

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 6-E-06-UR  
**Application Filed:** 5/8/2006  
**Applicant:** JOHN FALCO  
**Owner:**

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northwest side of Dutchtown Rd., northeast side of Innovation Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 173.28 **Jurisdiction:** County  
**Size of Tract:** 3.23 acres  
**Accessibility:** Access is via Innovation Dr., a local access street with 26' pavement width within a 70' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Office facility under construction  
**Surrounding Land Use:**  
**Proposed Use:** Sign plans **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** Technology Park  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is located near the intersection of Dutchtown Rd. and Murdock Dr. in an area of developing business parks within the Technology Overlay District.

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

**Street:** 804 Innovation 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:

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for the two wall signs for the PIPS Technology office building as shown on the development plan subject to 3 conditions

Staff Recomm. (Full): 1. Obtaining approval from the Tennessee Technology Corridor Development Authority for the proposed signage. 2. Meeting all applicable requirements of the Knox County Zoning Ordinance. 3. Meeting all applicable requirements of the previous use-on-review approval (8-L-05-UR).

With the conditions noted, this plan meets the requirements for approval in the BP (Business and Technology) / TO (Technology Overlay) districts and the criteria for approval of a use on review.

Comments: The applicant is requesting approval of two proposed wall signs for the PIPS Technology office building that is under construction at the northeast corner of the intersection Innovation Dr. and Dutchtown Rd. in the Corridor Park Subdivision. Access to the site is from Innovation Dr. A use-on-review approval was granted for this facility by the Planning Commission on August 11, 2005. The development was approved by the Tennessee Technology Corridor Development Authority on August 8, 2005. The proposed signage, which complies with the Knox County Zoning Ordinance, is scheduled for review by the Tennessee Technology Corridor Development Authority on June 5, 2006.

MPC Action: Approved MPC Meeting Date: 6/8/2006

Details of MPC action: 1. Obtaining approval from the Tennessee Technology Corridor Development Authority for the proposed signage. 2. Meeting all applicable requirements of the Knox County Zoning Ordinance. 3. Meeting all applicable requirements of the previous use-on-review approval (8-L-05-UR).

With the conditions noted, this plan meets the requirements for approval in the BP (Business and Technology) / TO (Technology Overlay) districts and the criteria for approval of a use on review.

Summary of MPC action: APPROVE the request for the two wall signs for the PIPS Technology office building as shown on the development plan subject to 3 conditions

Date of MPC Approval: 6/8/2006 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: