

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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www.knoxmpc.org

File Number: 5-B-08-UR
Application Filed: 4/7/2008
Applicant: CARIS HEALTHCARE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Executive Park Dr., east side of Corporate Dr.
Other Parcel Info.:
Tax ID Number: 119 033.05 **Jurisdiction:** County
Size of Tract: 10.79 acres
Accessibility: Access is via Executive Park Dr., a local street with a 30' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office complex
Surrounding Land Use:
Proposed Use: Monument sign **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Office
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The site is located in an area along the north side of I-40 that has a mix of non-residential development.

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

Street: 9041 Executive Park Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the monument sign for Caris Healthcare at this office complex which is in the PC (Planned Commercial) zoning district, subject to 4 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of Knox County's Sign Inspector.
 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 4. The sign shall be install so as not to interfere with the sight triangle/visibility at the driveway entrance onto Executive Park Dr..

With the conditions noted above, this request meets the requirements for approval in the PC (Planned Commercial) zoning district, as well as other criteria for approval of a use-on-review.

Comments: The applicant is proposing a monument sign (business ground sign) for Caris Healthcare at this office complex that covers an entire block that has frontage on four public streets (Executive Park Dr. on the south, Corporate Dr. on the west, Cross Park Dr. on the north, and Directors Dr. on the east). The proposed sign will be located on the Executive Park Dr. frontage.

The Knox County sign regulations within the PC zoning district allow one business ground sign per street frontage in excess of 150'. With the four street frontages, this office complex is allowed a total of four ground signs. This proposed sign will be the third sign for the complex. All three signs are located on the Executive Park Dr. frontage which is allowed as long as there is 100' separation between each sign.

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

1. All utilities are available to serve this site.
2. The proposed monument sign is compatible with the scale and intensity of the surrounding development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal meets all requirements of the PC zoning district as well as the general criteria for approval of a use on review.
2. The proposed signage 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes office use for the site. The proposed use is consistent with the PC (Planned Commercial) zoning district and sector plan designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 5/8/2008

Details of MPC action:

1. Meeting all applicable requirements of Knox County's Sign Inspector.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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Summary of MPC action: APPROVE the monument sign for Caris Healthcare at this office complex which is in the PC (Planned Commercial) zoning district, subject to 4 conditions:

Date of MPC Approval: 5/8/2008

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: