CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 5-D-08-UR Related File Number:

Application Filed: 4/7/2008 **Date of Revision:**

Applicant: VISTA DEI MONTE



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PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Rd., northeast side of Valley Vista Rd.

Other Parcel Info.:

Tax ID Number: 103 118.01 & 119.06 Jurisdiction: County

Size of Tract: 5.06 acres

Access is via Hardin Valley Rd., a three lane minor arterial street within a 75' of right-of-way, Castaic

Ln., a local street with a pavement width of 32' within a 70' right-of-way, and Valley Vista Rd. a

proposed three lane collector street with a 70' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Retail and office development under construction

Surrounding Land Use:

Proposed Use: Sign plans Density:

Sector Plan: Northwest County Sector Plan Designation: Mixed Use & Commercial

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that

has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (k) (Planned Commercial) / TO (Technology Overlay)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: The Knox County Commission approved the zoning change for this property to PC (Planned

Commercial) / TO (Technology Overlay) with conditions on September 25, 2006.

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

Comments:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the sign plans for this retail/office center at Vista Dei Monte which is in the PC (k) (Planned

Commercial) & TO (Technology Overlay) zoning districts, subject to 5 conditions:

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed signage.

2. Meeting all applicable requirements of Knox County's Sign Inspector.

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works

4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

5. Signs shall be install so as not to interfere with the sight triangles/visibility at all intersections.

With the conditions noted above, this request meets the requirements for approval in the PC (k) (Planned Commercial) & TO (Technology Overlay) zoning districts, as well as other criteria for approval of a use an review

of a use-on-review.

The applicant is proposing the sign system for the retail/office center that is located at the intersections of Hardin Valley Rd. with Valley Vista Rd. and Castaic Ln. at the Vista Dei Monte commercial subdivision. This commercial center will have access from Castaic Ln., Hardin Valley Rd., and Valley Vista Rd.

The proposed signage includes a monument sign at the intersection of Hardin Valley Rd., and Valley Vista Rd. that identifies the development as a mixed use center with both retail and office businesses. A second monument sign will be located on Valley Vista Rd. at the entrance to the office section of the development. There are also two small internal directional signs proposed as well as the wall signage for both the retail and office sections of the development.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on May 5, 2008

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 development signage 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.

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CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes commercial uses 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 Planned 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. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed signage.

2. Meeting all applicable requirements of Knox County's Sign Inspector.

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

5. Signs shall be install so as not to interfere with the sight triangles/visibility at all intersections.

With the conditions noted above, this request meets the requirements for approval in the PC (k) (Planned Commercial) & TO (Technology Overlay) zoning districts, as well as other criteria for approval

of a use-on-review.

Summary of MPC action: APPROVE the sign plans for this retail/office center at Vista Dei Monte which is in the PC (k) (Planned

Commercial) & TO (Technology Overlay) zoning districts, subject to 5 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 Appe	eals
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:

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