

# CASE SUMMARY

**APPLICATION TYPE: REZONING**

**NORTHWEST COUNTY SECTOR PLAN AMENDMENT**

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

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400 Main Street  
Knoxville, Tennessee 37902  
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w w w • k n o x m p c • o r g

**File Number:** 11-H-15-RZ                      **Related File Number:** 11-C-15-SP  
**Application Filed:** 9/28/2015                      **Date of Revision:**  
**Applicant:** PELLISSIPPI INVESTORS, LLC

## PROPERTY INFORMATION

**General Location:** North side Hardin Valley Rd., east of Cherahala Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 00603                      **Jurisdiction:** County  
**Size of Tract:** 16.25 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Office/technology uses                      **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) / TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:** BP (Business and Technology) / TO (Technology Overlay)  
**Previous Requests:** 8-F-06-SP/8-U-06-RZ  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:** LDR (Low Density Residential)  
**Requested Plan Category:** TP (Technology Park)



with the current PR zoning and density. With the recommended sector plan amendment to TP, the requested BP/TO zoning will be consistent with the sector plan.  
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 11/12/2015

**Details of Action:**

**Summary of Action:** RECOMMEND the Knox County Commission approve BP (Business and Technology Park) / TO (Technology Overlay) zoning.

**Date of Approval:** 11/12/2015 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 12/21/2015

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**