

# 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:** 9-B-07-UR                      **Related File Number:**  
**Application Filed:** 7/30/2007              **Date of Revision:**  
**Applicant:** SEFTON OFFICE BUILDING

## PROPERTY INFORMATION

**General Location:** Northeast side of Innovation Dr., northwest side of Dutchtown Rd.  
**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  
**Surrounding Land Use:**  
**Proposed Use:** Monument Sign                      **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** TP  
**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:

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 monument sign along Dutchtown Rd. for the PIPS Technology office building as shown on the development plan subject to 2 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.

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 a proposed monument sign for the PIPS Technology office building that is located at the northeast corner of the intersection of 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. A use on review approval was also granted for two wall signs on June 8, 2006. The proposed monument sign, which complies with the Knox County Zoning Ordinance, is scheduled for review by the Tennessee Technology Corridor Development Authority on September 10, 2007.

MPC Action: Approved

MPC Meeting Date: 9/13/2007

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.

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 a monument sign along Dutchtown Rd. for the PIPS Technology office building as shown on the development plan subject to 2 conditions

Date of MPC Approval: 9/13/2007

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: