

CASE SUMMARY

APPLICATION TYPE: REZONING

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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www.knoxmpc.org

File Number: 8-D-03-RZ **Related File Number:**
Application Filed: 7/15/2003 **Date of Revision:**
Applicant: NICHOLAS G. CAZANA
Owner:

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.

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:

Legislative Body: City Council

Date of Legislative Action: 9/16/2003

Ordinance Number:

Disposition of Case: Approved

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading: 9/30/2003

Other Ordinance Number References:

Disposition of Case, Second Reading: Approved

If "Other":

Amendments:

Effective Date of Ordinance: