# **CASE SUMMARY**

### APPLICATION TYPE: PLAN AMENDMENT

#### NORTHWEST CITY SECTOR PLAN AMENDMENT



**Application Filed:** 5/31/2023 **Date of Revision:** 

Applicant: REGENCY ASSOCIATES GP



## PROPERTY INFORMATION

General Location: North side of Papermill Dr, west of Kalmia Rd

Other Parcel Info.:

Tax ID Number: 107 G C 003.02 Jurisdiction: City

Size of Tract: 1.07 acres

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 medical offices. There are multifamily 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: In 1981 commercial development was approved by Planning Commission and appealed to City

Council (3-U81-UR). A commercial development plan was withdrawn in 1993 (8-H-93-UR). In 1994, a retail development plan was approved 7-I-94-UR). In 2002, a development plan for retail and/or office space was approved (12-G-02-UR). In 2004, a request to renew the 2002 development approval was

withdrawn (1-K-04-UR).

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## 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 sector plan amendment to the GC (General Commercial) land use classification because

it is consistent with surrounding development.

Staff Recomm. (Full):

Comments: SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (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 and commercial businesses. Almost all lots fronting this this corridor which were once residential have since been converted into offices. 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.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. Papermill Drive is a major collector street in an urbanized area with ample infrastructure capacity for commercial development on the subject property.

#### AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. Prior to the City zoning ordinance update in 2020, the subject property was part of a former planned district that included the apartment development to the north and the parcel to the east. In 1994 and 2002, retail and/or office development was approved on the subject property and the adjacent parcel to the east (7-I-94-UR, 12-G-02-UR). The neighboring parcel was developed into retail and office spaces for lease, but the subject parcel remained cleared and vacant. Considering this previously approved and long-standing land use plan, as well as adjacent development, the GC classification is a more appropriate land use category than the current MDR classification.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. Starting around 2008, the single-family dwellings across the street from the subject property were converted into offices with small parking lots in front. This development reflects a shift from residential to business uses along Papermill Drive, and supports a plan amendment from MDR to GC.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

Action: Approved Meeting Date: 7/13/2023

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**Details of Action:** 

Summary of Action: Approve the sector 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-124-2023

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

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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