

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: 5-D-08-UR
Application Filed: 4/7/2008
Applicant: VISTA DEI MONTE

Related File Number:
Date of Revision:

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
Accessibility: 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:

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 (TTCCA) 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 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: