

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

ONE YEAR PLAN AMENDMENT



File Number: 7-D-23-PA      Related File Number: 7-S-23-RZ  
Application Filed: 5/31/2023      Date of Revision:  
Applicant: REGENCY ASSOCIATES GP

## PROPERTY INFORMATION

**General Location:** North side of Papermill Drive, west of Country Oak Circle, east of Coleman Road  
**Other Parcel Info.:**  
**Tax ID Number:** 107 G C 003.02      **Jurisdiction:** City  
**Size of Tract:** 1.07 acres  
**Accessibility:** Access is via Papermill Drive, a major collector street with a 23-ft pavement width within a 42-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:**      **Density:**  
**Sector Plan:** Northwest City      **Sector Plan Designation:** MDR (Medium Density Residential)  
**Growth Policy Plan:** N/A (Within City Limits)  
**Neighborhood Context:** This section of Papermill Drive primarily features office and commercial uses. There is an apartment developments to the north, and a retail establishment adjacent to the east.

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

**Street:** 4629 PAPERMILL DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** C-G-2 (General Commercial)  
**Former Zoning:**  
**Requested Zoning:** C-G-1 (General Commercial)  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:** MDR (Medium Density Residential)  
**Requested Plan Category:** GC (General Commercial)

## **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:

Jessie Hillman

Staff Recomm. (Abbr.):

Approve the One Year Plan amendment to the GC (General Commercial) land use classification because it is consistent with surrounding development.

Staff Recomm. (Full):

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENTS (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. Land uses on Papermill Drive are predominantly office, retail and wholesale uses. Almost all formerly residential lots fronting this corridor have been converted into businesses. These conditions support the proposed plan amendment from MDR (Medium Density Residential) to GC (General Commercial) on the subject property, as it is more compatible with surrounding development.

AN ERROR IN THE PLAN:

1. The subject property was approved for commercial uses as part of a former planned district development plan in 1994 and 2002. Commercial uses are not generally not permitted in the current MDR designation, and the proposed GC designation is more consistent with longstanding plans and adjacent land uses.

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:

1. The office and commercial development pattern along the Papermill Drive corridor warrants consideration of the GC classification for the subject parcel.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There are no public policy changes specific to the requested GC land use.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. There are no new plans or studies relevant to the requested land use amendment.

Action:

Approved

Meeting Date: 7/13/2023

Details of Action:

Summary of Action:

Approve the One Year Plan amendment to the GC (General Commercial) land use classification because it is consistent with surrounding development.

Date of Approval:

7/13/2023

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:

8/8/2023

Date of Legislative Action, Second Reading: 8/22/2023

Ordinance Number:

Other Ordinance Number References: O-125-2023

Disposition of Case:

Approved

Disposition of Case, Second Reading: Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**