

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT

NORTHWEST CITY SECTOR PLAN AMENDMENT



File Number: 7-E-23-SP                      Related File Number:  
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  
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 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 A commercial development plan was withdrawn in 1993 (8-H-93-UR).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 In 2004, a request to renew the 2002 development approval was withdrawn (1-K-04-UR).



**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**Withdrawn prior to publication?:**  **Action Appealed?:**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":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**