

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 2-G-25-RZ **Related File Number:**
Application Filed: 12/27/2024 **Date of Revision:**
Applicant: BENJAMIN C. MULLINS

PROPERTY INFORMATION

General Location: South side of Papermill Dr, east of N Weisgarber Rd
Other Parcel Info.:
Tax ID Number: 107 P C 005 **Jurisdiction:** City
Size of Tract: 2.99 acres
Accessibility: Access is via Papermill Drive, a major collector street with 4 lanes a center turn lane within a right-of-way shared with I-40/I-75.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial, Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: West City **Plan Designation:** MU-SD, MU-WC-2 (Papermill Corridor Mixed Use Special Di
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: The subject property is approximately 0.15 miles from the Papermill Drive exit on I-40/I-75, with the interstate running parallel to the north. This area of Papermill Drive features commercial and office uses, and there are some single family residential developments to the east of N Northshore Drive. Fourth Creek lies approximately 500 feet to the south.

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

Street: 6200 PAPERMILL DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-3 (General Commercial)
Former Zoning:
Requested Zoning: C-H-2 (Highway Commercial)
Previous Requests:
Extension of Zone: No, it is not an extension.
History of Zoning: In 2017, the property was rezoned from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial) (5-H-17-RZ).

PLAN INFORMATION (where applicable)

commercial uses of a predominantly auto-oriented character.

2. The rezoning supports the General Plan's Development Policy 9.3, to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The dimensional standards and allowable uses in the C-H-2 district align with the neighboring land uses, which consist primarily of office, retail, dining, and lodging establishments.

WHETHER ADEQUATE PUBLIC FACILITIES ARE AVAILABLE INCLUDING, BUT NOT LIMITED TO, SCHOOLS, PARKS, POLICE AND FIRE PROTECTION, ROADS, SANITARY SEWERS, STORM SEWERS, AND WATER LINES, OR ARE REASONABLY CAPABLE OF BEING PROVIDED PRIOR TO THE DEVELOPMENT OF THE SUBJECT PROPERTY IF THE AMENDMENT WERE ADOPTED.

1. This is an urbanized area with ample utility and facility infrastructure to support a rezoning of this site.

Action: Approved **Meeting Date:** 2/13/2025

Details of Action:

Summary of Action: Approve the C-H-2 (Highway Commercial) zoning district because it is consistent with the City of Knoxville's One Year Plan and surrounding development.

Date of Approval: 2/13/2025 **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: 3/4/2025 **Date of Legislative Action, Second Reading:** 3/18/2025

Ordinance Number: **Other Ordinance Number References:**

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

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**