



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

File Number(s)

3-H-25-SU

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:

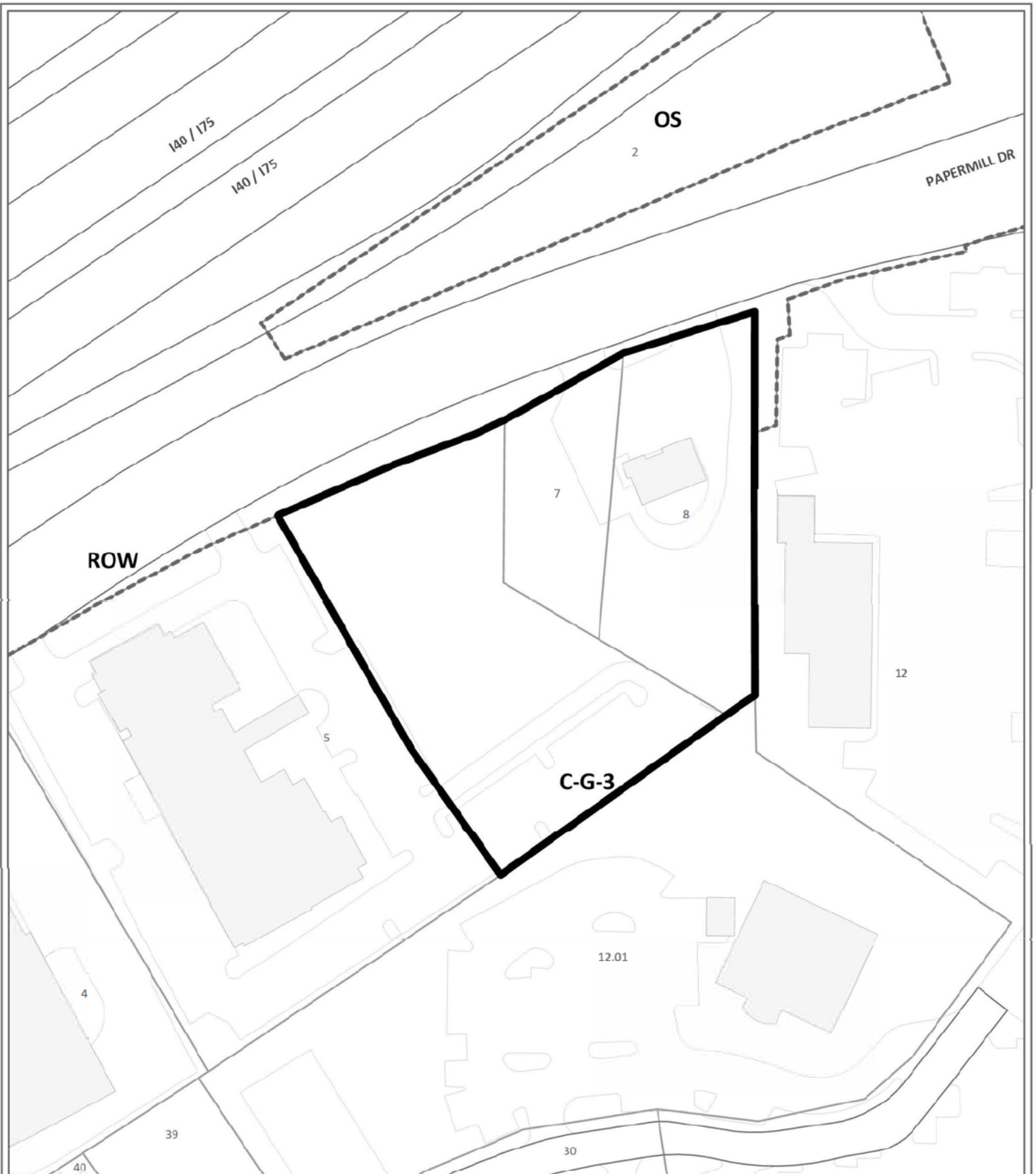
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



SPECIAL USE

3-H-25-SU

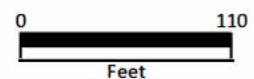
Petitioner: Shailesh Patel / The 9 Group



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

Map No: 107

Jurisdiction: City

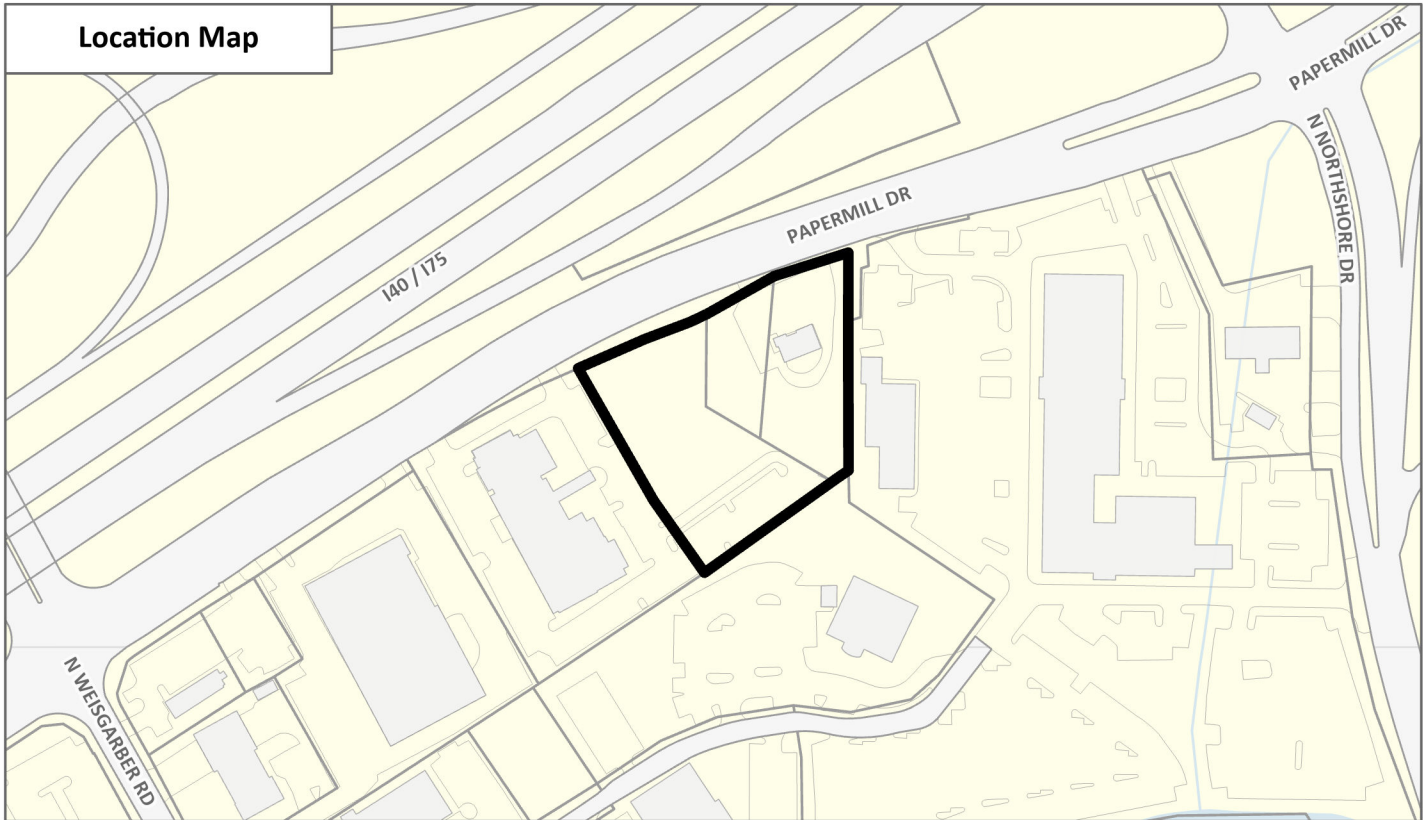


Original Print Date: 2/4/2025

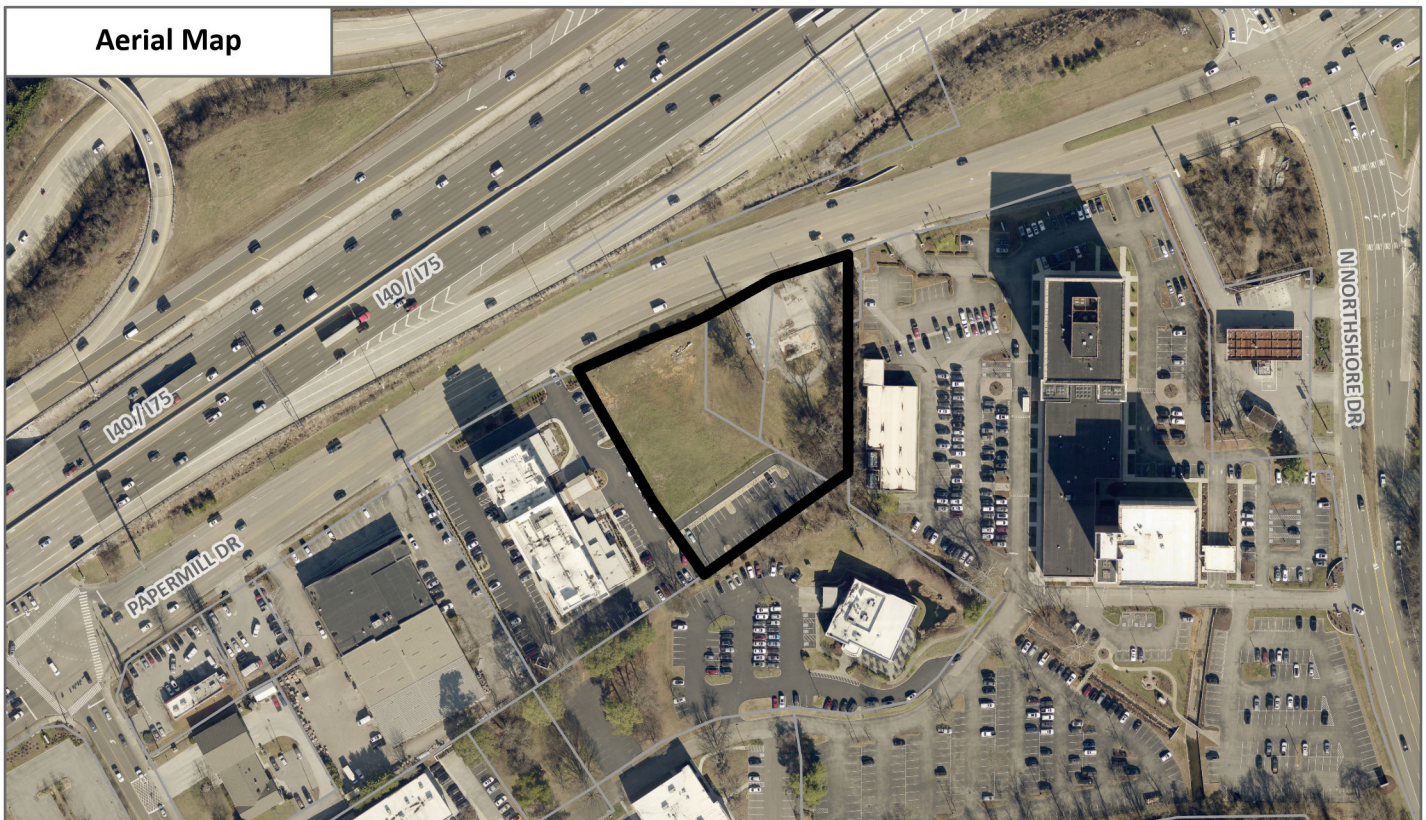
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

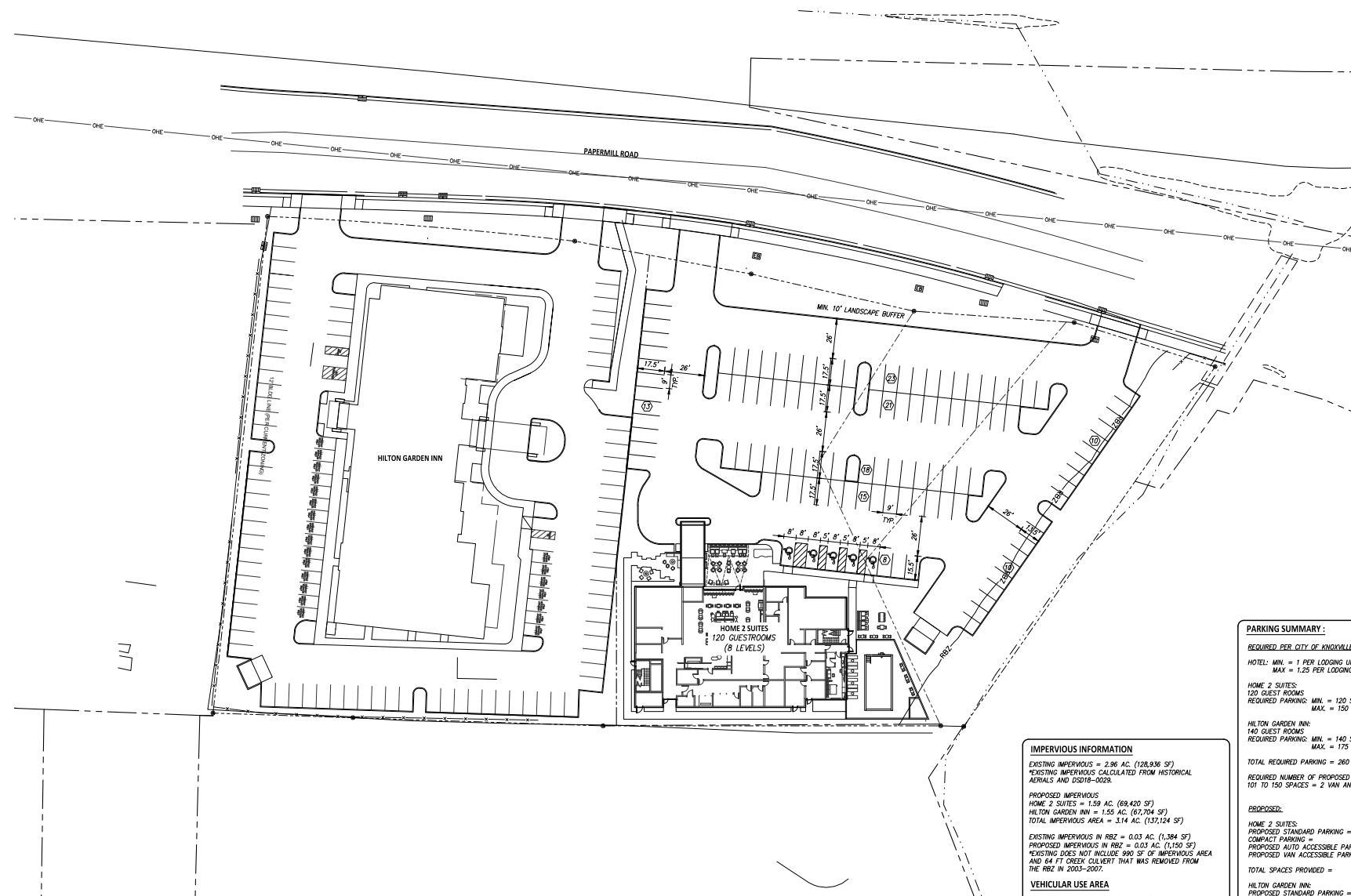
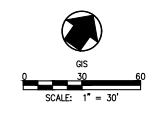
3-H-25-SU



Case boundary

0 275
Feet





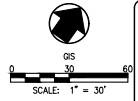
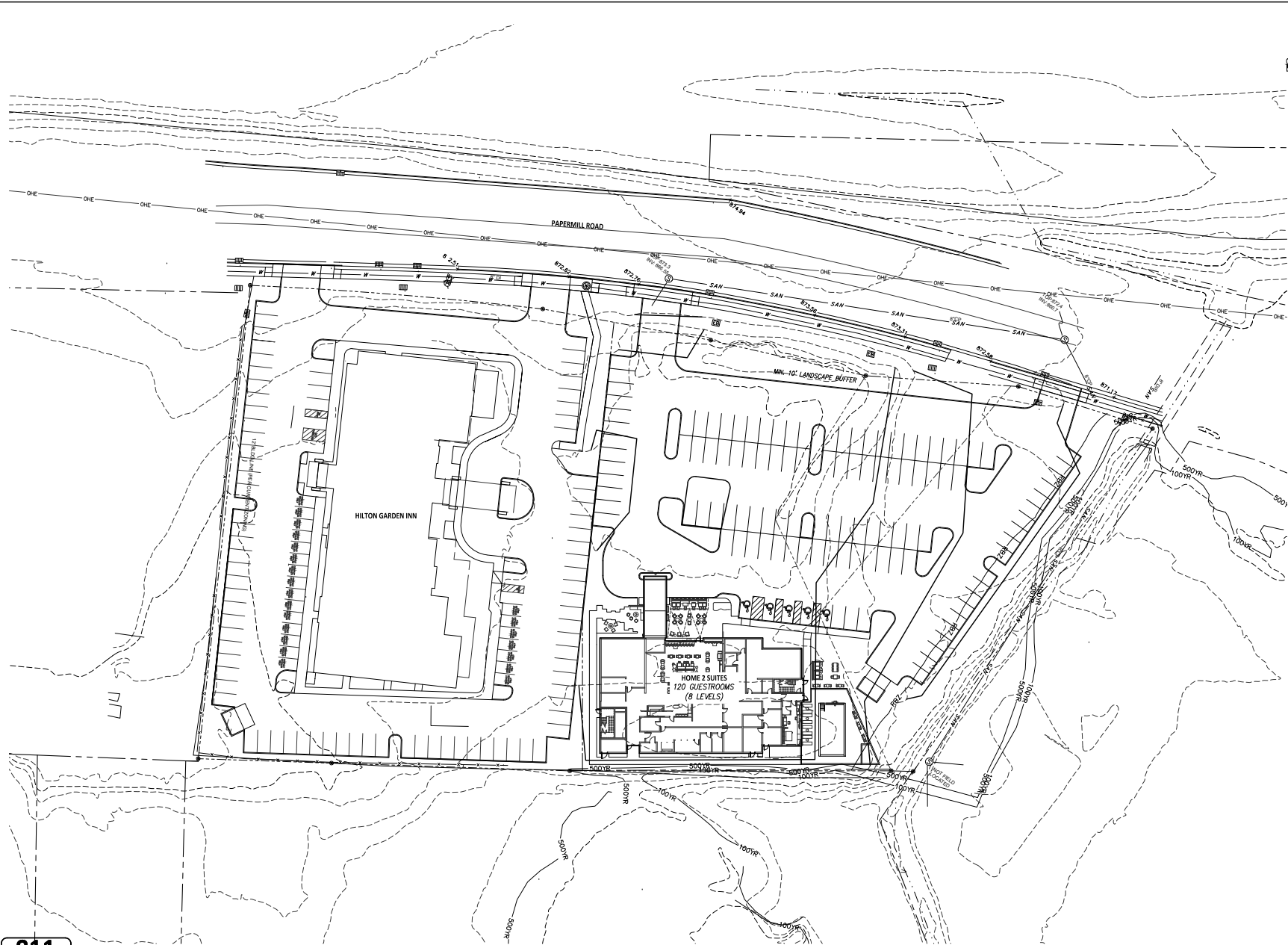
ISSUE DESCRIPTION	
NO.	DATE
PRELIMINARY FOR REVIEW ONLY	
IF THIS DOCUMENT IS NOT ISSUED, REPAIRED, AND DATED, IT MAY NOT BE USED FOR CONSTRUCTION.	
HOME 2 SUITES PAPERMILL DRIVE KNOXVILLE, TN 37939	
PROJECT:	
CANNON & CANNON	
10025 Investment Drive, Suite 120 Knoxville, TN 37932 865.670.8555 www.cci-corp.com	
CLIENT:	
THE 9 GROUP 9128 EXECUTIVE PARK DRIVE KNOXVILLE, TN 37928 (865)405-9999	
CCI PROJ. NO. 01499-0004 DATE: JANUARY 17, 2023 PW/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 DSD18-0028.
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 ODDER CULVERT THAT WAS REMOVED FROM THE RBZ IN 2003-2007.
VEHICULAR USE AREA
HOME 2 SUITES = 1.18 AC. (51,454 SF)
HILTON GARDEN INN = 0.95 AC. (41,430 SF)
TOTAL VEHICULAR USE AREA = 2.13 AC. (92,884 SF)

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 = 81 SPACES
PROPOSED COMPACT PARKING = 20 SPACES
PROPOSED AUTO ACCESSIBLE PARKING = 2 SPACES
PROPOSED VAN ACCESSIBLE PARKING = 3 SPACES
TOTAL SPACES PROVIDED = 116 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



ISSUE DESCRIPTION	
NO.	REVISIONS
DATE	
NO.	
PRELIMINARY FOR REVIEW ONLY	
<small>IF THIS DOCUMENT IS NOT SIGNED, SEALED, AND DATED, IT MAY NOT BE USED FOR CONSTRUCTION.</small>	
HOME 2 SUITES PAPERMILL DRIVE KNOXVILLE, TN 37939	
PROJECT:	
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
IN/PC	AK
DRAWN BY	CO
SITE GRADING & DRAINAGE PLAN	
C201	



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



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

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

Home Occupation (specify) _____

Other (specify) stand alone parking lot in C-G-3

Related City Permit Number(s)

TBD

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel _____
Total Number of Lots Created _____

☐ Other (specify) _____

☐ Attachments / Additional Requirements _____

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change _____
Proposed Zoning _____

☐ Plan Amendment Change _____
Proposed Plan Designation(s) _____

Pending Plat File Number

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*)

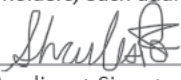
ADDITIONAL REQUIREMENTS

☐ 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

Print Name / Affiliation

1/16/25

Date

865-405-9999

Phone Number

Email

1/27/2025, SG

Michael Schaad

1/17/25

Property Owner Signature

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

Date to be Posted

03/14/2025

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

A handwritten signature in black ink, appearing to read "Shaleshi", written over a horizontal line.

Applicant Signature

Applicant Name

Date

FILE NUMBER
3-H-25-SU