



# SPECIAL USE REPORT

▶ **FILE #:** 3-H-25-SU

**AGENDA ITEM #:** 22

**AGENDA DATE:** 3/13/2025

▶ **APPLICANT:** SHAILESH PATEL / THE 9 GROUP

OWNER(S): Ocho Company

TAX ID NUMBER: 107 P C 008, 007, 005 (PART OF)

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 6110 PAPERMILL DR (0, 6200 PAPERMILL DR)

▶ **LOCATION:** South side of Papermill Drive, west of North Northshore Drive

▶ **APPX. SIZE OF TRACT:** 2.01 acres

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Papermill Drive, a major collector street with 4 lanes and a center turn lane 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

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

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

▶ **PROPOSED USE:** Parking lot

HISTORY OF ZONING: In 2017 one of the subject parcels was rezoned from C-3 (General Commercial) to C-4 (Highway and Arterial Commercial) (5-H-17-RZ). There is an active rezoning request on the same parcel (005) from C-G-3 (General Commercial) to C-H-2 (Highway Commercial) that was approved by the Planning Commission and is pending City Council approval (2-G-25-RZ).

SURROUNDING LAND USE AND ZONING:  
North: Right-of-way - ROW  
South: Commercial - C-G-3 (General Commercial)  
East: Office - 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 off 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 575 feet to the south.

**STAFF RECOMMENDATION:**

- ▶ **Postpone the application for 60 days to be heard at the May 8, 2025 Planning Commission meeting as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



# Request to Postpone • Table • Withdraw

Shailesh Patel / The 9 Group

02/26/2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

3/13/25

Scheduled Meeting Date

3-H-25-SU

File Number(s)

## POSTPONE

**POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:**  30 days  60 days  90 days

Postpone the above application(s) until the May Planning Commission Meeting.

## WITHDRAW

**WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

**TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

Shailesh Patel

Applicant Signature

Please Print

865-405-9999

shailesh@the9.group

Phone Number

Email

## STAFF ONLY

Shelley Gray

03/03/2025

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

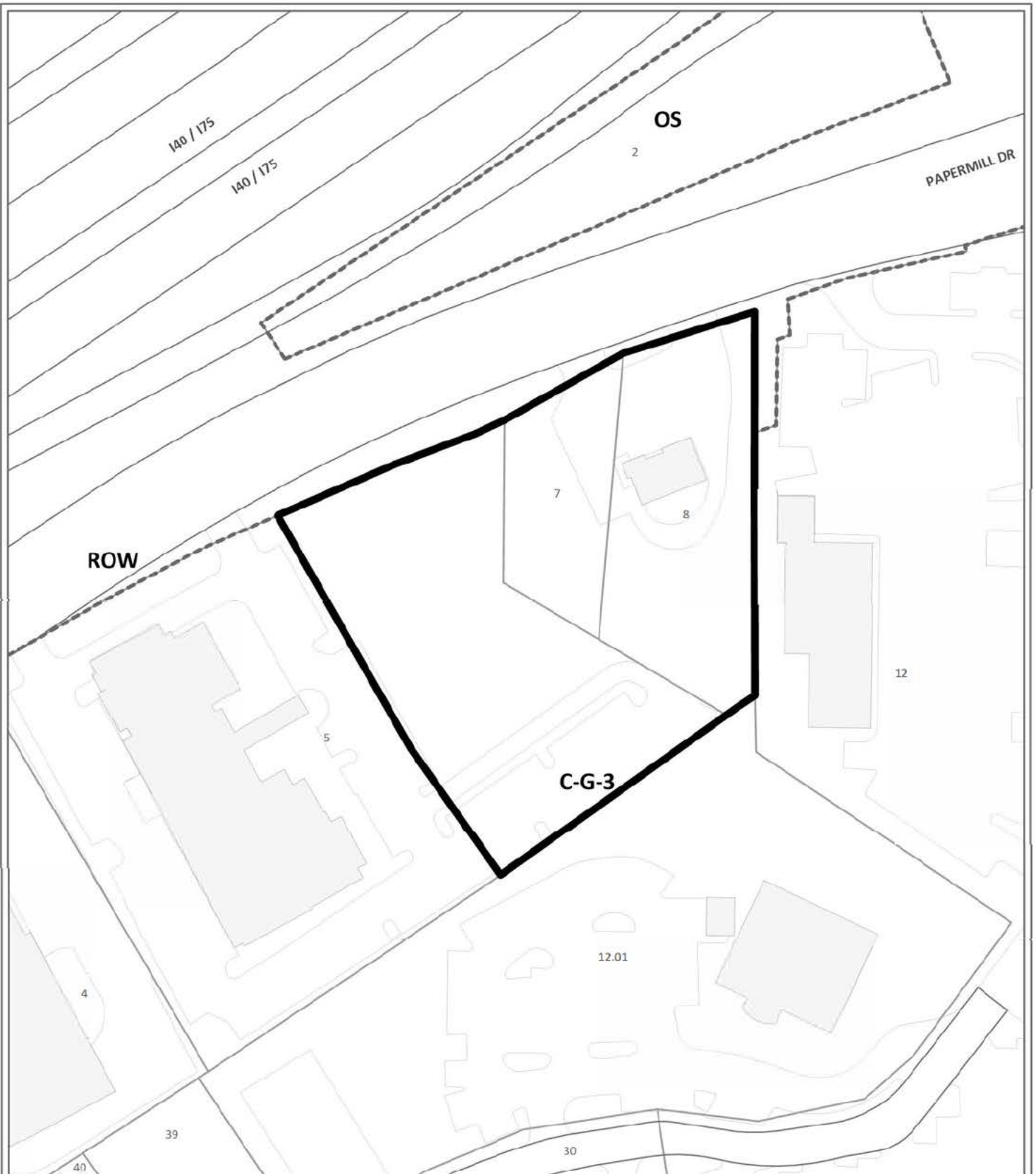
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**SPECIAL USE**

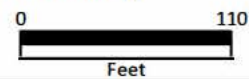
**3-H-25-SU**

**Petitioner:** Shailesh Patel / The 9 Group



Parking lot in C-G-3 (General Commercial)

**Map No:** 107  
**Jurisdiction:** City

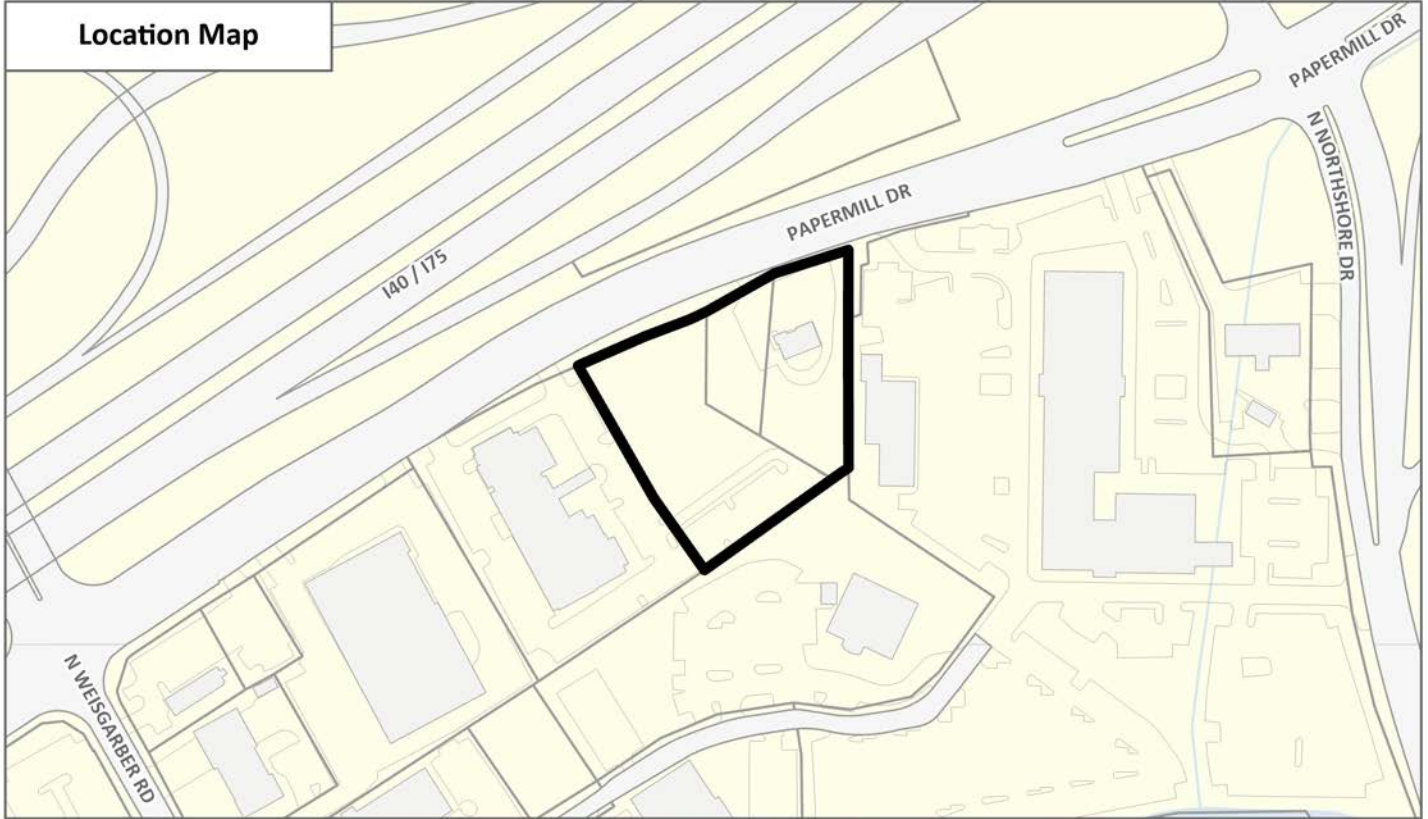


**Original Print Date:** 2/4/2025

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

# Exhibit A. Contextual Images

Location Map



Aerial Map

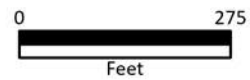


CONTEXTUAL MAPS 1

3-H-25-SU

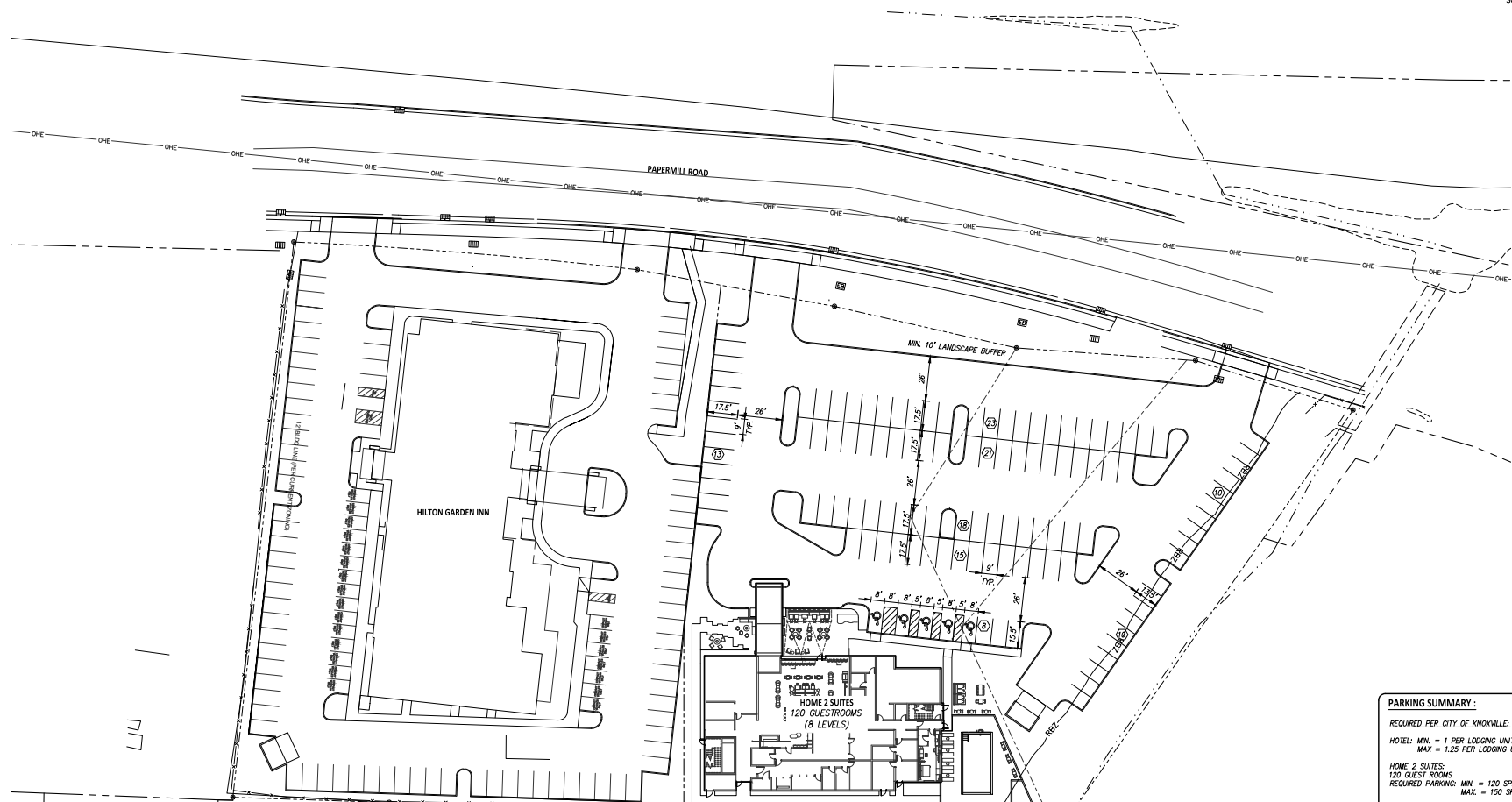


Case boundary





SCALE: 1" = 30'



ISSUE DESCRIPTION	
NO.	DATE

IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT BE USED FOR CONSTRUCTION.

**PRELIMINARY FOR REVIEW ONLY**

**HOME 2 SUITES**  
PAPERMILL DRIVE  
KNOXVILLE, TN 37939

**CANNON & CANNON**  
10025 Investment Drive, Suite 120  
Knoxville, TN 37932

865.670.8555  
www.cci-corp.com  
CLIENT: THE 9 GROUP  
9128 EXECUTIVE PARK DRIVE  
KNOXVILLE, TN 37928  
(865)405-9999

CCI PROJ. NO. 01499-0004  
DATE: JANUARY 17, 2023  
DWG/C: AK  
DRAWN BY: CO

**SITE LAYOUT PLAN**

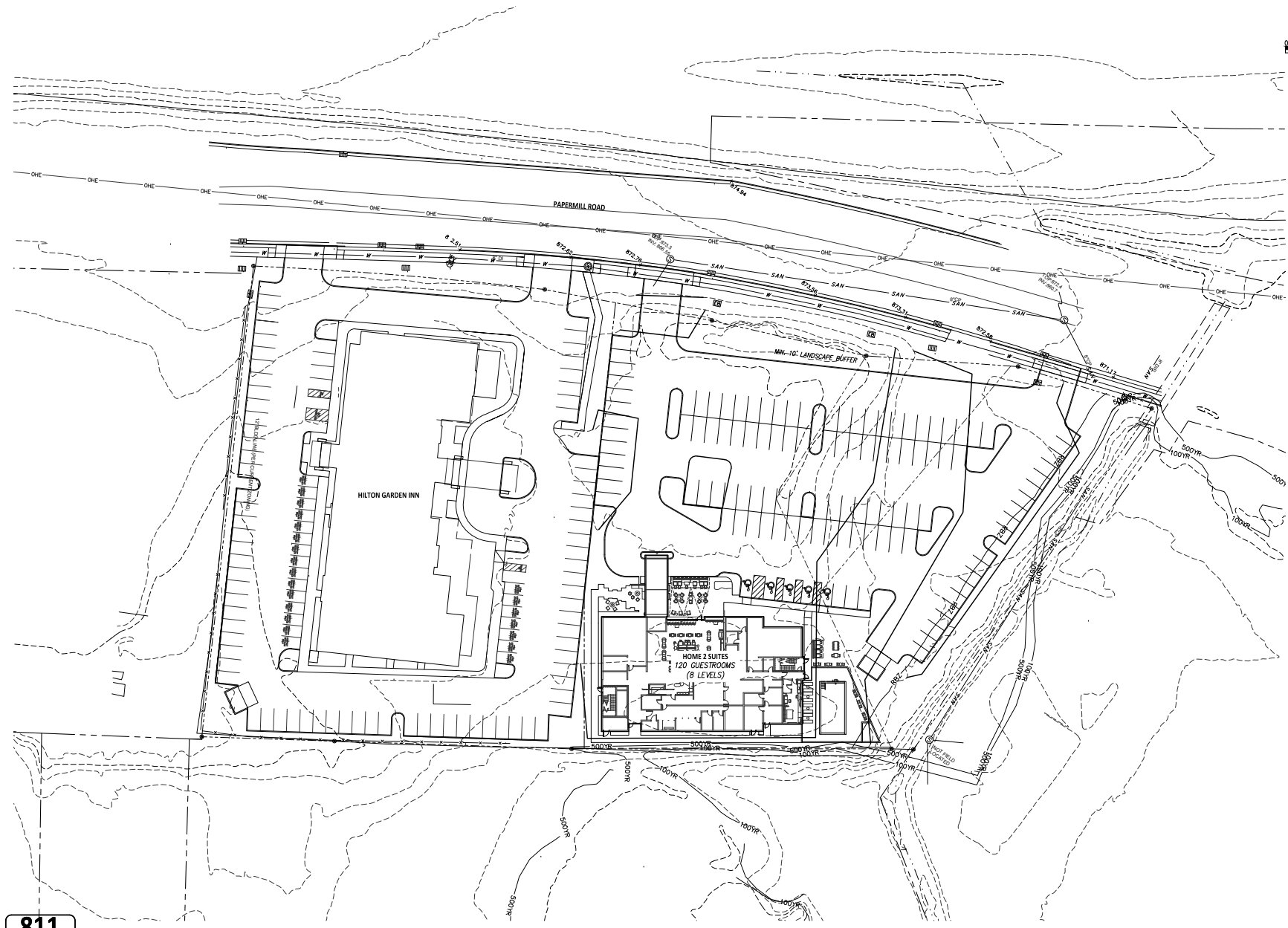
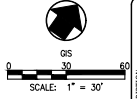
**C101**

**IMPERVIOUS INFORMATION**  
EXISTING IMPERVIOUS = 2.96 AC. (128,936 SF)  
\*EXISTING IMPERVIOUS CALCULATED FROM HISTORICAL AERIALS AND DSD18-0029.  
PROPOSED IMPERVIOUS  
HOME 2 SUITES = 1.59 AC. (69,420 SF)  
HILTON GARDEN INN = 1.55 AC. (67,704 SF)  
TOTAL IMPERVIOUS AREA = 3.14 AC. (137,124 SF)  
EXISTING IMPERVIOUS IN RBZ = 0.03 AC. (1,384 SF)  
PROPOSED IMPERVIOUS IN RBZ = 0.03 AC. (1,150 SF)  
\*EXISTING DOES NOT INCLUDE 990 SF OF IMPERVIOUS AREA AND 44 FT OCEAN CURB THAT WAS REMOVED FROM THE RBZ IN 2003-2007.

**NOTES:**  
1. REFER TO SHEET C002 FOR GENERAL NOTES.

**PARKING SUMMARY:**  
**REQUIRED PER CITY OF KNOXVILLE:**  
HOTEL: MIN. = 1 PER LODGING UNIT  
          MAX = 1.25 PER LODGING UNIT  
**HOME 2 SUITES:**  
120 GUEST ROOMS  
REQUIRED PARKING: MIN. = 120 SPACES  
                              MAX. = 150 SPACES  
**HILTON GARDEN INN:**  
140 GUEST ROOMS  
REQUIRED PARKING: MIN. = 140 SPACES  
                              MAX. = 175 SPACES  
**TOTAL REQUIRED PARKING = 260 SPACES**  
REQUIRED NUMBER OF PROPOSED ACCESSIBLE SPACES FOR 101 TO 150 SPACES = 2 VAN AND 7 STANDARD  
**PROPOSED:**  
**HOME 2 SUITES:**  
PROPOSED STANDARD PARKING = 83 SPACES  
PROPOSED COMPACT PARKING = 20 SPACES  
PROPOSED AUTO ACCESSIBLE PARKING = 2 SPACES  
PROPOSED VAN ACCESSIBLE PARKING = 3 SPACES  
**TOTAL SPACES PROVIDED = 118 SPACES**  
**HILTON GARDEN INN:**  
PROPOSED STANDARD PARKING = 105 SPACES  
PROPOSED AUTO ACCESSIBLE PARKING = 4 SPACES  
PROPOSED VAN ACCESSIBLE PARKING = 1 SPACES  
**TOTAL SPACES PROVIDED = 110 SPACES**  
**TOTAL COMBINED SPACES PROVIDED = 260 SPACES**





NO.	DATE	ISSUE DESCRIPTION

**PRELIMINARY  
FOR  
REVIEW  
ONLY**

IF THIS DOCUMENT IS NOT ISSUED, SEALED, AND SIGNED, IT MAY NOT BE USED FOR CONSTRUCTION.

**HOME 2 SUITES**  
PAPERMILL DRIVE  
KNOXVILLE, TN 37933

PROJECT:



**CANNON & CANNON**

10025 Investment Drive, Suite 120  
Knoxville, TN 37932  
865.670.8555  
www.cci-corp.com

CLIENT:

**THE 9 GROUP**  
9128 EXECUTIVE PARK DRIVE  
KNOXVILLE, TN 37928  
(865)405-9999

CCI PROJ. NO. 01899-0004  
DATE: JANUARY 17, 2023  
FW/C: AK  
DRAWN BY: CO

**SITE GRADING & DRAINAGE  
PLAN**

**C201**



**NOTES:**  
1. REFER TO SHEET C002 FOR GENERAL NOTES.

(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](mailto: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

Shailesh Patel / The 9 Group

Lessee

Applicant Name

Affiliation

1/27/2025

March 13, 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

3-H-25-SU

### 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

Adam Thomas Kohntopp

Cannon and Cannon, Inc.

Name

Company

10025 Investment Dr Suite 120

Knoxville

TN

37932

Address

City

State

ZIP

865-343-0019

Phone

[Redacted]

Email

### CURRENT PROPERTY INFO

Ocho Company

PO Box 51058 Knoxville, TN 37950

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6110 Papermill Dr

107PC007, 107PC008

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

- Development Plan   
  Use on Review / Special Use   
  Hillside Protection COA  
 Residential   
  Non-Residential

Related City Permit Number(s)

TBD

Home Occupation (specify) \_\_\_\_\_

stand alone parking lot in C-G-3

Other (specify) \_\_\_\_\_

## SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Combine Parcels   
  Divide Parcel

Unit / Phase Number

Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

## ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

- Staff Review   
  Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders   
  Variance Request  
 Amendment Request (*Comprehensive Plan*)

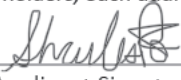
### ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0405	\$1,600.00
Fee 2	
Fee 3	

## 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

Shailesh Patel / Principal

1/16/25

Print Name / Affiliation


Date

865-405-9999

Phone Number

Email

1/27/2025, SG

  
 Property Owner Signature

Michael Schaad

1/17/25

Please Print

Date Paid



# 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.*

02/28/2025

03/14/2025

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

Applicant Name

Date