CASE SUMMARY

APPLICATION TYPE: GOVERNMENTAL REZONING

File Number: 6-U-07-RZ Related File Number:

Application Filed: 5/11/2007 **Date of Revision:**

Applicant: CITY OF KNOXVILLE



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northeast side Mabry Hood Rd., south of Hall Dr., northeast of Pellissippi Pkwy.

Other Parcel Info.:

Tax ID Number: 118 197, 199 Jurisdiction: City

Size of Tract: 12.7 acres

Accessibility: Access is via Mabry Hood Rd., a minor collector street with 19' of pavement width within 70' of right of

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business and vacant land

Surrounding Land Use:

Proposed Use: Business and vacant land Density:

Sector Plan: Northwest County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: Webb School of Knoxville is located to the south and west of this site, zoned O-1 and BP-1/TO-1. A

developing commercial area is located to the west, zoned C-6/TO-1. To the north are residences and

vacant land, zoned A and A-1.

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

Street: 706 Mabry Hood Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: No Zone

Former Zoning: BP (Business and Technology) / TO (Technology Overlay)

Requested Zoning: BP-1 (Business and Technology Park) / TO-1 (Technology Overlay)

Previous Requests: None noted

Extension of Zone: Yes, extension of BP-1/TO-1 from the south.

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE BP-1 (Business & Technology Park) / TO-1 (Technology Overlay) zoning.

Staff Recomm. (Full): BP-1/TO-1 is the most comparable City zone to the former County zone and is a logical extension of

zoning from the south.

Comments: The BP-1/TO-1 zone permits the current use of the property and is the most comparable City zone to

the former County zone. Property to the south was rezoned to BP-1/TO-1 after being annexed into the City of Knoxville. BP-1/TP-1 zoning will require use on review approval from MPC and a Certificate of Appropriateness from the Tennessee Technology Corridor Development Authority (TTCDA) prior to any new development on the site. The Northwest County Sector Plan proposes low density residential uses

for the site, which is not consistent with the current BP/TO zoning on the site.

MPC Action: Approved MPC Meeting Date: 6/14/2007

Details of MPC action:

Summary of MPC action: BP-1 (Business & Technology Park) / TO-1 (Technology Overlay)

Date of MPC Approval: 6/14/2007 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: 7/17/2007 Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Approved (Emergency) Disposition of Case, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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