

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

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

**File Number:** 1-B-03-UR                      **Related File Number:**  
**Application Filed:** 12/6/2002              **Date of Revision:**  
**Applicant:** TUSCULUM COLLEGE  
**Owner:**

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

## PROPERTY INFORMATION

**General Location:** Northeast side of Centerpoint Blvd., northwest side of Lovell Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 16.15                      **Jurisdiction:** County  
**Size of Tract:** 4.29 acres  
**Accessibility:** Access is via Centerpoint Blvd., a local street with 33' of pavement width and 60 to 70' of right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** College  
**Surrounding Land Use:**  
**Proposed Use:** Proposed signage                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** Commercial  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The Centerpoint Park development on the west side of Lovell Rd. has been developed with a mix of commercial uses under PC/TO zoning. A church is located across Lovell Rd. to the east. Residential uses are developed behind the church along Bob Gray Rd.

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

**Street:** 1305 Centerpoint Blvd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial) & TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Use on review for Tusculum College was approved on 9/13/01 (9-M-01-UR).

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the proposed signage (ten signs), as shown on the attached development plans, in the PC/TO zone, subject to 4 conditions:

- Staff Recomm. (Full):
1. Meeting all requirements of the Knox County Zoning Ordinance.
  2. Meeting all requirements of the Knox County Department of Engineering and Public Works.
  3. Approval of signs by the Development Corporation of Knox County.
  4. Approval of a Certificate of Appropriateness by the Tennessee Technology Corridor Development Authority (TTCDA) at the January 6, 2003 meeting.

With the conditions noted above, this request meets all requirements of the PC zone with a Technology Overlay, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing a total of ten signs for the recently developed Tusculum College. Two wall signs have already been permitted and installed on the north and south elevations of the building. The proposed new signage consists of the following: two, one sided, 4-foot high business/directional monument signs with 18 square feet of sign face each at the two curbcuts along Centerpoint Blvd.; three 2.5 feet high, informational monument signs around the building, each with 6 square feet of sign face; and three small wall signs (less than 1 square foot each) on exterior walls near building entrances. The westernmost monument sign will be located 20 feet from the property line and the easternmost monument sign will be located 37 feet from the property line. The previous use on review approval for Tusculum College in 2001 (9-M-01-JR) did not include approval of signs, and a condition of that approval required that signs must go through a separate use on review process.

The Development Corporation's Design Review Board may require that the base for the two signs along Centerpoint Blvd. be constructed with brick (see attached Exhibit A pages), rather than aluminum, as indicated on the plans (Signs A and B). As long as the signs are no larger and are setback at least the same distance as shown on this submittal, no additional review will be required by MPC. The added brick to the signs will make the proposed signs more consistent with other installed signage throughout the Centerpoint Development.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed signage will place no additional demand on schools, streets or utilities.
2. The proposed signage is consistent with other signage in the Centerpoint development.
3. Staff's review has been coordinated with TTCDA and the Development Corporation, both of which recommend approval of the proposed signs.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed signage is consistent with the general standards for uses permitted on review (Article 2)
2. The proposal meets requirements of the signage section of the Knox County Zoning Ordinance (Article 3, Section 3.90). Although the signage section does not allow two business monument signs along one street frontage (Section 3.90.09-E), the ordinance allows additional signs if approved by TTCDA (Section 3.90.14-C). In this case, the two signs are relatively small at 18 square feet each in area, and the total of all the proposed monument signs does not exceed 100 square feet, as allowed by TTCDA development guidelines. The total sign area proposed is 54 square feet.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposal is consistent with adopted MPC plans. The Northwest County Sector Plan proposes commercial uses, which generally include signage.

**MPC Action:** Approved

**MPC Meeting Date:** 1/9/2003

**Details of MPC action:**

1. Meeting all requirements of the Knox County Zoning Ordinance.
2. Meeting all requirements of the Knox County Department of Engineering and Public Works.
3. Approval of signs by the Development Corporation of Knox County.
4. Approval of a Certificate of Appropriateness by the Tennessee Technology Corridor Development Authority (TTCDA) at the January 6, 2003 meeting.

**Summary of MPC action:** APPROVE the proposed signage (ten signs), as shown on the attached development plans, in the PC/TO zone, subject to 4 conditions:

**Date of MPC Approval:** 1/9/2003

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**