

# CASE SUMMARY

**APPLICATION TYPE: GOVERNMENTAL 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 8-F-04-RZ                      **Related File Number:**  
**Application Filed:** 7/13/2004              **Date of Revision:**  
**Applicant:** CITY OF KNOXVILLE  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southeast side Dutchtown Rd., northeast side Pellissippi Parkway  
**Other Parcel Info.:**  
**Tax ID Number:** 118 177.01                      **Jurisdiction:** City  
**Size of Tract:** 1.59 acres  
**Accessibility:** Access is via Dutchtown Rd., a minor arterial street with 26' of pavement in this area.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Note stated                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This vacant site has been annexed into the city at the request of the property owner and is to be developed with the adjoining commercial park property which is already in the City of Knoxville and zoned C-6 and TO-1.

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

**Street:** 10124 Dutchtown Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** No Zone  
**Former Zoning:** BP (Business and Technology)  
**Requested Zoning:** C-6 (General Commercial Park)/TO-1 (Technology Overlay)  
**Previous Requests:**  
**Extension of Zone:** Yes  
**History of Zoning:** Property was zoned BP as part of the Technology Corridor general rezoning in 1983.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

