

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: 6-C-09-UR **Related File Number:**
Application Filed: 4/27/2009 **Date of Revision:**
Applicant: THE HOUSE STORE

PROPERTY INFORMATION

General Location: Southeast side of Murdock Dr., northeast of Simmons Rd.
Other Parcel Info.:
Tax ID Number: 118 PART OF 137.20 **Jurisdiction:** County
Size of Tract: 12.17 acres
Accessibility: Access is via Murdock Dr., a minor arterial street with a 36' pavement width within a 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Real estate office building
Surrounding Land Use:
Proposed Use: Sign plans for existing business **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LI
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in an area of mixed commercial and light industrial uses. Development in this area has occurred in the BP, PC and CB zones. This site and much of the surrounding area is subject to the development review authority of the Tennessee Technology Corridor Development Authority.

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

Street: 10550 Murdock Dr
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: 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 request for a building wall sign in the BP (Business and Technology) / TO (Technology Overlay) zoning districts subject to 2 conditions

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all conditions of the Tennessee Technology Corridor Development Authority's approval of May 11, 2009.

With the conditions noted, this plan meets the requirements for approval in the BP / TO Zones and the other criteria for approval of a Use on Review.

Comments: This is a request for the approval of a building wall sign for The House Store, a real estate company located on the southeast side of Murdock Drive, northeast of Simmons Road. The sign measures approximately 92.5 in. by 92.5 in., resulting in an area of approximately 59.4 sq. ft. The sign will not be illuminated. The sign is consistent with the sign regulations in the Knox County Zoning Ordinance and the Design Guidelines of the Tennessee Technology Corridor Development Authority (TTCCA). The TTCCA approved the sign on May 11, 2009.

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

1. The wall sign will have no impact on local services.
2. The signage is consistent with other signage in the area.

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

1. With the stated conditions, the wall sign meets the standards within the BP (Business & Technology Park) zoning district and all other requirements of the Knox County Zoning Ordinance. The wall sign is also consistent with design guidelines of the TO (Technology Overlay) zoning district.
2. The wall sign is consistent with the general standards for uses permitted on review: The proposed sign is consistent with the adopted plans and policies of the General Plan and Sector Plan. The sign is in harmony with the general purpose and intent of the Zoning Ordinance. The sign is compatible with the character of the neighborhood where it is proposed and will not significantly injure the value of adjacent property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for technology park use.
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: 6/11/2009

Details of MPC action: 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all conditions of the Tennessee Technology Corridor Development Authority's approval of May 11, 2009.

With the conditions noted, this plan meets the requirements for approval in the BP / TO Zones and the other criteria for approval of a Use on Review.

Summary of MPC action: APPROVE the request for a building wall sign in the BP (Business and Technology) / TO (Technology

Overlay) zoning districts subject to 2 conditions

Date of MPC Approval:

6/11/2009

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: