

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 6-E-06-UR

**AGENDA ITEM #:** 91

**AGENDA DATE:** 6/8/2006

▶ **APPLICANT:** JOHN FALCO

OWNER(S): SEFTON, LLC

TAX ID NUMBER: 118 173.28

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of Dutchtown Rd., northeast side of Innovation Dr.

▶ **APPX. SIZE OF TRACT:** 3.23 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Innovation Dr., a local access street with 26' pavement width within a 70' right-of-way.

UTILITIES: Water Source:  
Sewer Source:

▶ **ZONING:** BP (Business and Technology) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Office facility under construction

▶ **PROPOSED USE:** Sign plans

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING:

North: Existing business park / BP (Business and Technology) / TO (Technology Overlay)

South: Vacant land / BP (Business and Technology) / TO (Technology Overlay)

East: Vacant land / PC (Planned Commercial) / TO (Technology Overlay)

West: Vacant lot in business park / BP (Business and Technology) / TO (Technology Overlay)

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.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for the two wall signs for the PIPS Technology office building as shown on the development plan subject to 3 conditions**

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).

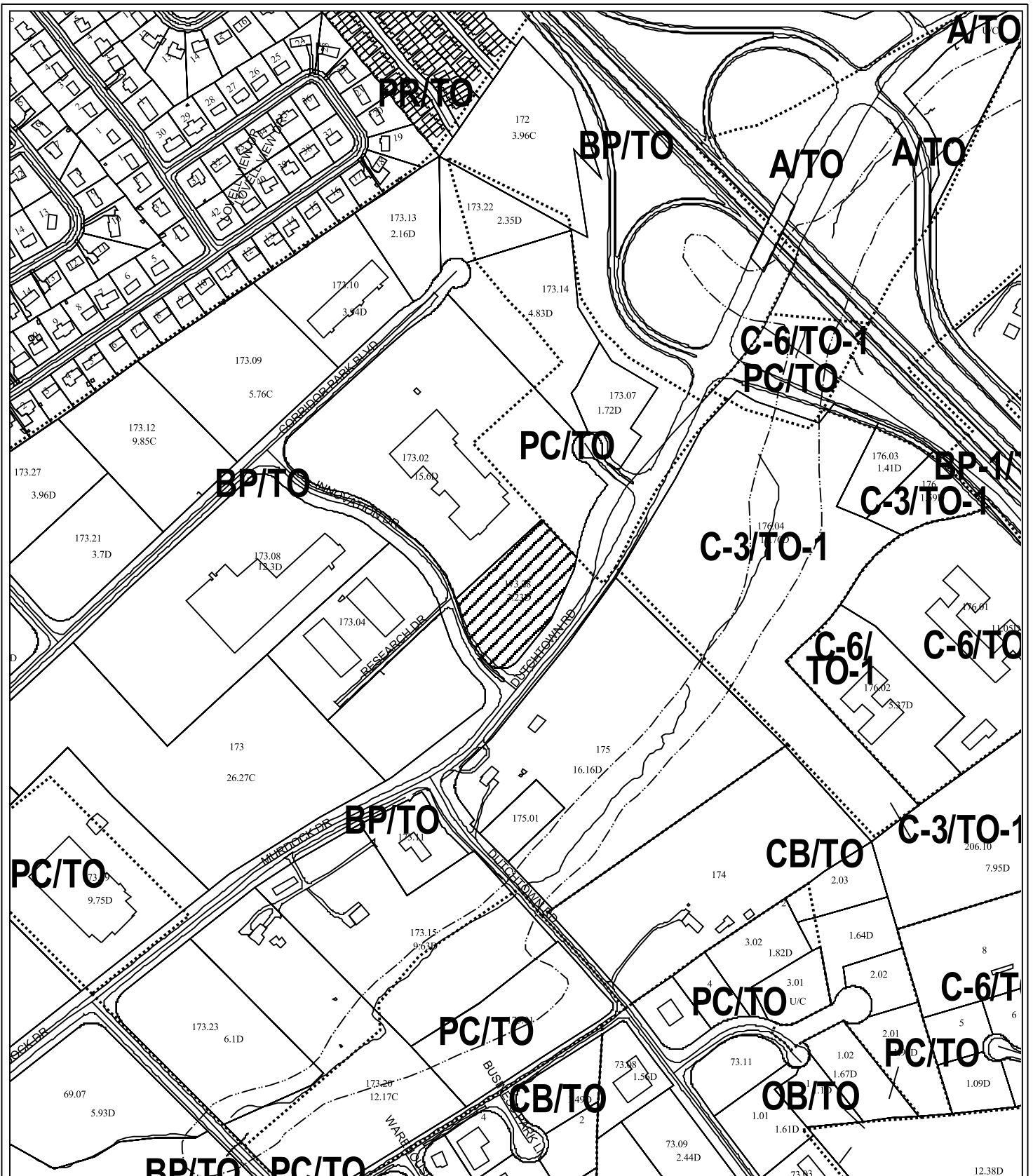
With the conditions noted, this plan meets the requirements for approval in the BP (Business and

