

# 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

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**File Number:** 12-A-08-UR  
**Application Filed:** 10/27/2008  
**Applicant:** SCOTT BRADLEY

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

## PROPERTY INFORMATION

**General Location:** Southeast side of the intersection of Hardin Valley Rd. and Greenland Way  
**Other Parcel Info.:**  
**Tax ID Number:** 103 M A 001-008 **Jurisdiction:** County  
**Size of Tract:** 28.11 acres  
**Accessibility:** Access is via Hardin Valley Rd., a minor arterial with a 3 lane pavement section within an 80' wide right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Developing Shopping Center  
**Surrounding Land Use:**  
**Proposed Use:** Master sign plan **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** C, TP, & SLPA  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is located within the Pellissippi Technology corridor. Development surrounding the site consists of Pellissippi State Community College, offices and single family residences.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial) & OB (Office, Medical & Related Services) & TO (Technology Overlay)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The site was zoned PC and OB in 2006 (12-Q-05-RZ & 4-S-06-RZ)

## 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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the sign master plan within the PC (Planned Commercial) and TO (Technology Overlay Zones subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Building Inspector.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Obtaining a Certificate of Appropriateness from the Tenn. Technology Corridor Development Authority
5. Establishment of a property owners association that will be responsible for the maintenance of sign infrastructure and all other commonly held assets.
6. Sign plans for the development that are not included in this application package are subject to a separate Use-on-Review approval by the Planning Commission.

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 has submitted a revised set of sign plans for the proposed commercial development on Greenland Way that includes a strip commercial center, a proposed grocery store, apartments and other retail shops. The proposed plans includes a revision to the single monument sign at the main entrance for the development that will serve as a shopping center directory sign that identifies the name of the center and tenant panels for the major tenants. The revised sign package also includes small monument signs located along the main private street that serves the commercial development. The use of the one directory sign and small monument signs will help reduce the sign clutter along Hardin Valley Dr.

Per an interpretation by the Knox County Board of Zoning Appeals rendered on December 20, 2006, a tenant panel sign within a planned commercial development may be considered as an on premise sign.

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

1. The proposed shopping center directory sign will help reduce sign clutter by listing the major tenants for the center on one sign at the main entrance to the development.

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

1. With the recommended conditions and approved variances, the proposed signage for the shopping center meets the standards for development within the PC (Planned Commercial) and TO (Technology Overlay) Zone and all other requirements of the Zoning Ordinance.
2. The proposed monument sign meets the condition of approval of the use-on-review for the shopping center (6-J-06-UR).
3. The signage is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan identifies this property for commercial use.
2. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-

Farragut Growth Policy Plan.

**MPC Action:**

Approved

**MPC Meeting Date:** 12/11/2008

**Details of MPC action:**

1. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Building Inspector.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Obtaining a Certificate of Appropriateness from the Tenn. Technology Corridor Development Authority
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**Summary of MPC action:**

APPROVE the sign master plan within the PC (Planned Commercial) and TO (Technology Overlay Zones subject to 6 conditions

**Date of MPC Approval:**

12/11/2008

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

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

## ***LEGISLATIVE ACTION AND DISPOSITION***

**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:**