

▶ **FILE #:** 5-H-17-RZ

AGENDA ITEM #: 46

AGENDA DATE: 5/11/2017

▶ **APPLICANT:** JAMES C. TOMICZEK

OWNER(S): Shailesh Patel

TAX ID NUMBER: 107 P C 005 & 006

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 6200 Papermill Dr

▶ **LOCATION:** Southeast side Papermill Dr., northeast of N. Weisgarber Rd.

▶ **APPX. SIZE OF TRACT:** 2.96 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Papermill Dr., a major collector street with 70' of pavement width within the large right-of-way of I-40/75.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

▶ **PRESENT ZONING:** C-3 (General Commercial)

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

▶ **EXISTING LAND USE:** Hotel

▶ **PROPOSED USE:** New hotel

EXTENSION OF ZONE: No

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Papermill Dr., interstate right-of-way / R-1 (Low Density Residential)

South: Restaurant and surface parking / C-3 (General Commercial)

East: Business / C-3 (General Commercial)

West: Stokes Lighting business / C-5 (Tourist 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. 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, C-4 and C-5 zoning are in place on several properties in the immediate area, including adjacent C-4 properties to the west, west of N. Weisgarber Rd.
3. The site is located in an area of already established commercial uses and the proposal is an consistent with 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.

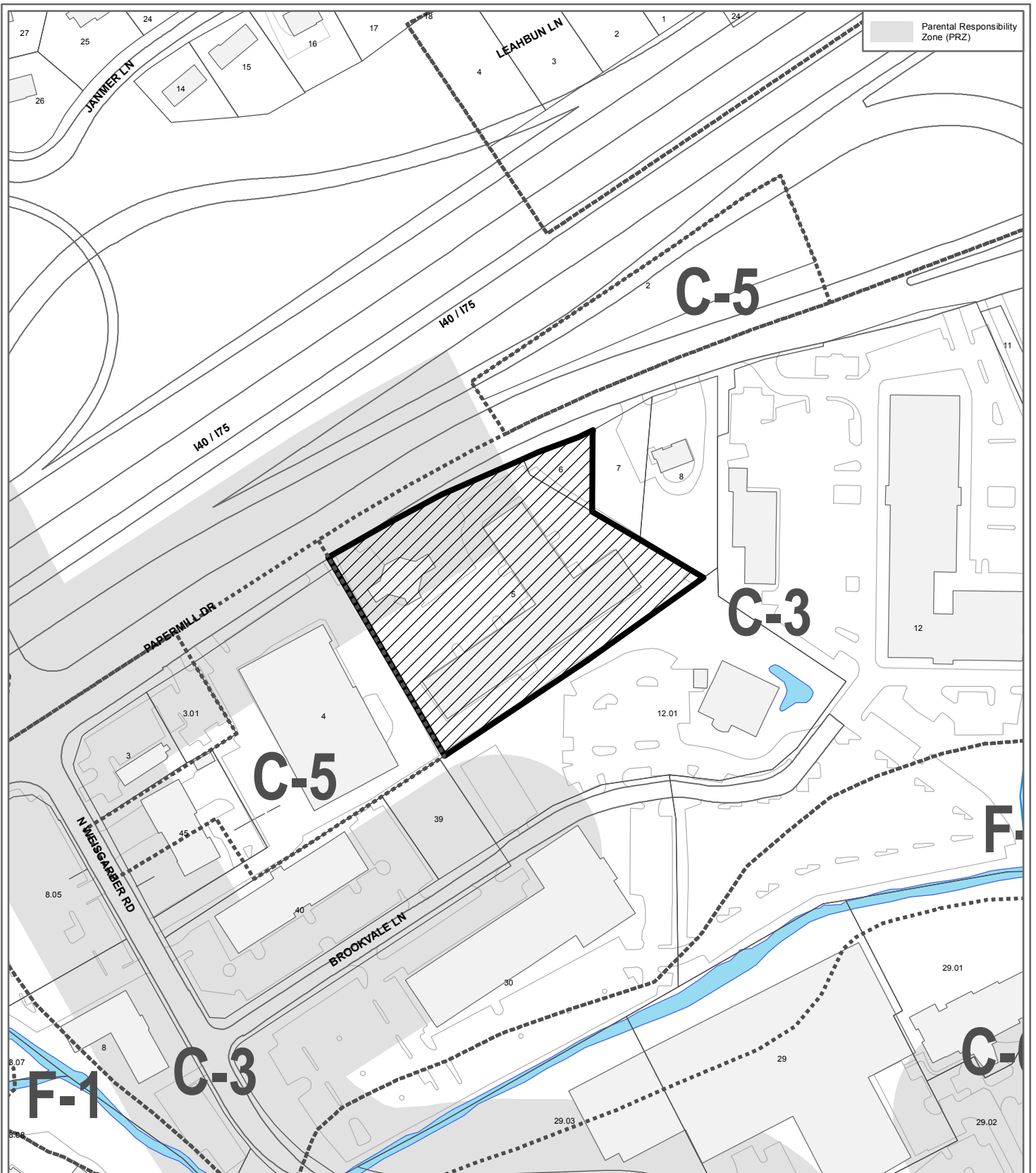
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

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). C-4 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 6/6/2017 and 6/20/2017. 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.



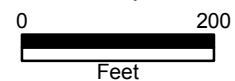
**5-H-17-RZ
REZONING**

From: C-3 (General Commercial)
To: C-4 (Highway and Arterial Commercial)



Petitioner: Tomiczek, James C.

Map No: 107
Jurisdiction: City



Original Print Date: 4/18/2017
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

MU-SD (WC-2)

KNOXVILLE-KNOX COUNTY

M P C

METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

REZONING PLAN AMENDMENT

Name of Applicant: James C. Tomiczek

Date Filed: 3/27/17 Meeting Date: May 11, 2017

Application Accepted by: Bmsseau

Fee Amount: \$1000.00 File Number: Rezoning 5-H-17-R2

Fee Amount: _____ File Number: Plan Amendment _____



SE side Papermill Dr. NE of Weisgarber Rd

PROPERTY INFORMATION

Address: 6200 PAPERMILL DR.

General Location: ON PAPERMILL DRIVE, BETWEEN WEISGARBER AND NORTHSIDE, NEXT TO STOKES.

Parcel ID Number(s): 107PC005, AND 107PC006

Tract Size: 2.96 Ac.

Existing Land Use: HOTEL

Planning Sector: WEST CITY

Growth Policy Plan: Inside City

Census Tract: 37

Traffic Zone: 115 2nd

Jurisdiction: City Council _____ District
 County Commission _____ District

Requested Change
REZONING

FROM: C-3

TO: C-4

PLAN AMENDMENT

One Year Plan _____ Sector Plan

FROM: _____

TO: _____

PROPOSED USE OF PROPERTY

NEW HOTEL

Density Proposed _____ Units/Acre

Previous Rezoning Requests: None noted

PROPERTY OWNER OPTION HOLDER

PLEASE PRINT
Name: SHAILESH PATEL

Company: SACHCHIDANAND 6200 LLC

Address: 6200 PAPERMILL DRIVE

City: KNOXVILLE State: TN Zip: 37919

Telephone: 865-405-9999

Fax: 865-381-0618

E-mail: SHAILESHVP@AOL.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: JAMES C. TOMICZEK

Company: CEC

Address: 2704 CHEROKEE FARM WAY; SUITE 101

City: KNOXVILLE State: TN Zip: 37920

Telephone: 865-977-9997

Fax: 865-774-7767

E-mail: JTOMICZEK@CECINC.COM

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: _____

PLEASE PRINT
Name: JAMES C. TOMICZEK

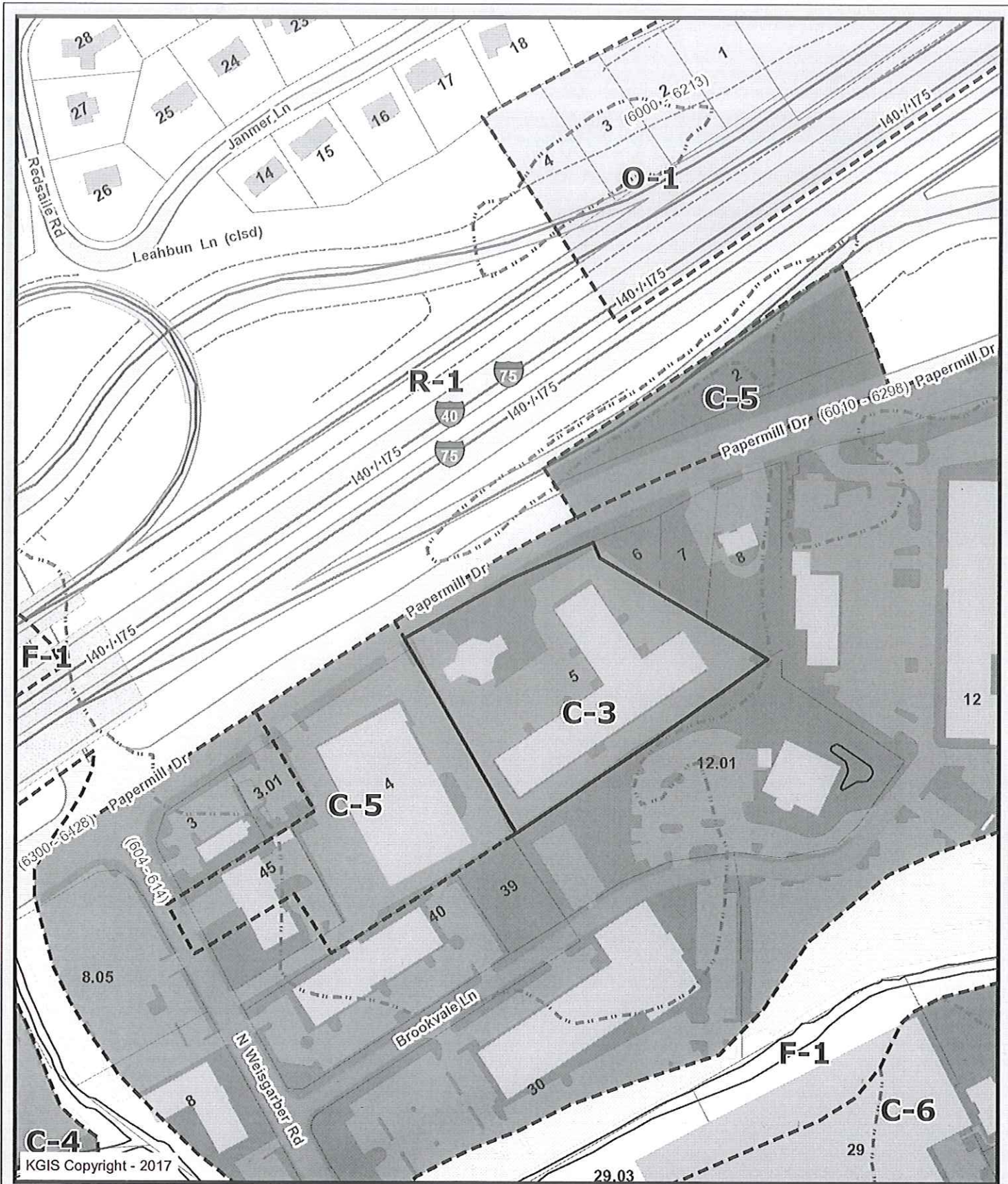
Company: CEC

Address: 2704 CHEROKEE FARM WAY; SUITE 101

City: KNOXVILLE State: TN Zip: 37920

Telephone: 865-977-9997

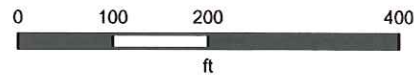
E-mail: JTOMICZEK@CECINC.COM



Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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