

# CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



**File Number:** 1-A-21-SU                      **Related File Number:**  
**Application Filed:** 11/23/2020                      **Date of Revision:**  
**Applicant:** SIGNCRAFT

## PROPERTY INFORMATION

**General Location:** North, east, west & south sides of Tennova Medical Way, south side of Middlebrook Pk.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 K C 01702, 01703, 01704 OTHER: , 01706, 01707 & 0    **Jurisdiction:** City  
**Size of Tract:** 54.29 acres  
**Accessibility:** Access is via Middlebrook Pk., a 4 lane median divided arterial street within 156 fee of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Master sign plan for office park                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:** O (Office) & MDR/O (Medium Density Residential /  
**Growth Policy Plan:** N/A  
**Neighborhood Context:** This site is the recently approved Tennova Health Park. The area to the north has been developed as an office park and has attracted a number of medical and medical related uses (Provision, KOC, etc.). The West Hills neighborhood is to the west.

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

**Street:** 1210 , 1240, 1250, 1270 & 0 Tennova Medical Way  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** OP (Office Park)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted.

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

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.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the Master Sign Plan for Tennova Health Park as presented in this application, subject to 3 conditions.

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 13 (Signs).  
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.  
3. The entry monument signs must meet the requirements of Article 13.7.E. (Project Directional Sign) of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the OP (Office Park) zoning district and the criteria for approval of a special use, as outlined below.

Comments: This request is for a master sign plan as permitted by special use in Article 13.7 (Master Sign Plans for Unified Developments) of the City of Knoxville Zoning Ordinance. The purpose of this master sign plan is to permit the installation of entry monument signs at the entrances to the Tennova Health Park. These signs will be considered a "project directional sign" and must meet requirements for such signs (Article 13.7.E.), which include maintaining a minimum 500-foot separation between signs and only one sign per intersection. The entry monument signs may be approved in addition to any ground or monument signs that are allowed on a specific lot and the signs cannot exceed 6 feet in height and 36 square feet.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

a. The One Year Plan and West City Sector Plan designation for this development are O (Office) and MDR/O (Medium Density Residential/Office) which allows consideration of medical office uses.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

a. The OP (Office Park) zoning district is intended to accommodate large office developments and office parks/campuses. The district is oriented toward larger-scale complexes that may include accessory services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of office as a more campus-like environment.

b. The Tennova Health Park (formally known as Tennova Medical Park) received Concept Plan approval from the Planning Commission in 2019 when it was zoned O-1 (Office, medical, and related services) under the previous zoning ordinance. The office park would have also be permitted under the current OP (Office Park) zoning district.

c. The master sign plan specifies the general location for the different types of signs, maximum size, and illumination types that are permitted. The proposed sign standards are consistent with the signage standards for the OP (Office Park) zoning district.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

a. The entry monument signs are proposed to be 4'-6" tall, 26 square feet per face, and externally illuminated. The size and illumination type area appropriate for this portion of Middlebrook Pike which includes medical office uses and residential neighborhoods that are nearby.

b. All other business signs, attached and detached, can either be non-illuminated or externally illuminated, except hospitals with emergency rooms can have internally illuminated attached signs. There are currently no hospitals with emergency rooms proposed for this development.

c. The office park incorporated a 75-foot vegetative buffer to the residential neighborhood to the west

so any illumination of signs should not impact nearby residences.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

- a. The office park incorporated a 75-foot vegetative buffer to the residential neighborhood to the west so any illumination of signs should not impact nearby residences.
- b. The attached and detached signs within this development will be oriented away from nearby residential uses.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

- a. Additional traffic will not be drawn through residential streets because the development accesses Middlebrook Pike which is a major arterial street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

- a. The uses immediately surrounding the subject lot are residential and will not pose a potential hazard or undesirable environment.

**Action:** Approved

**Meeting Date:** 1/14/2021

**Details of Action:**

**Summary of Action:** APPROVE the Master Sign Plan for Tennova Health Park as presented in this application, subject to 3 conditions.

**Date of Approval:** 1/14/2021

**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:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**