# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW** 



File Number: 11-A-10-UR 9/24/2010 **Application Filed:** BRETT HONEYCUTT Applicant:

**Related File Number:** Date of Revision:

Knoxville, Tennessee 37902 865•215•2500 A X • 2 1 5 • 2 0 6 8 F www•knoxmpc•org

#### **PROPERTY INFORMATION**

General Location:	North side of Hardin Valley Rd., west of Westcott Blvd.				
Other Parcel Info.:					
Tax ID Number:	104 B C 001, 001.01, 001.02 & OTHER: MAP 104, PARCE Jurisdiction: County				
Size of Tract:	21.8 acres				
Accessibility:	Access is via Hardin Valley Rd., a minor arterial street with a four lane with center median section within a 250' right-of-way.				

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Mixed Use Commercial Development Surrounding Land Use: **Proposed Use:** Signage plan **Density:** Sector Plan: Northwest County Sector Plan Designation: LI Planned Growth Area **Growth Policy Plan: Neighborhood Context:** This site is located in an area of mixed residential and business park development.

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

Street:

2515 Willow Point Way

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning:

PC (Planned Commercial) & F (Floodway)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

Property was rezoned to PC (Planned Commercial) by Knox County Commission on 2/28/2005 and 12/19/2005.

## 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.:

	MPC ACTION AND DISPOSITION				
Planner In Charge:	Tom Brechko				
Staff Recomm. (Abbr.):	APPROVE the proposed sign plans within the PC (Planned Commercial) District subject to 3 condition				
Staff Recomm. (Full):	<ol> <li>Meeting all applicable requirements of the sign regulations within the Knox County Zoning Ordinance.</li> <li>Meeting all applicable requirements of the Knox County Sign Inspector.</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.</li> </ol>				
	With the conditions noted above, the request meets all requirements for approval within the PC zoning district, as well as other criteria for approval of a Use-on-Review.				
Comments:	The applicant is proposing a signage plan for the Hardin Valley Professional Park, a mixed commer development located on the north side of Hardin Valley Rd. just west of the Westbridge Business Park. There is a single access drive onto Hardin Valley Rd. that serves this development. The existing uses within this 21 acre development include a mix of retail, professional and medical office and sports training facilities.				
	The signage plan includes a development directory sign proposed in the median of the entrance to the development and internal directional signs and business signs. As required for PC developments, protective covenants were submitted as a part of the original use on review application for this development. The recorded Master Deed for the Condominium Regime for the Hardin Valley Professional Park includes a section on Signage. That section states that one monument sign will be located at the main vehicular entrance for the development that will serve as a tenant identification sign.				
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE				
	<ol> <li>Public water and sewer utilities are available in the area to serve this site.</li> <li>The proposed signage is compatible with the scale and intensity of the surrounding development and zoning pattern.</li> </ol>				
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE				
	<ol> <li>The proposal meets all requirements of the PC zoning district as well as the general criteria for approval of a use on review.</li> <li>The proposed commercial development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.</li> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS</li> <li>The Northwest County Sector Plan proposes light industrial uses for the site. PC (Planned Commercial) is listed as a permitted zone under the light industrial designation.</li> <li>The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.</li> </ol>				

Action:	Approved		Meeting Date:	9/8/2011		
Details of Action:	<ol> <li>Meeting all applicable requirements of the sign regulations within the Knox County Zoning Ordinance.</li> <li>Meeting all applicable requirements of the Knox County Sign Inspector.</li> <li>Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.</li> </ol>					
	With the conditions noted above, the request meets all requirements for approval within the PC zoning district, as well as other criteria for approval of a Use-on-Review.					
Summary of Action:	APPROVE the proposed sign plans within the PC (Planned Commercial) District subject to 3 conditions					
Date of Approval:	9/8/2011	Date of Denial:	Postponements:	11/10/2010- 8/11/2011		
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:					
	LEGIS	SLATIVE ACTION AND DISP	OSITION			
Legislative Body:	Knox County Board of Zoning Appeals					
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:					