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's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



6-E-06-UR  
USE ON REVIEW



Sign plans in BP (Business and Technology) / TO (Technology Overlay)

Original Print Date: 05/25/06 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

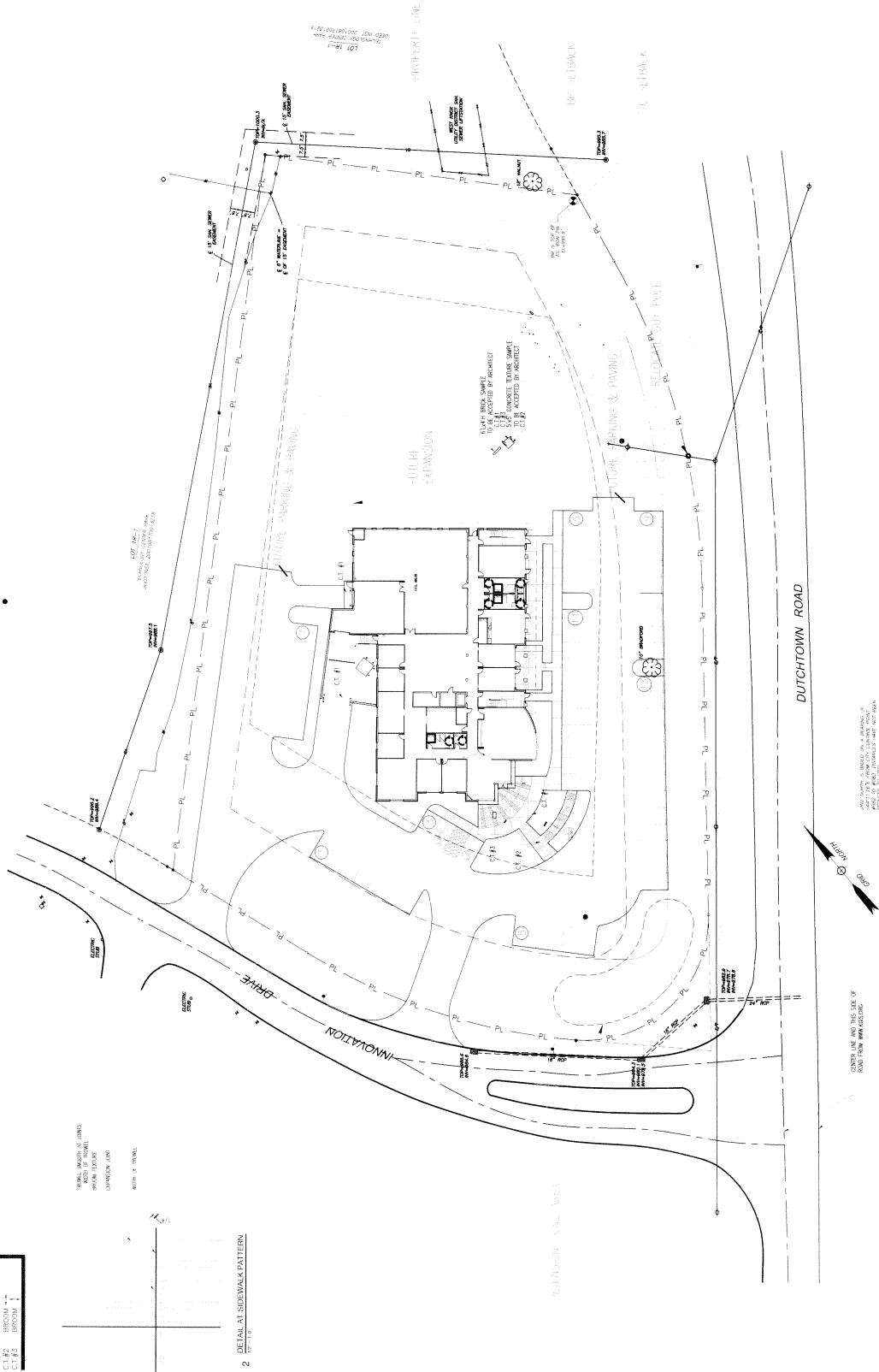
Petitioner: John Falco

Map No: 118

Jurisdiction: County



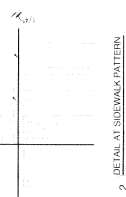
6-E-06-MK  
**U.O.R.**  
 DATE



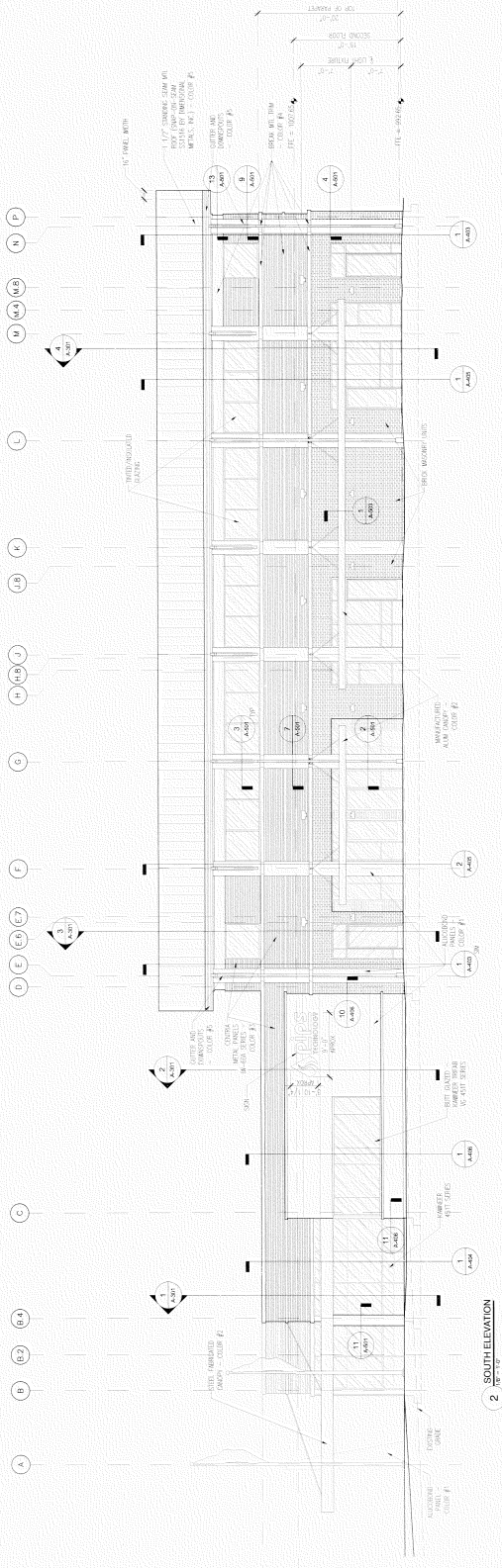
**CONCRETE TEXTURES LEGEND**

1	SMOOTH
2	BRICK
3	SMOOTH
4	BRICK
5	SMOOTH
6	BRICK

SHOW WIDTH OF JAMBS WITH 3/4" TRIM FROM EXTERIOR  
 SHOW EXTERIOR FINISH



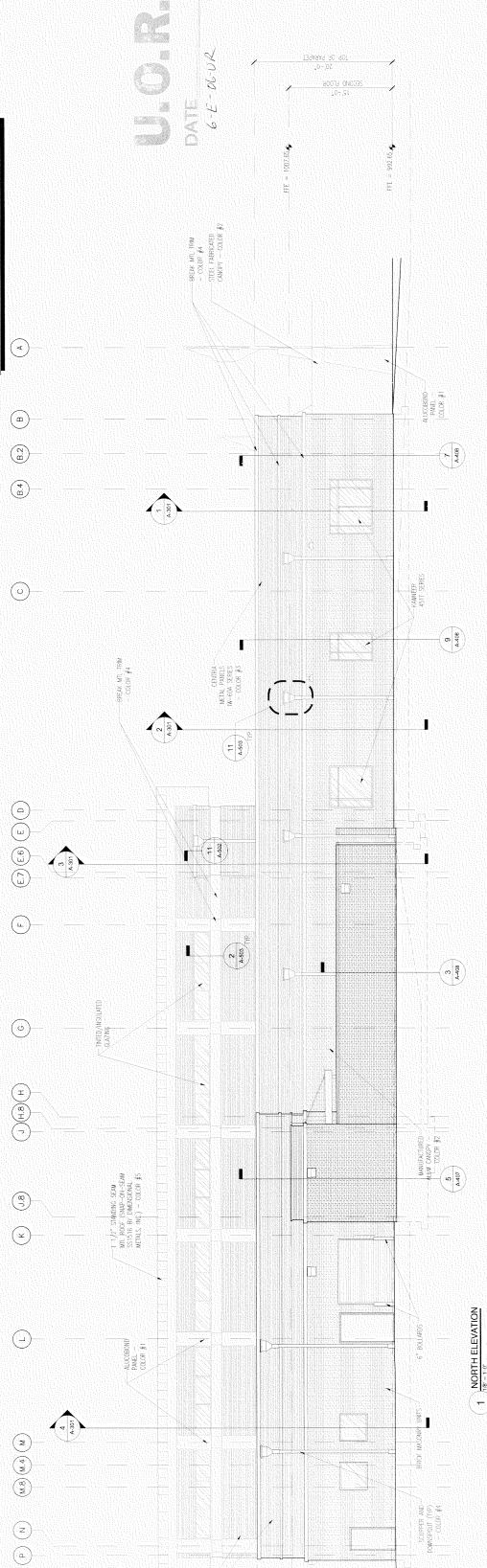
DATE:	10/01/06	Phase:	Phase 04
BY:	10/01/06	Phase:	Phase 04
NO:	10/01/06	Phase:	Phase 04
NO:	10/01/06	Phase:	Phase 04



**2 SOUTH ELEVATION**  
 1/8" = 1'-0"

- NOTES:**  
 1. EXTERIOR FINISHES - SEE COLOR GUIDE  
 2. EXTERIOR WINDOW FRAMES AND DOORS - DARK BRONZE  
 3. METAL FINISHES - GREEN (INDICATED)

- COLOR LEGEND:**  
 COLOR #1 ALUOBOND - SERRAVALLO METALLIC  
 COLOR #2 ALUOBOND - SERRAVALLO METALLIC  
 COLOR #3 ALUOBOND - SERRAVALLO METALLIC  
 COLOR #4 ALUOBOND - SERRAVALLO METALLIC  
 COLOR #5 ALUOBOND - SERRAVALLO METALLIC  
 COLOR #6 ALUOBOND - SERRAVALLO METALLIC  
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 COLOR #15 ALUOBOND - SERRAVALLO METALLIC  
 COLOR #16 ALUOBOND - SERRAVALLO METALLIC  
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 COLOR #99 ALUOBOND - SERRAVALLO METALLIC  
 COLOR #100 ALUOBOND - SERRAVALLO METALLIC



**1 NORTH ELEVATION**  
 1/8" = 1'-0"

**U.O.R.**  
 DATE: 6-E-0002



**DESIGNATIONS ARCHITECTS**  
 1823 DUNN AVENUE  
 KNOXVILLE, TN 37916  
 P: (615) 544-3840  
 WWW.DIA-ARCH.COM

**PROGRESS SET NOT FOR CONSTRUCTION**

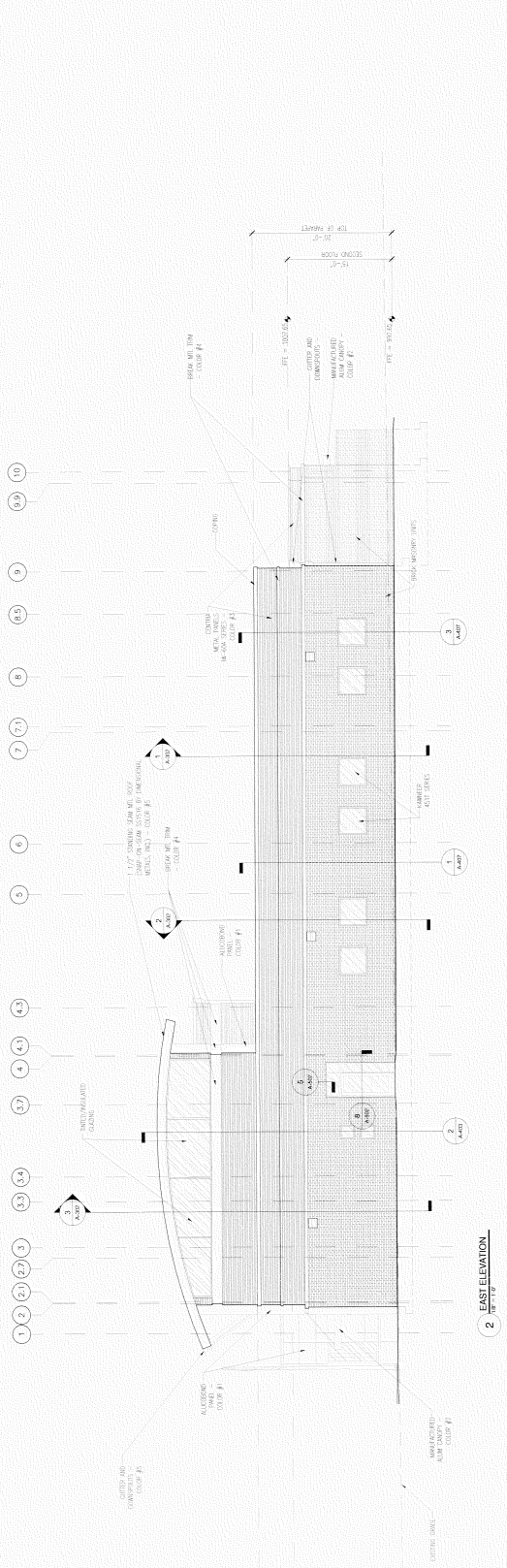
DATE:	ISSUE FOR
07-06-06	Phase Set
08-02-06	Phase Set
08-09-06	DOOR/FINISH SCHEDULES

