY INFORMATION

**General Location:** South side of Papermill Dr., east of Hollywood Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 107 C F 18                      **Jurisdiction:** City  
**Size of Tract:** 4.55 acres  
**Accessibility:** Access is via Papermill Dr., a major collector street with 22' of pavement and 70' of right of way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Commercial building.  
**Surrounding Land Use:**  
**Proposed Use:** Commercial building and auto sales.                      **Density:**  
**Sector Plan:** Northwest City              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This area has been developed with a mix of uses and zoning designations.

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

**Street:** 4028 Papermill Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** I-2 (Restricted Manufacturing and Warehousing)  
**Former Zoning:**  
**Requested Zoning:** C-6 (General Commercial Park)  
**Previous Requests:** None noted.  
**Extension of Zone:** Yes. Extension of C-6 to the northeast.  
**History of Zoning:** None noted.

### PLAN INFORMATION (where applicable)

**Current Plan Category:**  
**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

Surveyor:

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: MAB

Staff Recomm. (Abbr.): APPROVE C-6 (General Commercial Park).

Staff Recomm. (Full): C-6 zoning at this location represents a logical extension of the C-6 to the northeast. The Northwest City Sector Plan proposes commercial uses for this site.

Comments: The applicant is proposing to add an auto sales component to the site in addition to the existing commercial building. Under C-6 zoning, a site plan must be reviewed and approved by the MPC staff before the site can be used for auto sales. As part of this review, negative impacts of an auto sales business on surrounding properties should be minimized with required screening buffers and setbacks, as well as other stipulations included in the C-6 regulations. C-6 zoning is the most appropriate zoning designation for this site if it is to be used for the proposed auto sales or any other commercial use.

MPC Action: Approved MPC Meeting Date: 7/12/2001

Details of MPC action:

Summary of MPC action: APPROVE C-6 (General Commercial Park)

Date of MPC Approval: 7/12/2001 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: City Council

Date of Legislative Action: 8/7/2001 Date of Legislative Action, Second Reading: 8/21/2001

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: