

▶ **FILE #:** 6-U-07-RZ

AGENDA ITEM #: 96

AGENDA DATE: 6/14/2007

▶ **APPLICANT:** CITY OF KNOXVILLE

OWNER(S): SIDDIQI NADEEM A & SHADAB A
 SIDDIQI NASEEMUL HAQ

TAX ID NUMBER: 118 197, 199

JURISDICTION: City Council District 2

▶ **LOCATION:** Northeast side Mabry Hood Rd., south of Hall Dr., northeast of Pellissippi Pkwy.

▶ **APPX. SIZE OF TRACT:** 12.7 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

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

UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board

▶ **PRESENT ZONING:** No Zone (formerly BP (Business and Technology) / TO (Technology Overlay))

▶ **ZONING REQUESTED:** BP-1 (Business and Technology Park) / TO-1 (Technology Overlay)

▶ **EXISTING LAND USE:** Business and vacant land

▶ **PROPOSED USE:** Business and vacant land

EXTENSION OF ZONE: Yes, extension of BP-1/TO-1 from the south.

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant land / A (Agricultural)

South: Webb School of Knoxville access drive / BP-1 (Business & Technology Park) / TO-1 (Technology Overlay)

East: Webb School of Knoxville campus / O-1 (Office, Medical & Related Services)

West: Mabry Hood Rd. - Vacant land / C-6 (General Commercial Park) / TO-1

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.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

STAFF RECOMMENDATION:

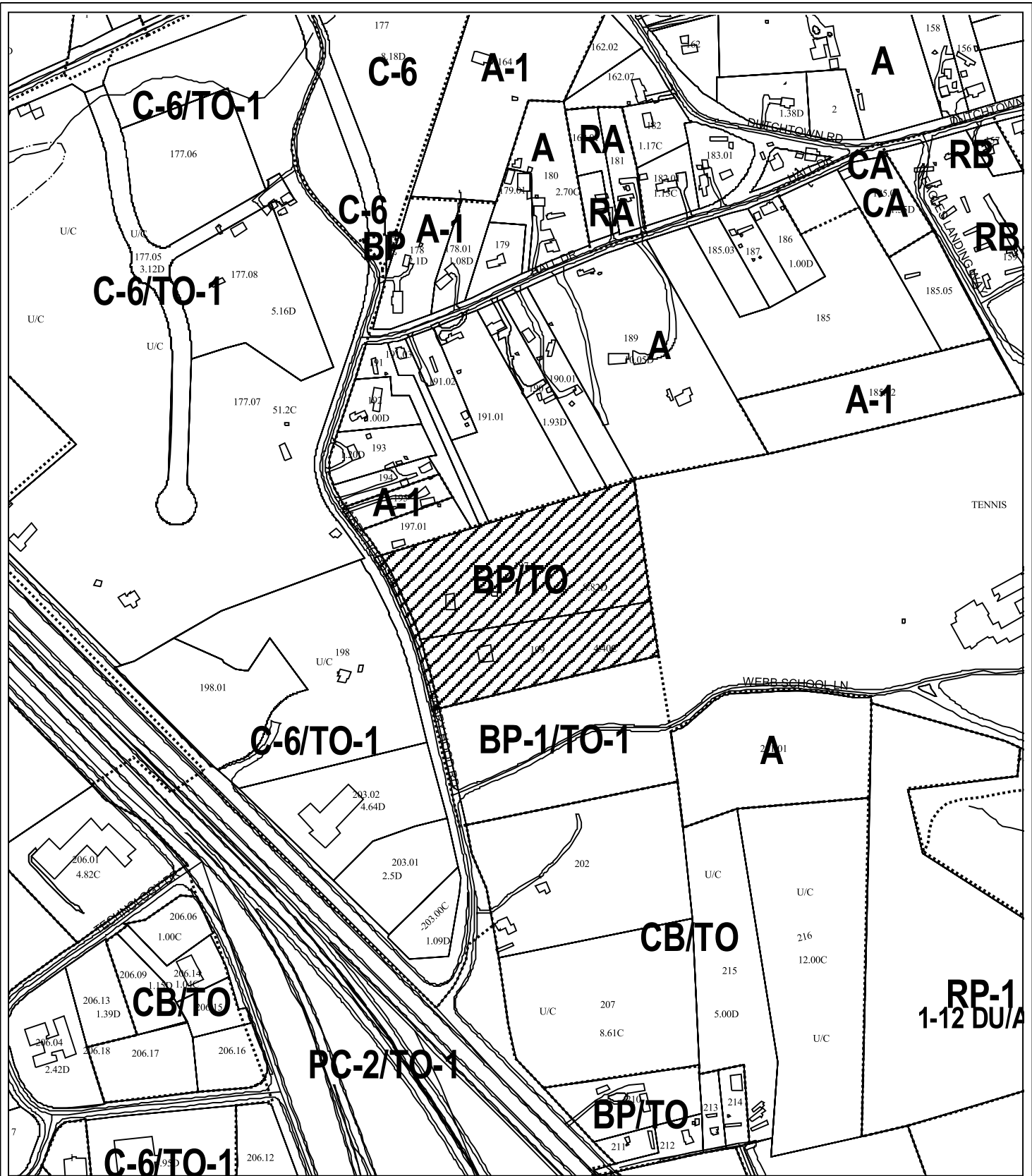
▶ **APPROVE BP-1 (Business & Technology Park) / TO-1 (Technology Overlay) zoning.**

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.

If approved, this item will be forwarded to Knoxville City Council for action on 7/17/2007 and 7/31/2007. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



6-U-07-RZ

GOVERNMENTAL REZONING



From: No Zone

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

Original Print Date: 05/30/07

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: City of Knoxville

Map No: 118

Jurisdiction: City

0 500'



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