

CASE SUMMARY

APPLICATION TYPE: REZONING



File Number: 11-L-25-RZ **Related File Number:**
Application Filed: 9/30/2025 **Date of Revision:**
Applicant: PELLISSIPPI DUTCHTOWN GENERAL PARTNERSHIP

PROPERTY INFORMATION

General Location: East of Sherill Blvd and south of Dutchtown Rd at the western terminus of Global Way.
Other Parcel Info.:
Tax ID Number: 118 17715 (PART OF) **Jurisdiction:** City
Size of Tract: 0.97 acres
Accessibility: Access is via Global Way, a private joint permanent easement with a pavement width of 27 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: Northwest County **Plan Designation:** MU-SD, NWCO-2 (Mixed Use Special District, Century Park)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This area is comprised of multi-level, multi-tenant office buildings arranged in an office park development.

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

Street: 0 GLOBAL WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park), TO-1 (Technology Park Overlay)
Former Zoning:
Requested Zoning: C-G-3 (General Commercial), TO-1 (Technology Park Overlay)
Previous Requests:
Extension of Zone: Yes, this would be an extension.
History of Zoning: In 1983, the property was approved for the SP (Scientific Production) zone (12-Z-83-RZ) and the TO-1 (Technology Overlay) district was created and added to this property (12-FF-83-RZ). This property was part of a larger zoning to BP-1 (Business and Technology Park) upon an annexation of the property into the city in 1997 (8-T-97-RZ).

PLAN INFORMATION (where applicable)

2. The NWCO-2 special district recommends a mix of uses, such as office and retail, and supports vertical mixed-use development. The C-G-3 district supports the intent of the NWCO-2 district, as it is intended to offer flexibility in the creation of integrated commercial, office, and residential spaces.

3. The proposed rezoning supports the General Plan's Development Policy 1.9, to identify and recruit businesses that can benefit from the Technology Corridor's access to surrounding amenities. The flexibility in allowed uses in the C-G-3 zoning district would support infill development of an established business park that is compatible with the surrounding area.

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.

Action: Approved **Meeting Date:** 11/13/2025

Details of Action:

Summary of Action: Approve the C-G-3 (General Commercial) zoning district because it is consistent with adopted plans. The TO-1 (Technology Park Overlay) would be retained.

Date of Approval: 11/13/2025 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knoxville City Council	Date of Legislative Action, Second Reading:	1/6/2026
Date of Legislative Action:	12/9/2025	Other Ordinance Number References:	O-7-2026
Ordinance Number:		Disposition of Case, Second Reading:	Approved
Disposition of Case:	Approved	If "Other":	
If "Other":		Amendments:	
Amendments:		Effective Date of Ordinance:	
Date of Legislative Appeal:			