CASE SUMMARY

APPLICATION TYPE: REZONING



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File Number:8-D-03-RZApplication Filed:7/15/2003Applicant:NICHOLAS G. CAZANAOwner:ICHOLAS G. CAZANA

PROPERTY INFORMATION

General Location:	West side Mabry Hood Rd., south side Dutchtown Rd., east side Pellissippi Parkway
Other Parcel Info .:	
Tax ID Number:	118 196, 198, 203 OTHER: PART OF 177.04 ZONED BP- Jurisdiction: City
Size of Tract:	70 acres
Accessibility:	Access is via Dutchtown Rd., a minor arterial street with 22' of pavement within an 80' right-of-way, and Mabry Hood Rd., a minor collector street with 22' of pavement within a 60' right-of-way.

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant land		
Surrounding Land Use:			
Proposed Use:	Commercial development		Density:
Sector Plan:	Northwest County	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area		
Neighborhood Context:	This site is part of the Technology Corridor that extends along both sides of Pellissippi Parkway in this area and is developed with high tech businesses and offices zoned BP, BP-1, C-6, C-3 and CB/TO.		

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:	C-4 (Highway and Arterial Commercial)/TO-1 (Technology Overlay) and BP-1 (Business Park)/TO-1 (Technology Overlay)
Former Zoning:	
Requested Zoning:	C-6 (General Commercial Park)/ TO-1 (Technology Overlay)
Previous Requests:	
Extension of Zone:	Yes
History of Zoning:	Property was zoned BP in 1982 as part of the Technology Corridor

PLAN INFORMATION (where applicable)

Current Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	МРС	CACTION AND DISPOSITION	N
Planner In Charge:	Ken Pruitt		
Staff Recomm. (Abbr.):	APPROVE C-6 (Ge	neral Commercial Park) / TO-1 (Techno	logy Overlay) zoning for the entire site.
Staff Recomm. (Full):	permitted uses and compatible with surr for this site, with offi	development standards. Development of rounding zoning and development. The ice and/or medium density residential be	and allow its development under the same of this property under C-6/TO-1 would be updated sector plan proposes mixed uses sing the predominant uses. Retail uses rve the employees and residents in this area.
Comments:	 The C-6 zone on churches and reside construction. This r the development of Corridor Authority to the design of the pro 2. Uses allowed un zoning pattern. A high quality de 6/TO-1 zones, as co THE EFFECTS OF Public water and The proposal wil The development The effect of the review process. The zoning is co CONFORMITY OF The Knoxville Or lists C-6 as an acce The updated Not office and/or mediut subordinate uses, s 	ences. C-6 requires administrative site provide will help to minimize impacts to restrice the property. Additionally, the TO-1 Over the properties are additionally and the properties of the additional terms of the the scale and the proposal on adjacent properties will be addressed to be placed within the General Comments of the predominent only the employees and residents of the properties of the properties of the terms of the proposal on adjacent proposes methods are additional to the proposes of the terms of the predominent of the proposes and residents of the terms of terms	esidential uses and address any issues with erlay requires the Tennessee Technology or the development. As part of this review, FCDA Design Guidelines. Ind intensity of the surrounding land uses and r development standards that apply in the C- ated outside the Technology Corridor. e site. ree that a traffic impact study will be required. minimized during the C-6 and TTCDA and with the intent of the Technology S rcial uses for the site. The One Year Plan
MPC Action:	Approved		MPC Meeting Date: 8/14/2003
Details of MPC action:			
Summary of MPC action:	APPROVE C-6 (Ge	neral Commercial Park)/ TO-1 (Technol	ogy Overlay)
Date of MPC Approval:	8/14/2003	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	City Council			
Date of Legislative Action:	9/16/2003	Date of Legislative Action, Second Reading: 9/30/2003		
Ordinance Number:		Other Ordinance Number References:		
Disposition of Case:	Approved	Disposition of Case, Second Reading:	Approved	
If "Other":		If "Other":		
Amendments:		Amendments:		
Date of Legislative Appeal:		Effective Date of Ordinance:		