

▶ **FILE #:** 11-F-14-RZ

**AGENDA ITEM #:** 42

**AGENDA DATE:** 11/13/2014

▶ **APPLICANT:** HATCHER-HILL PROPERTIES, LLC

OWNER(S): Kevin Burris

TAX ID NUMBER: 121 A A 006

JURISDICTION: City Council District 2

STREET ADDRESS: 6408 Papermill Dr

▶ **LOCATION:** South side Papermill Dr., west of N. Weisgarber Rd.

▶ **APPX. SIZE OF TRACT:** 1.65 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY:

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** O-1 (Office, Medical, and Related Services)

▶ **ZONING REQUESTED:** C-4 (Highway and Arterial Commercial)

▶ **EXISTING LAND USE:** Vacant office building

▶ **PROPOSED USE:** Medical office and outpatient procedures

EXTENSION OF ZONE: Yes, extension of C-4 zoning from three sides

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Papermill Dr. and I-40/75 right-of-way / R-1 (Low Density Residential)

South: Businesses / C-4 (Highway & Arterial Commercial)

East: Hotel / C-4 (Highway & Arterial Commercial)

West: Vacant lot, billboard / C-4 (Highway & Arterial Commercial)

NEIGHBORHOOD CONTEXT: This section of Papermill Dr. that runs parallel to and south of I-40/75, is developed with commercial uses under C-3, C-4, C-5 and O-1 zoning.

**STAFF RECOMMENDATION:**

▶ **RECOMMEND that City Council APPROVE C-4 (Highway & Arterial Commercial) zoning.**

C-4 zoning is consistent with the scale and intensity of the surrounding development and zoning pattern and is a logical extension of C-4 zoning from the three sides. The mixed use designations of the sector plan and one year plan both allow consideration of C-4 zoning for this site.

**COMMENTS:**

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning pattern.
2. C-3 and C-4 zoning are in place on several properties in the immediate area, including adjacent C-4 properties to the south, east and west.
3. The site is located in an area of already established commercial uses and the proposal is an extension of that pattern.
4. The proposal is consistent with both the sector plan and one year plan proposals for the site.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The C-4 (Highway & Arterial Commercial) zone is established to provide areas in which the principal use of land is devoted to commercial establishments which cater specifically to the needs of motor vehicle oriented trade. It is the intent to provide a location for a limited amount of merchandise, equipment and material being offered for retail sale that, because of the type of material or transportation requirements, are suitable for display and storage outside of the confines of an enclosed building.
2. Based on the above general intent, this site is appropriate for C-4 development.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT:

1. The proposal would have a minimal impact on streets and no impact on schools. The impact on the streets will depend on the type of development proposed. Papermill Dr. is a major collector street capable of handling the additional traffic that may be generated under C-4 zoning.
2. The proposal is compatible with surrounding development and will have a minimal impact on the adjacent properties.
3. Public water and sewer utilities are available to serve the site. C-4 zoning is consistent with other zoning and density in the immediate area and will not adversely affect any other part of the County.

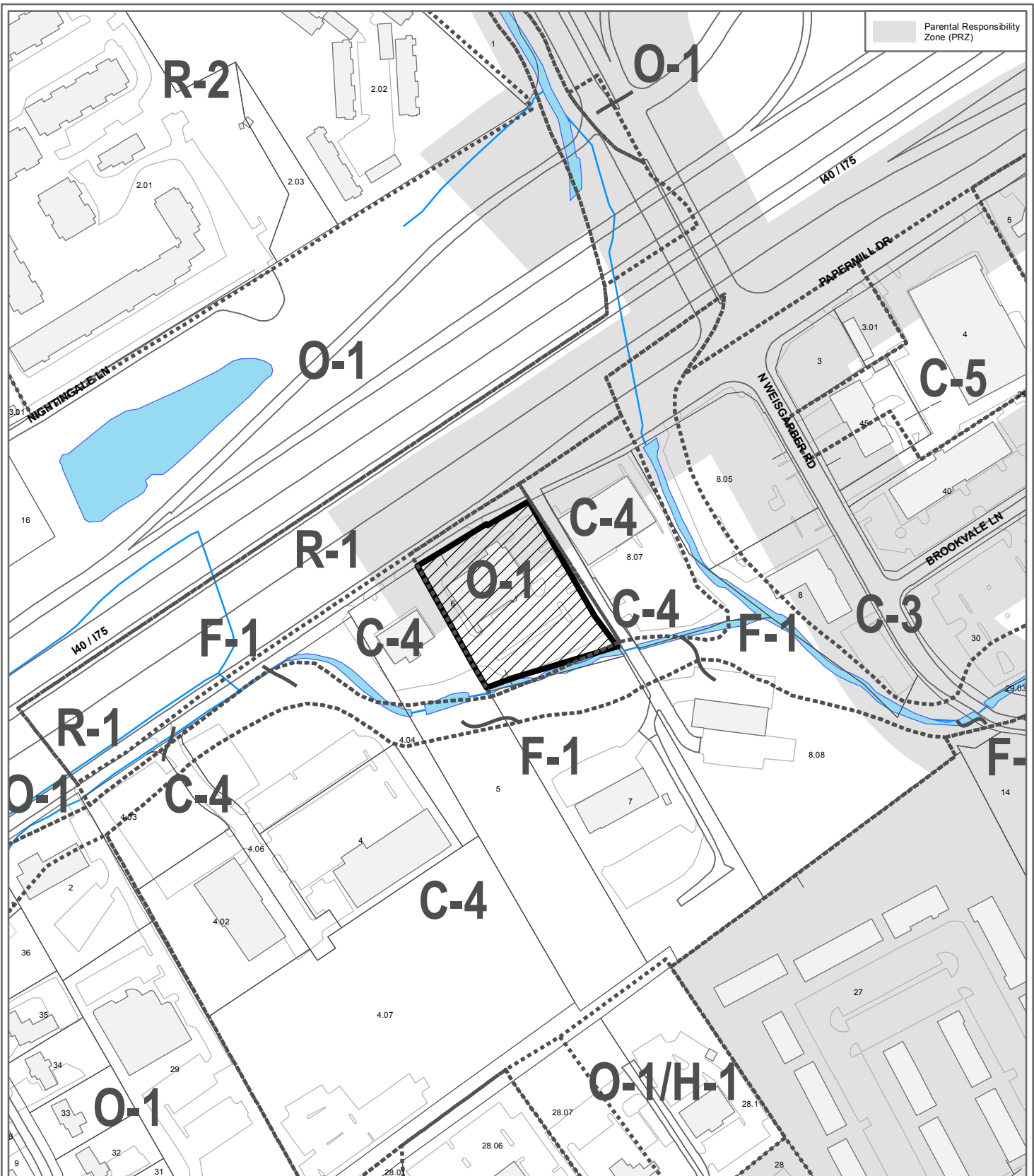
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. Both the West City Sector Plan and the Knoxville One Year Plan show this property within a mixed use special district (MU-SD-WC2). Commercial zoning may be considered within this special mixed use district.
2. The site is located within the City Limits of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.
3. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knoxville City Council for action on 12/9/2014 and 12/23/2014. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**11-F-14-RZ  
REZONING**

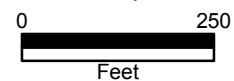
From: O-1 (Office, Medical, and Related Services)  
To: C-4 (Highway and Arterial Commercial)



Petitioner: Hatcher-Hill Properties, LLC

Map No: 121

Jurisdiction: City



Original Print Date: 10/27/2014      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902