

REZONING REPORT

► **FILE #:** 2-G-25-RZ

AGENDA ITEM #: 34

AGENDA DATE: 2/13/2025

► **APPLICANT:** BENJAMIN C. MULLINS

OWNER(S): Sachchidanand 6200 LLC

TAX ID NUMBER: 107 P C 005

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 6200 PAPERMILL DR

► **LOCATION:** South side of Papermill Dr, east of N Weisgarber Rd

► **APPX. SIZE OF TRACT:** 2.99 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Papermill Drive, a major collector street with 70 ft of pavement width within a right-of-way shared with I-40/I-75.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Fourth Creek

► **PRESENT ZONING:** C-G-3 (General Commercial)

► **ZONING REQUESTED:** C-H-2 (Highway Commercial)

► **EXISTING LAND USE:** Commercial, Agriculture/Forestry/Vacant Land

►
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).

SURROUNDING LAND
USE AND ZONING: North: I-40/I-75 right-of-way - ROW (right-of-way)

South: Commercial, agriculture/forestry/vacant land - C-G-3 (General Commercial), F (Floodplain Overlay)

East: Agriculture/forestry/vacant land- C-G-3 (General Commercial)

West: Commercial - C-G-3 (General Commercial)

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.

STAFF RECOMMENDATION:

► **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.**

COMMENTS:

PURSUANT TO THE CITY OF KNOXVILLE ZONING ORDINANCE, SECTION 16.1.E, ALL OF THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS:

THE PROPOSED AMENDMENT IS NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY GENERALLY

1. Since the early 1980s, development trends in the surrounding area included a mix of uses. The area east of N Northshore Drive is predominantly residential and civic, with commercial developments concentrated near major thoroughfares. In contrast, the area west of N Northshore Drive, where the subject property is situated, primarily features commercial, office, and limited multi-family developments.

THE PROPOSED AMENDMENT IS CONSISTENT WITH THE INTENT AND PURPOSES OF THIS CODE.

1. The C-H zoning district is intended to accommodate higher-intensity commercial uses of a predominantly auto-oriented character, including retail, rental, and service establishments. The subject property meets the description of the C-H-2 district, as it is adjacent to the I-40/1-75 interstate and within the commercial corridor along Papermill Drive.

2. Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses. The C-H-2 district is compatible with the surrounding zoning districts, which include the C-H-2, C-G-3 (General Commercial), and O (Office) districts.

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

1. The C-H-2 district is consistent with the surrounding developments in the area, which primarily include commercial, office, and higher-intensity residential uses. The C-H-2 district also has regulations in place that are intended to ensure the mitigation of any potential impacts on neighboring uses.

2. The existing and proposed districts have design standards intended to foster attractive development that is compatible with the surrounding environment by regulating items such as building materials, visual elements, and pedestrian access. Both districts must adhere to the same façade and commercial site design standards outlined in Article 5, Section 5.4 of the City of Knoxville's Zoning Ordinance. The C-H-2 district has fewer fenestration requirements, but the reduced fenestration design standards are not anticipated to negatively impact the surrounding area.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE KNOXVILLE-KNOX COUNTY GENERAL PLAN AND ITS COMPONENT PARTS, INCLUDING ADOPTED SECTOR PLANS, CORRIDOR PLANS, AND RELATED DOCUMENTS.

1. The subject property is within the Papermill Corridor Mixed Use Special District (MU-WC-2) of the West City Sector Plan and One Year Plan. The Papermill Corridor calls for higher-intensity residential and commercial uses as appropriate future land uses for this area. As such, the C-H-2 zoning district is supported by this plan, as it permits higher-intensity residential uses and is intended to accommodate 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.

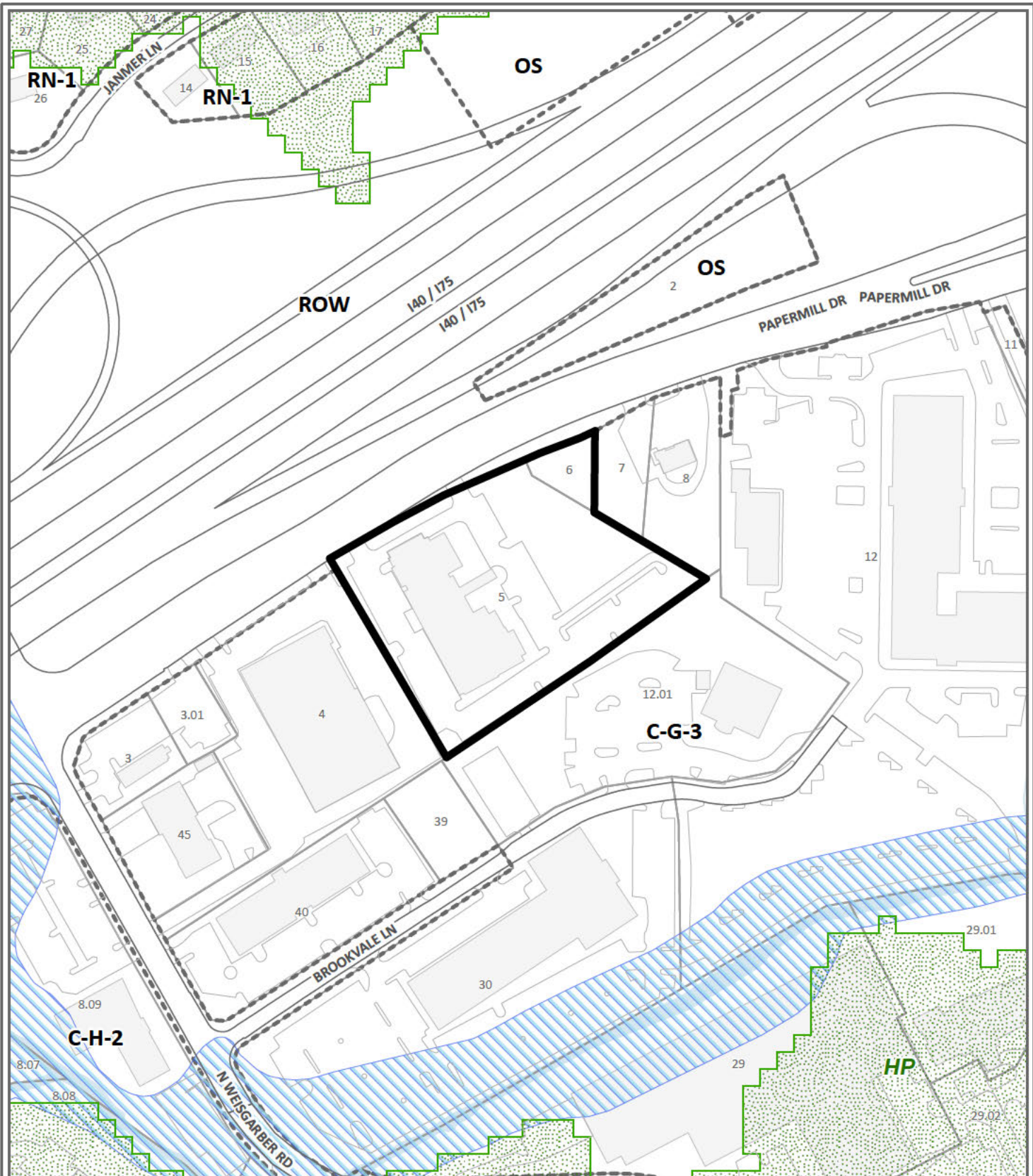
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

Schools affected by this proposal: Bearden Elementary, Bearden Middle, and West High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knoxville City Council for action on 3/4/2025 and 3/18/2025. If denied, Knoxville-Knox County Planning Commission'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 a Planning Commission decision in the City.



REZONING

2-G-25-RZ

Petitioner: Benjamin C. Mullins

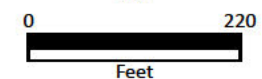


From: C-G-3 (General Commercial)

To: C-H-2 (Highway Commercial)

Map No: 107

Jurisdiction: City

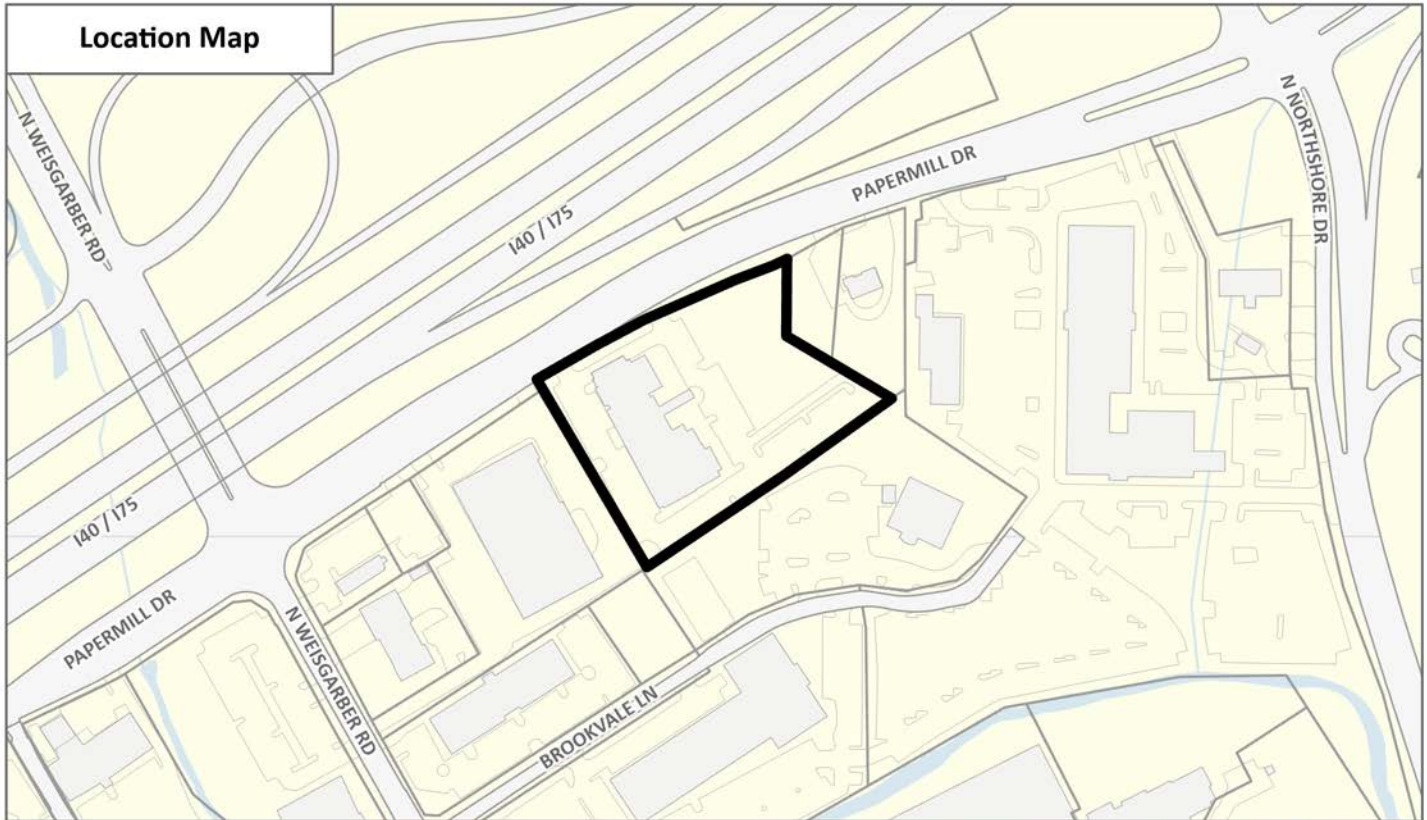


Original Print Date: 1/3/2025

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images

Location Map



Aerial Map

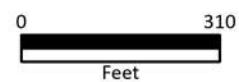


CONTEXTUAL MAPS 1

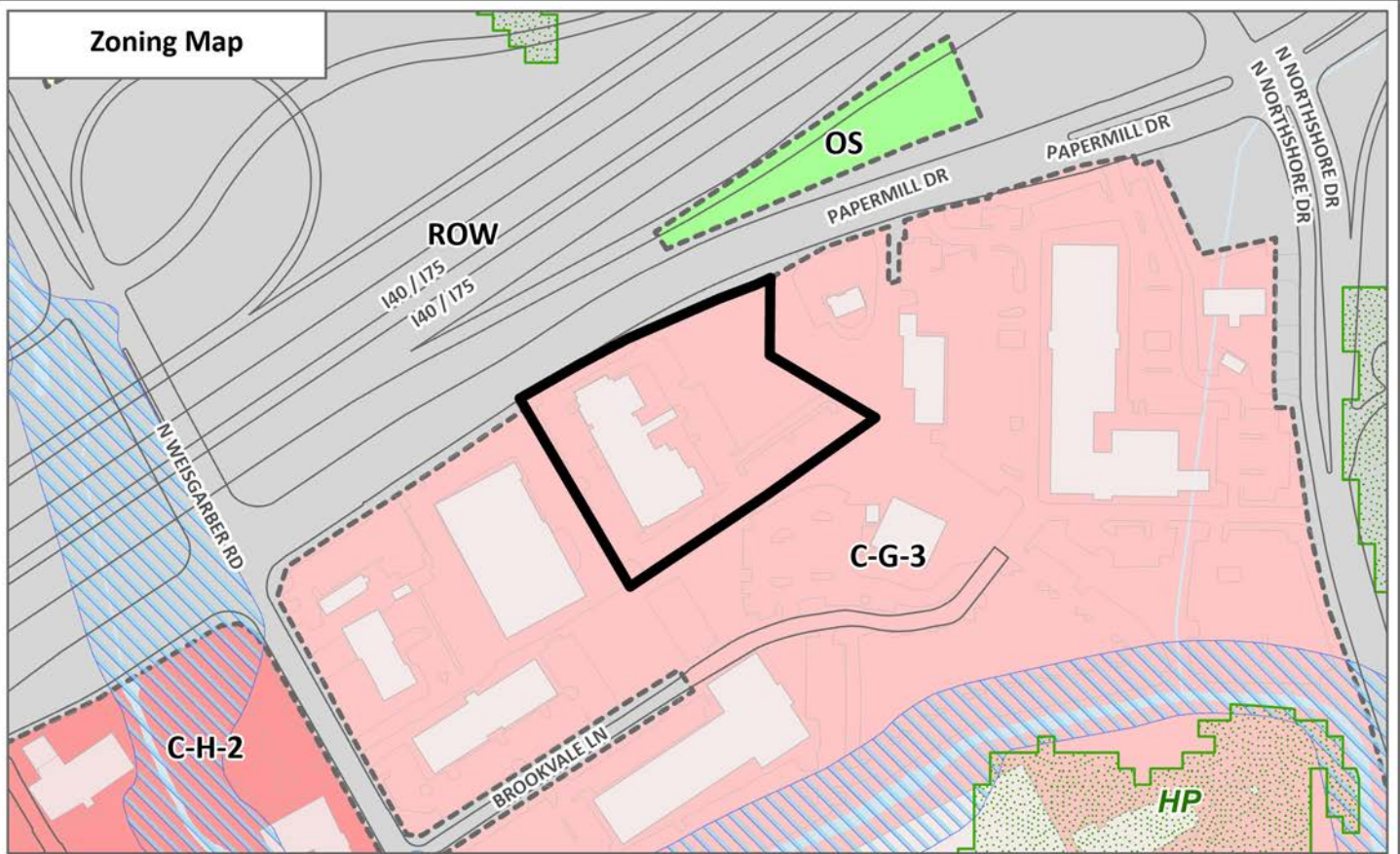
2-G-25-RZ



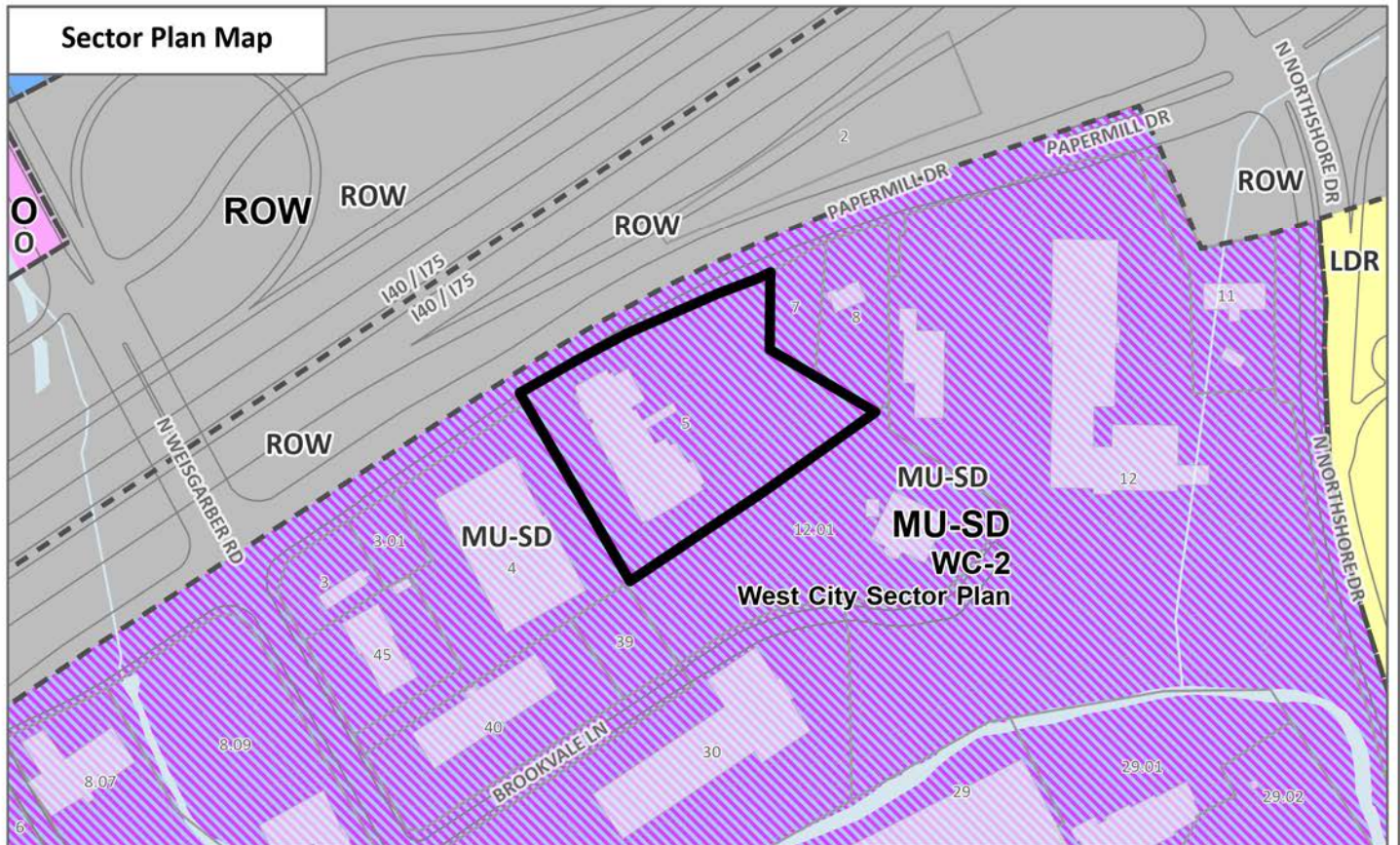
Case boundary



Zoning Map



Sector Plan Map

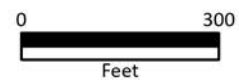


CONTEXTUAL MAPS 2

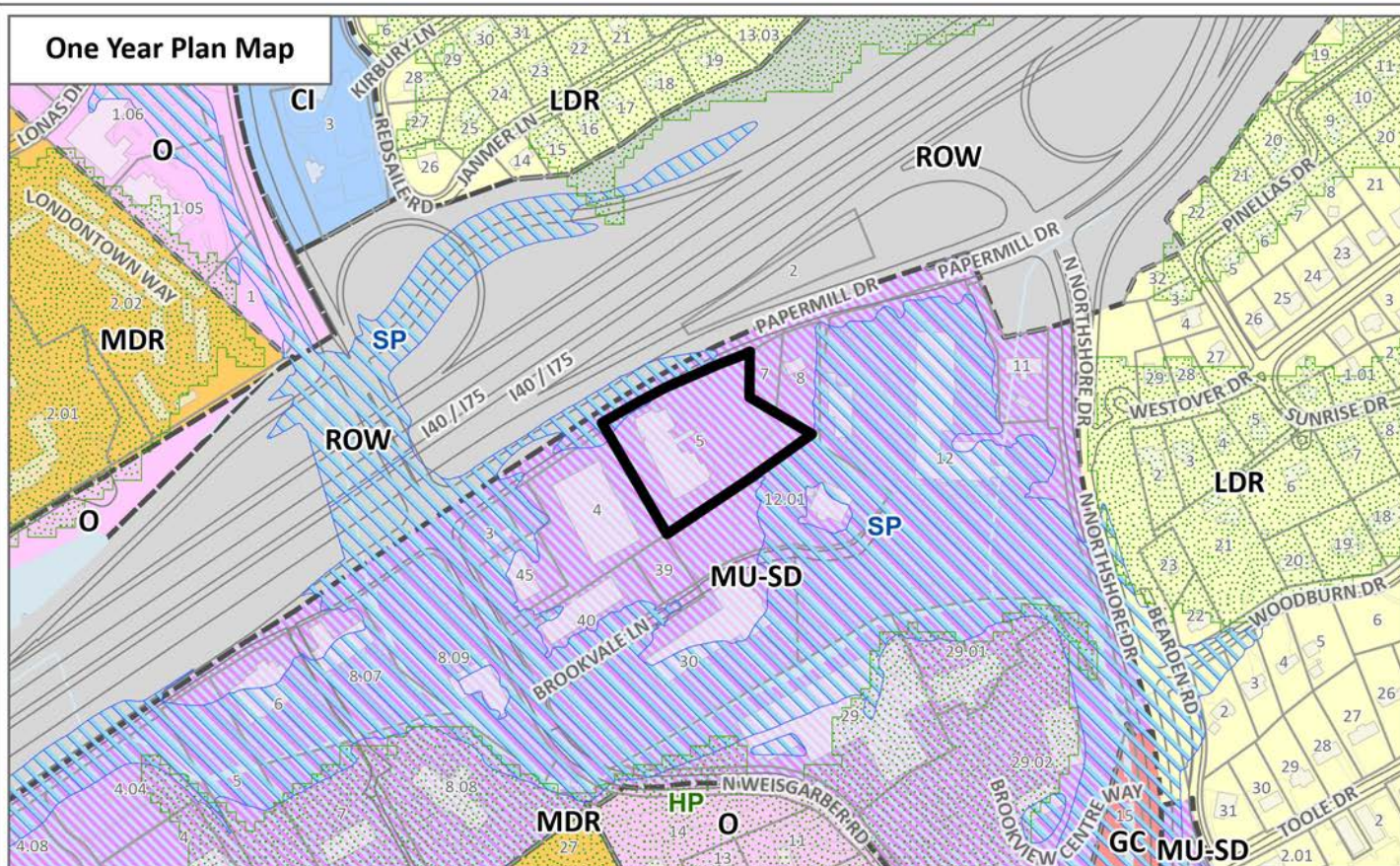
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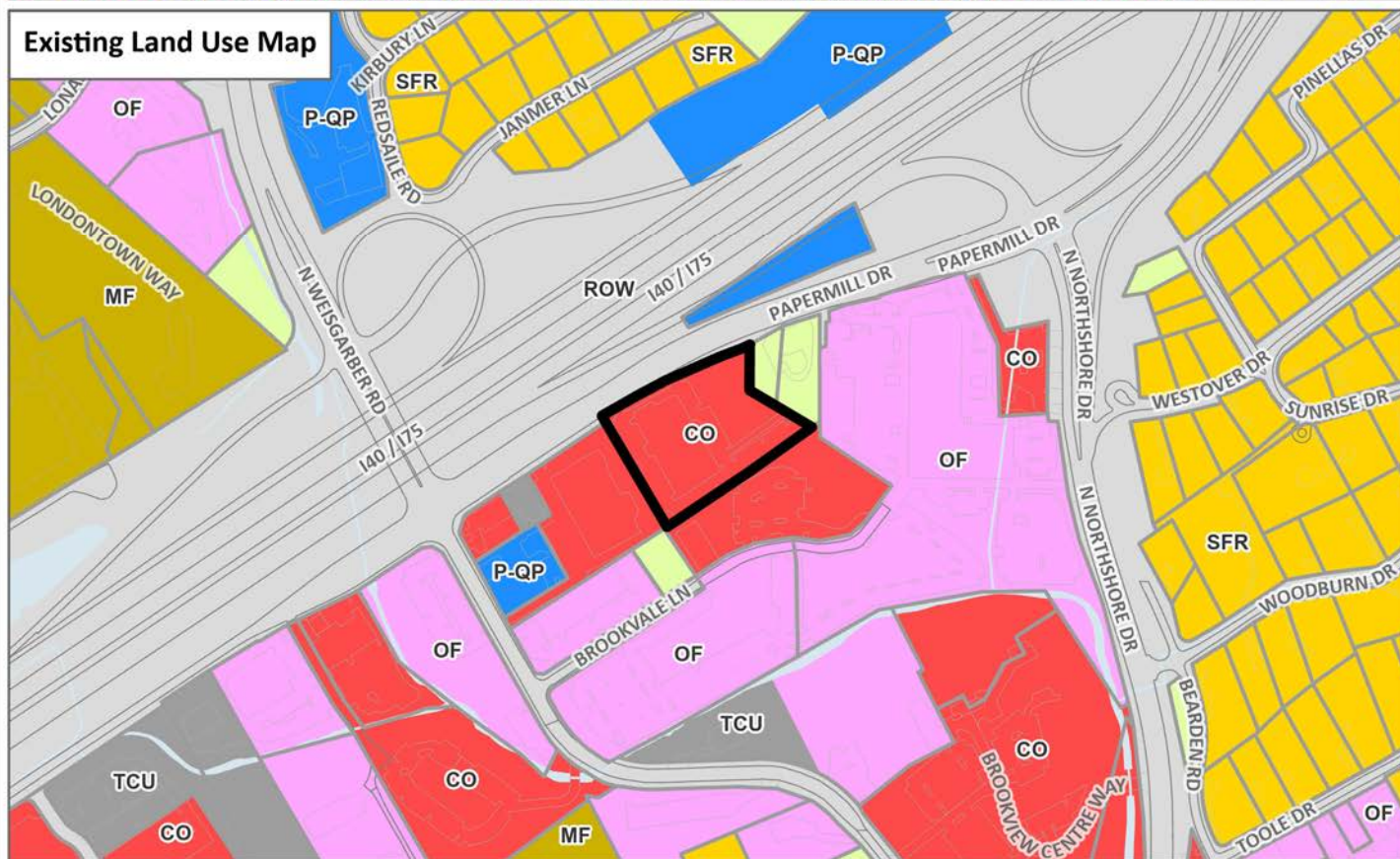
Case boundary



One Year Plan Map



Existing Land Use Map

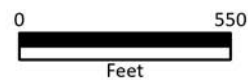


CONTEXTUAL MAPS 3

2-G-25-RZ



Case boundary



(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ PA
☒ Rezoning

Benjamin C. Mullins

Attorney for Owner/Option

Applicant Name

Affiliation

12-27-2024

February 13, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

2-G-25-RZ

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Benjamin C. Mullins

Frantz, McConnell & Seymour, LLP

Name

Company

550 West Main Street, Suite 500

Knoxville

TN

37902

Address

City

State

ZIP

865-546-9321

Phone

Email

CURRENT PROPERTY INFO

Sachchidanand 6200 LLC

206 S. Illinois Ave.

865-405-9999

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6200 and 0 Papermill Dr.

107PC005 and 107PC006

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

View Form

JULY 2024

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Residential	<input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Non-Residential	<input type="checkbox"/> Hillside Protection COA	Related City Permit Number(s)
Home Occupation (specify) _____ Other (specify) _____			

SUBDIVISION REQUEST

		Related Rezoning File Number
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Total Number of Lots Created
<input type="checkbox"/> Other (specify) _____		
<input type="checkbox"/> Attachments / Additional Requirements		

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	C-H-2	Pending Plat File Number
	Proposed Zoning	
<input type="checkbox"/> Plan Amendment Change	Proposed Plan Designation(s)	
Proposed Density (units/acre)	Previous Rezoning Requests	
<input type="checkbox"/> Other (specify)		

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (<i>Comprehensive Plan</i>) ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)	Fee 1	\$1,000.00
	Fee 2	
	Fee 3	
	Total	

AUTHORIZATION

By signing below, I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature

Benjamin C. Mullins

Print Name / Affiliation

12-27-24
Date

Date _____

865-546-9321

Phone Number

Email

Sachchidanand 6200 LLC

Please Print

12/27/2024, SG

Date Paid

Property Owner Signature



Public Notice and Community Engagement

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

1/31/2025

~~February 1, 2025~~

February 14, 2025

Date to be Posted

Date to be Removed

**Have you engaged the
surrounding property owners
to discuss your request?**

☐ Yes ☒ No

☐ No, but I plan to prior to the
Planning Commission meeting

Applicant Signature

Benjamin C. Mullins

Applicant Name

12-27-2024

Date

2-G-25-RZ

FILE NUMBER