



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

▶ **FILE #:** 9-B-07-UR

AGENDA ITEM #: 83

AGENDA DATE: 9/13/2007

▶ **APPLICANT:** SEFTON OFFICE BUILDING

OWNER(S): SEFTON, LLC.

TAX ID NUMBER: 118 173.28

JURISDICTION: County Commission District 6

▶ **LOCATION:** **Northeast side of Innovation Dr., northwest side of Dutchtown Rd.**

▶ **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: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

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

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

▶ **PROPOSED USE:** **Monument Sign**

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

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.

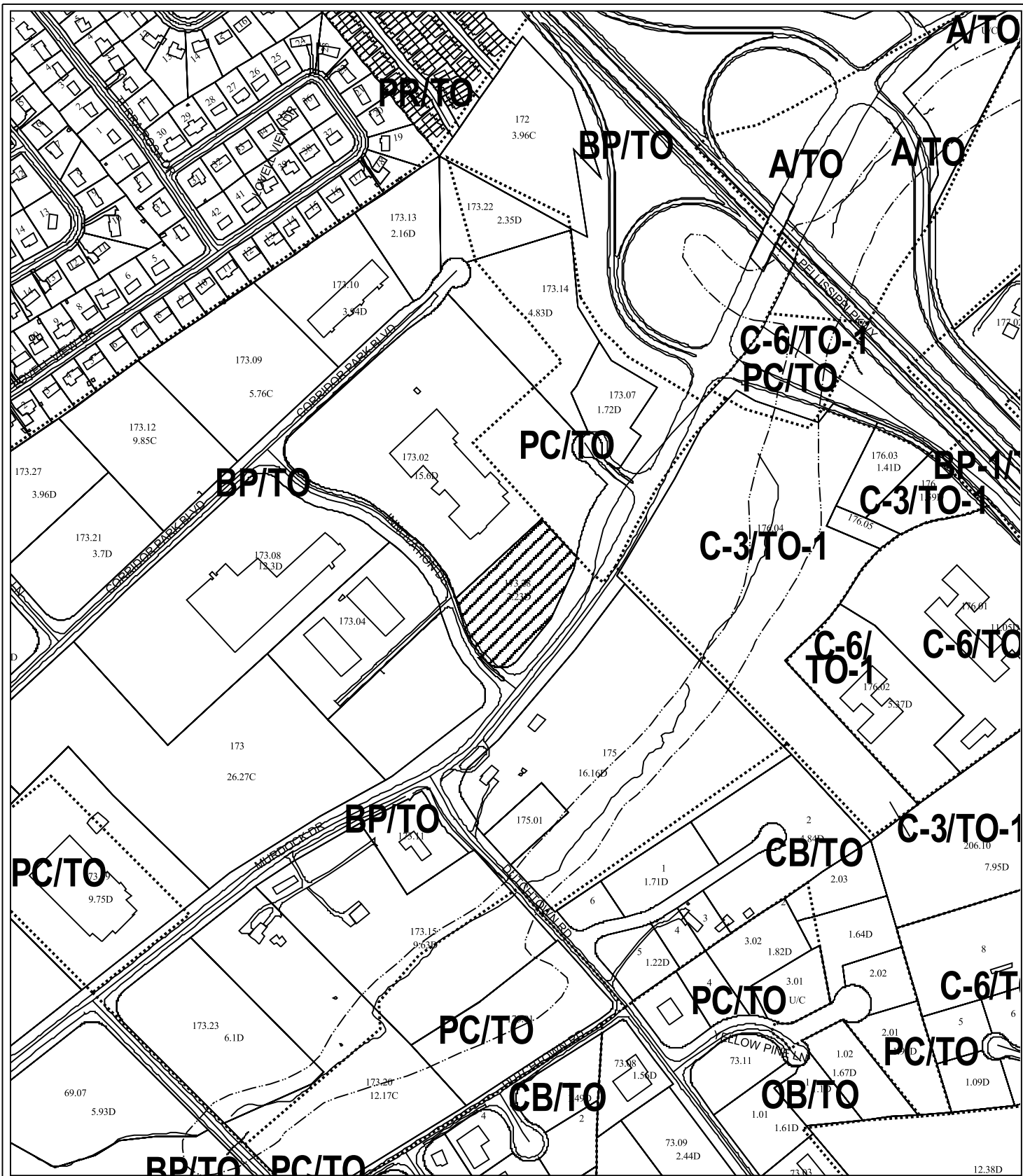
COMMENTS:

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.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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.



**9-B-07-UR
USE ON REVIEW**

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

Original Print Date: 08/28/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Sefton Office Building

Map No: 118

Jurisdiction: County





8 MERIT SIGN (PROPERTY TO WEST)
N.T.S.



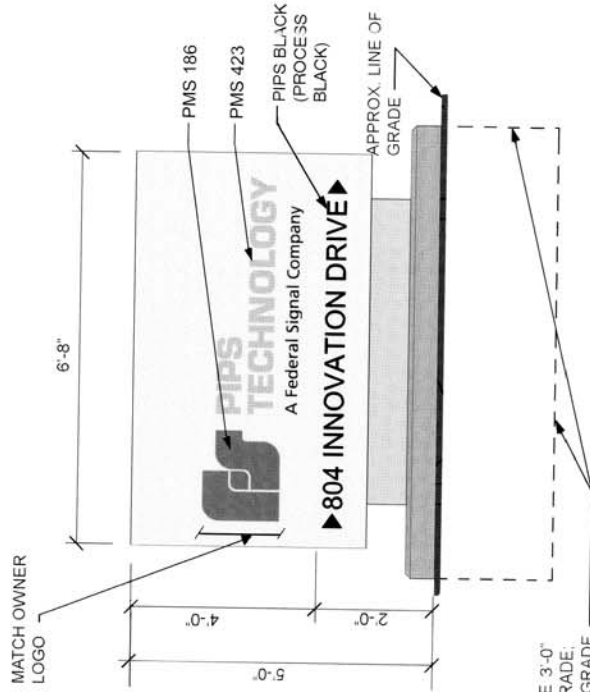
7 SIEMENS SIGN (PROPERTY TO NORTH)
N.T.S.



6 CORRIDOR PARK SIGN
N.T.S.



5 FROM INNOVATION DR. LOOKING EAST ON TO DUTCHTOWNE ROAD
N.T.S.



4 PERSPECTIVE
N.T.S.



3 PERSPECTIVE
N.T.S.

2 ELEVATION
N.T.S.