**PIPS TECHNOLOGY - SEFTON, LLC**  
 A NEW OFFICE BUILDING FOR  
 804 INNOVATION DR  
 KNOXVILLE, TENNESSEE, 37932

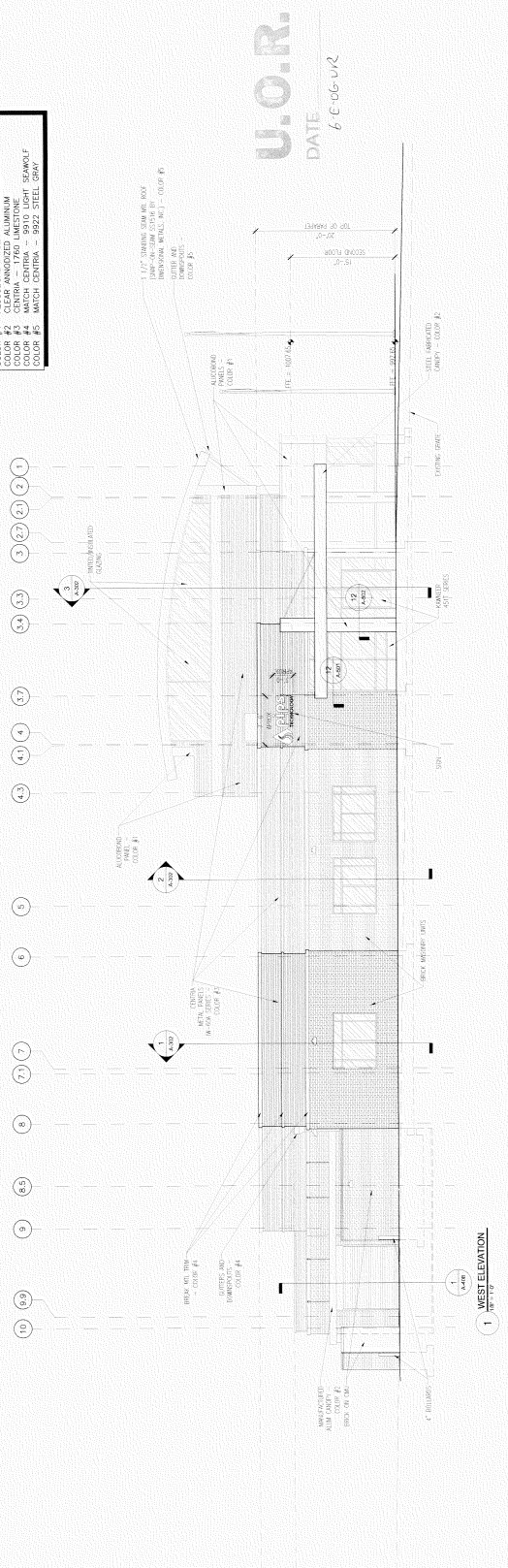
**EXTERIOR ELEVATIONS**

DATE:	2/06/24
DATE:	07-11-05

**A-202**



**2 EAST ELEVATION**



**1 WEST ELEVATION**

- NOTES:**
- 1 - EXTERIOR SEAMANT - DOWN SILICONE
  - 2 - EXTERIOR WINDOW FRAMES AND DOORS - DARK BRONZE
  - 3 - METAL FINISHES - GREEN (BRUSH)
- COLOR LEGEND:**
- COLOR #1 ALUOBROWN - SEAFORD METALIC
  - COLOR #2 ALUOBROWN - SEAFORD METALIC
  - COLOR #3 CENTRA - 1740 LAMICONE
  - COLOR #4 MATCH CENTER - 9910 LIGHT SAWOLF
  - COLOR #5 MATCH CENTER - 9910 LIGHT SAWOLF
  - COLOR #6 MATCH CENTER - 9910 LIGHT SAWOLF

**U.O.R.**  
 DATE: 6-06-07