

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-Q-05-UR **Related File Number:**
Application Filed: 4/12/2005 **Date of Revision:**
Applicant: SAXTON SIGN CORPORATION
Owner:

PROPERTY INFORMATION

General Location: Southwest side Corridor Park Blvd., southwest of Data Ln.
Other Parcel Info.:
Tax ID Number: 118 173.24 **Jurisdiction:** County
Size of Tract: 5.82 acres
Accessibility: Access is via Corridor Park Blvd., a local street with a 30-ft. pavement width within a 70-ft. right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office building/call center (under construction)
Surrounding Land Use:
Proposed Use: Two wall signs **Density:** NA
Sector Plan: Northwest County **Sector Plan Designation:** Technology Park
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property is located on the western edge of Corridor Park, a business and research park that has been under development since the mid 1980's.

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

Street: 1101 Corridor Park Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Plans for this property were approved by MPC and TTCDA in 2004

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: Buz Johnson

Staff Recomm. (Abbr.): APPROVE the request for two walls signs, subject to the following conditions:

Staff Recomm. (Full): 1. Meeting all relevant requirements of the Knox County Zoning Ordinance.
2. Obtaining approval by the TTCDA (File # 05.010.0) and meeting all relevant conditions of that approval.

With the conditions noted, this request meets the criteria of the Knox County Zoning Ordinance for the approval of signs under the BP and TO zones.

Comments: The applicant is requesting approval of two wall signs for the new Travelers Indemnity Company building, now under construction in the Corridor Park business and research park. The park is located on the north side of Dutchtown Road/Murdock Drive, west of Pellissippi Parkway. Each wall sign will be comprised of individual aluminum lettering and a company logo, with a baked, 2-part acrylic polyurethane finish. The lettering will be non-illuminated and attached to the wall of the building. Each sign will have an area of 32.1 square feet, which is well within the maximum allowed for this building, under the requirements of the TTCDA. According to the Knox County Zoning Ordinance, all proposed wall and monument signs in the Technology Overlay are governed by the TTCDA Design Guidelines.

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

- 1. The proposed signage will be consistent with other signage approved in Corridor Park, especially on those properties that are in close proximity to the subject property.
- 2. The proposed signage will be in keeping with the scale and appearance of other signs approved within the Technology Overlay zone and consistent with the design theme for wall and monument signage.

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

- 1. The proposal is consistent with the requirements for wall signs, as allowed under the Knox County Zoning Ordinance. (The ordinance stipulates that signs for developments within the Technology Overlay are to be governed by the TTCDA Design Guidelines.)
- 2. The proposal is consistent with the general standards for uses permitted on review: (1) The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan; (2) The use (signs) is in harmony with the general purpose and intent of the Zoning Ordinance; (3) The plans include appropriate measures to minimize the impact on surrounding properties; (4) The use should not significantly injure the value of adjacent property; (5) The use will not draw substantial additional traffic through residential areas; and (6) No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

THE CONFORMITY OF THE PROPOSAL WITH THE GENERAL PLAN

- 1. The proposed signage is consistent with the General Plan, as well as requirements for approval under BP zoning requirements.
- 2. The proposed signage is consistent with the requirements of the TTCDA Design Guidelines.
- 2. Approval of the proposed signs by the TTCDA for a Certificate of Appropriateness is required. (This request is schedule for consideration by the TTCDA Board of Commissioners on May 9, 2005.)

MPC Action: Approved MPC Meeting Date: 5/12/2005

Details of MPC action: 1. Meeting all relevant requirements of the Knox County Zoning Ordinance.
2. Obtaining approval by the TTCDA (File # 05.010.0) and meeting all relevant conditions of that approval.

With the conditions noted, this request meets the criteria of the Knox County Zoning Ordinance for the approval of signs under the BP and TO zones.

Summary of MPC action: APPROVE the request for two walls signs, subject to the following conditions:

Date of MPC Approval: 5/12/2005

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: