



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

▶ **FILE #:** 12-A-08-UR

**AGENDA ITEM #:** 45

**AGENDA DATE:** 12/11/2008

▶ **APPLICANT:** SCOTT BRADLEY

**OWNER(S):** BURR, LLC.

**TAX ID NUMBER:** 103 M A 001-008

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** Southeast side of the intersection of Hardin Valley Rd. and Greenland Way

▶ **APPX. SIZE OF TRACT:** 28.11 acres

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Hardin Valley Rd., a minor arterial with a 3 lane pavement section within an 80' wide right-of-way.

**UTILITIES:** Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

**WATERSHED:** Conner Creek

▶ **ZONING:** PC (Planned Commercial) & OB (Office, Medical & Related Services) & TO (Technology Overlay)

▶ **EXISTING LAND USE:** Developing Shopping Center

▶ **PROPOSED USE:** Master sign plan

**HISTORY OF ZONING:** The site was zoned PC and OB in 2006 (12-Q-05-RZ & 4-S-06-RZ)

**SURROUNDING LAND USE AND ZONING:** North: Pellissippi State & Vacant land / PC & BP commercial & TO technology overlay

South: Apartments & Vacant land / OB office, PR residential & TO technology overlay

East: Vacant land / A agricultural & TO technology overlay

West: Offices / BP commercial, OB office & TO technology overlay

**NEIGHBORHOOD CONTEXT:** The site is located within the Pellissippi Technology corridor. Development surrounding the site consists of Pellissippi State Community College, offices and single family residences.

**STAFF RECOMMENDATION:**

▶ **APPROVE the sign master plan within the PC (Planned Commercial) and TO (Technology Overlay) Zones subject to 6 conditions**

1. Meeting all other applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Building Inspector.
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Obtaining a Certificate of Appropriateness from the Tenn. Technology Corridor Development Authority
5. Establishment of a property owners association that will be responsible for the maintenance of sign

infrastructure and all other commonly held assets.

6. Sign plans for the development that are not included in this application package are subject to a separate Use-on-Review approval by the Planning Commission.

With the conditions noted above, the request meets all requirements for approval within the PC zoning district, as well as other criteria for approval of a Use-on-Review.

#### **COMMENTS:**

The applicant has submitted a revised set of sign plans for the proposed commercial development on Greenland Way that includes a strip commercial center, a proposed grocery store, apartments and other retail shops. The proposed plans includes a revision to the single monument sign at the main entrance for the development that will serve as a shopping center directory sign that identifies the name of the center and tenant panels for the major tenants. The revised sign package also includes small monument signs located along the main private street that serves the commercial development. The use of the one directory sign and small monument signs will help reduce the sign clutter along Hardin Valley Dr.

Per an interpretation by the Knox County Board of Zoning Appeals rendered on December 20, 2006, a tenant panel sign within a planned commercial development may be considered as an on premise sign.

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

1. The proposed shopping center directory sign will help reduce sign clutter by listing the major tenants for the center on one sign at the main entrance to the development.

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

1. With the recommended conditions and approved variances, the proposed signage for the shopping center meets the standards for development within the PC (Planned Commercial) and TO (Technology Overlay) Zone and all other requirements of the Zoning Ordinance.
2. The proposed monument sign meets the condition of approval of the use-on-review for the shopping center (6-J-06-UR).
3. The signage is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance.

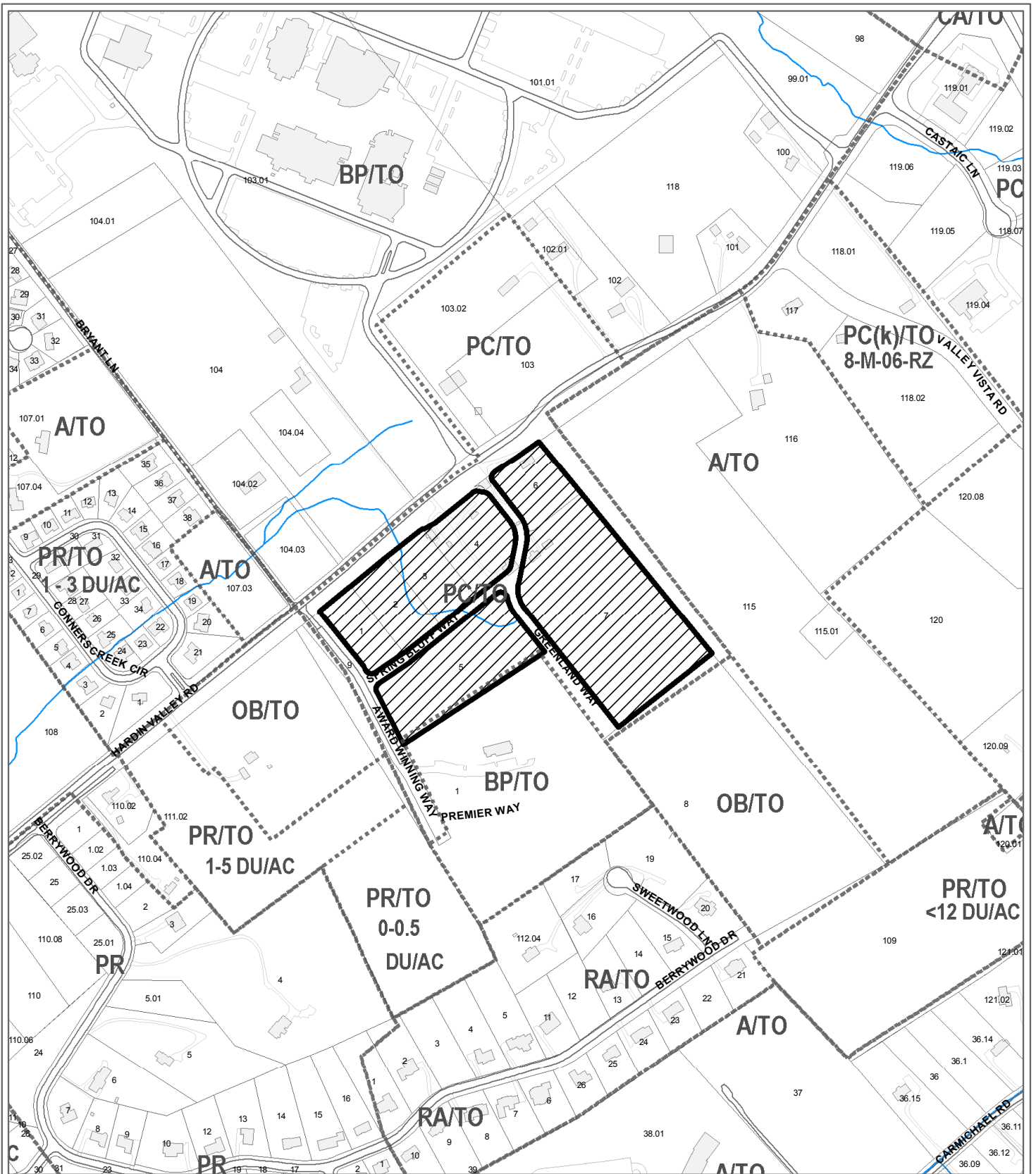
#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan identifies this property for commercial use.
2. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

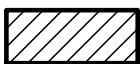
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**12-A-08-UR  
USE ON REVIEW**

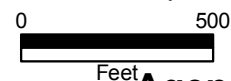


Monument sign in PC (Planned Commercial) & OB (Office, Medical & Related Services) / TO (Technology Overlay)

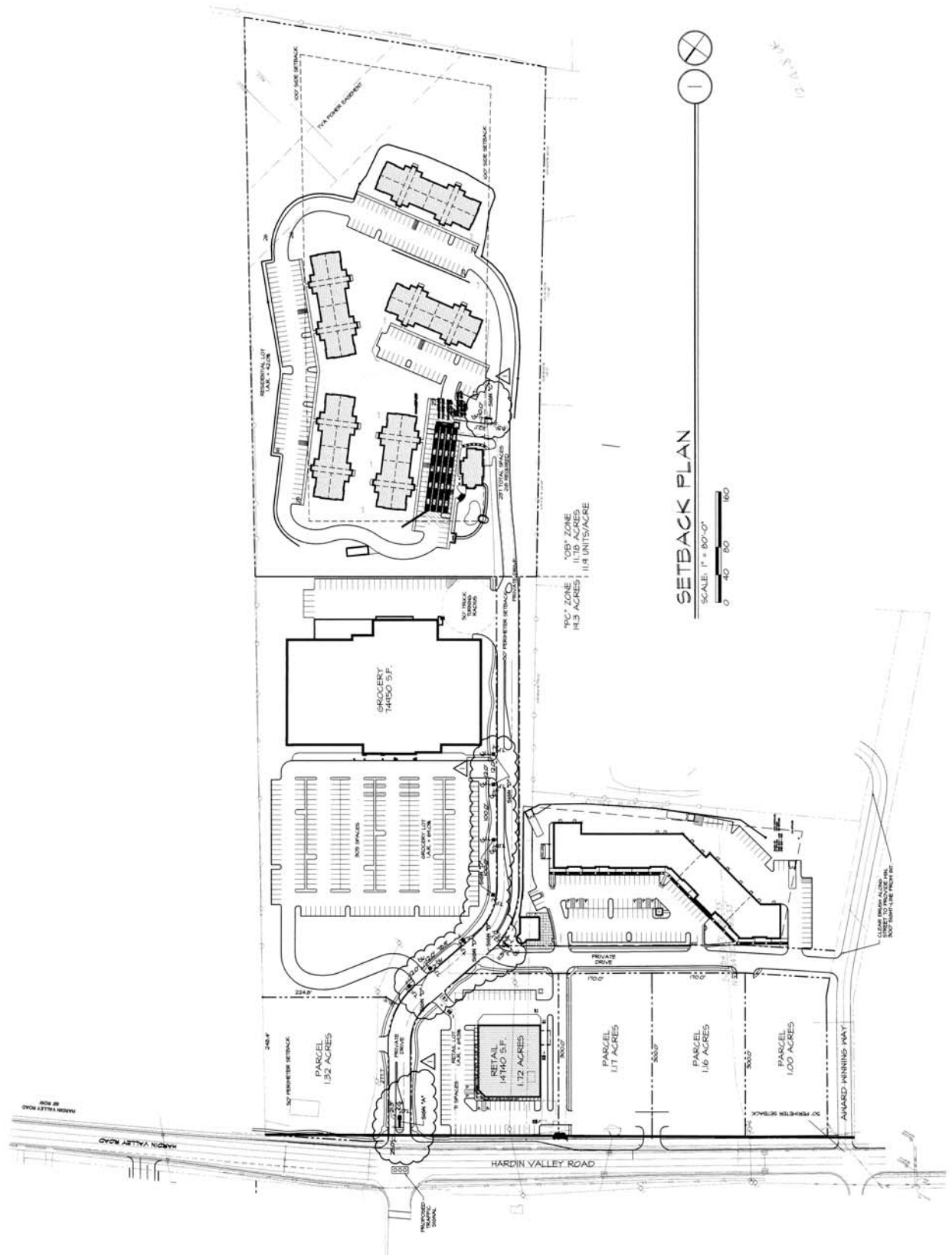
Original Print Date: 11/24/2008      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Bradley, Scott

Map No: 103  
Jurisdiction: County



**Agenda Item # 45**



**THE VILLAGE AT**  
**HARDIN VALLEY**  
**HARDIN VALLEY ROAD**  
**KNOXVILLE, TENNESSEE**

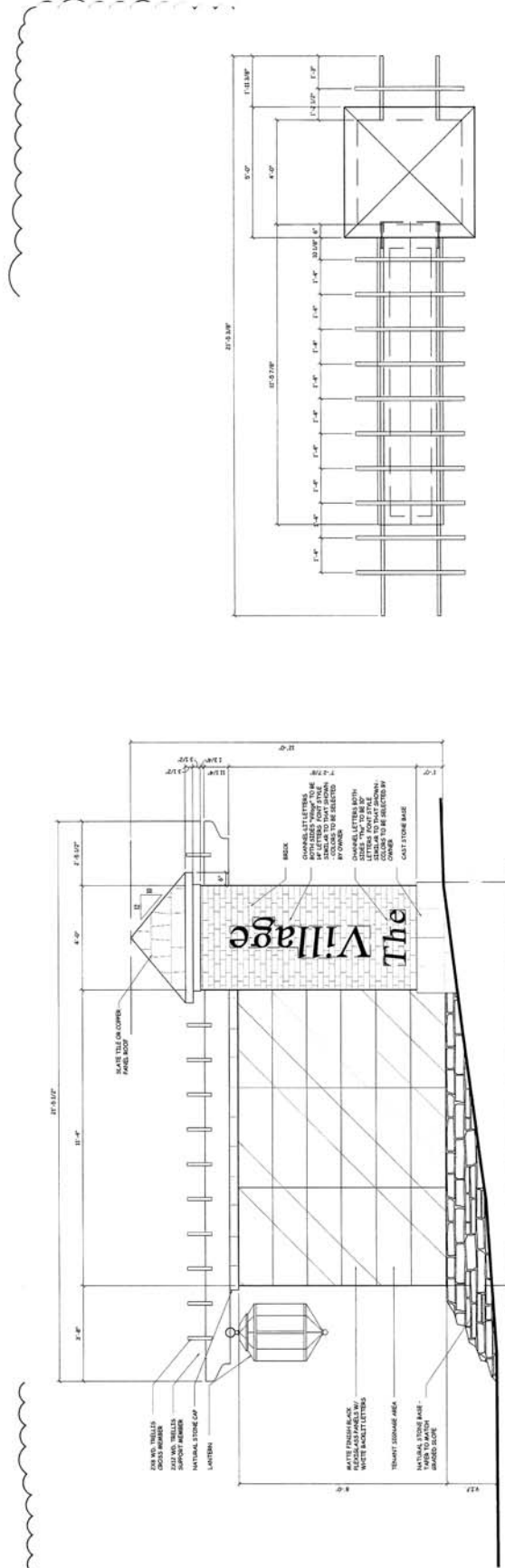
**A NEW DEVELOPMENT FOR**

**Michael Brady Inc.**  
 Architecture Interior Civil Structural Mechanical Electrical  
 Surveying Information Systems  
 299 N. Rinker Rd.  
 Knoxville, TN 37919  
 (603) 584-0999  
 (603) 584-2818  
 info@mbrinc.com  
 www.mbrinc.com

**DATE:** 6/30/06  
**DESIGNED BY:** M.G.B.  
**DRAWN BY:** D.L.B.  
**REVIEWED BY:** M.G.B.  
**CAD FILE NO.:** 05105  
**REV. NUMBER:** 05/20/06  
**REV. DESCRIPTION:**

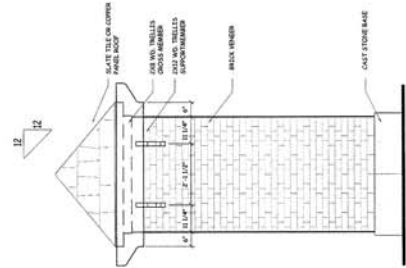
**DATE:** 6/30/06  
**DESIGNED BY:** M.G.B.  
**DRAWN BY:** D.L.B.  
**REVIEWED BY:** M.G.B.  
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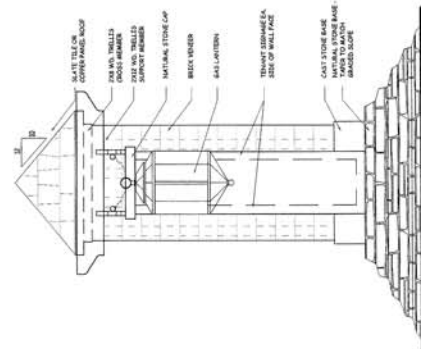


SIGN "A" FRONT ELEVATION  
SCALE: 1/2" = 1'-0"

SIGN "A" PLAN  
SCALE: 1/2" = 1'-0"



SIGN "A" SIDE ELEVATION  
SCALE: 1/2" = 1'-0"



SIGN "A" SIDE ELEVATION  
SCALE: 1/2" = 1'-0"

SIGNAGE AREA	
"THE VILLAGE"	7.4 S.F./SIDE
TENANT AREA FOR SIGNAGE	90.12 S.F./SIDE
TOTAL AREA FOR SIGNAGE	97.52 S.F./SIDE
* TOTAL SQUARE FEET OF SIGNAGE ALLOWED IS 200 S.F. -- THE SIGNAGE WILL BE INDIVIDUAL LETTERS AS NOT TO EXCEED 200 S.F. TOTAL	

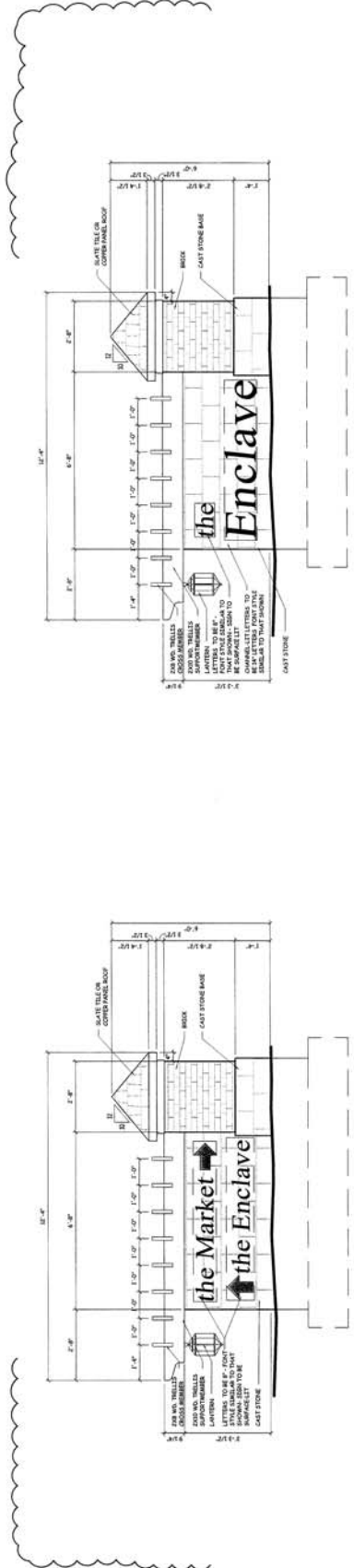
*Handwritten notes:*  
 12' x 12' x 12'  
 12' x 12' x 12'  
 12' x 12' x 12'

**Michael Dwyer Inc.**  
 Architecture Interiors Civil Structural Mechanical Electrical  
 108 N. Main Street, Suite 200  
 Knoxville, TN 37919  
 Phone: (606) 594-9999  
 www.michaeldwyer.com

**THE VILLAGE AT  
 HARDIN VALLEY**  
 A NEW DEVELOPMENT FOR:  
 HARDIN VALLEY ROAD  
 KNOXVILLE, TENNESSEE

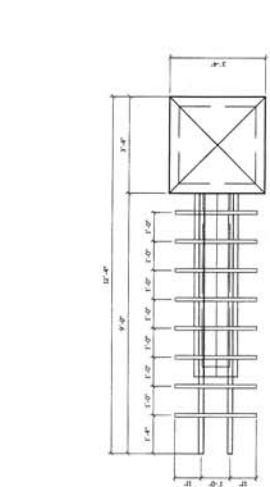
DATE: 6/30/06  
 DESIGNED BY: S.A.B.  
 DRAWN BY: S.A.B.  
 REVIEWED BY: D.P.F.  
 CONTRACT NO.: 062105  
 REV. SHEET: 002/002  
 REV. SHEET: 02/08

SHEET: 18  
 SHEET NO.: C1.4

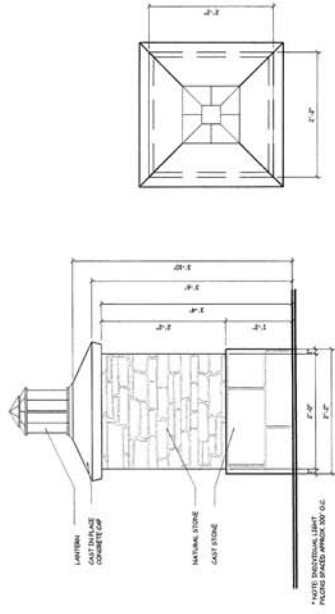


**SIGN "B" FRONT ELEVATION**  
SCALE: 1/2" = 1'-0"

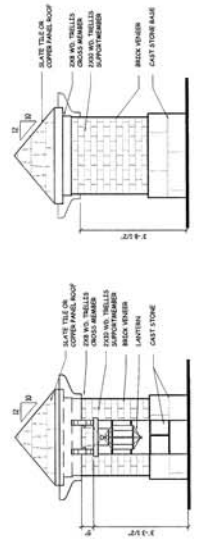
**SIGN "C" ELEVATION (APARTMENTS)**  
SCALE: 1" = 1'-0"



**SIGN "B" PLAN**  
SCALE: 1/2" = 1'-0"



**LIGHT PYLON (SIGN "D")**  
SCALE: 1/2" = 1'-0"



**SIGN "B" SIDE ELEVATION**  
SCALE: 1/2" = 1'-0"

SIGNAGE AREA	
"the MARKET"	54 SF.
"the ENCLAVE" - SIGN "B"	64 SF.
"the ENCLAVE" - SIGN "C"	84 SF.

Michael Drury Inc.  
Architecture Interiors (Civil) Structural Mechanical Electrical  
Engineering Information Systems  
Knoxville, TN 37919  
Fax: (603) 944-5213  
www.mdrury.com

Professional Seal  
Professional Seal No. 202820222222  
Professional Seal No. 202820222222

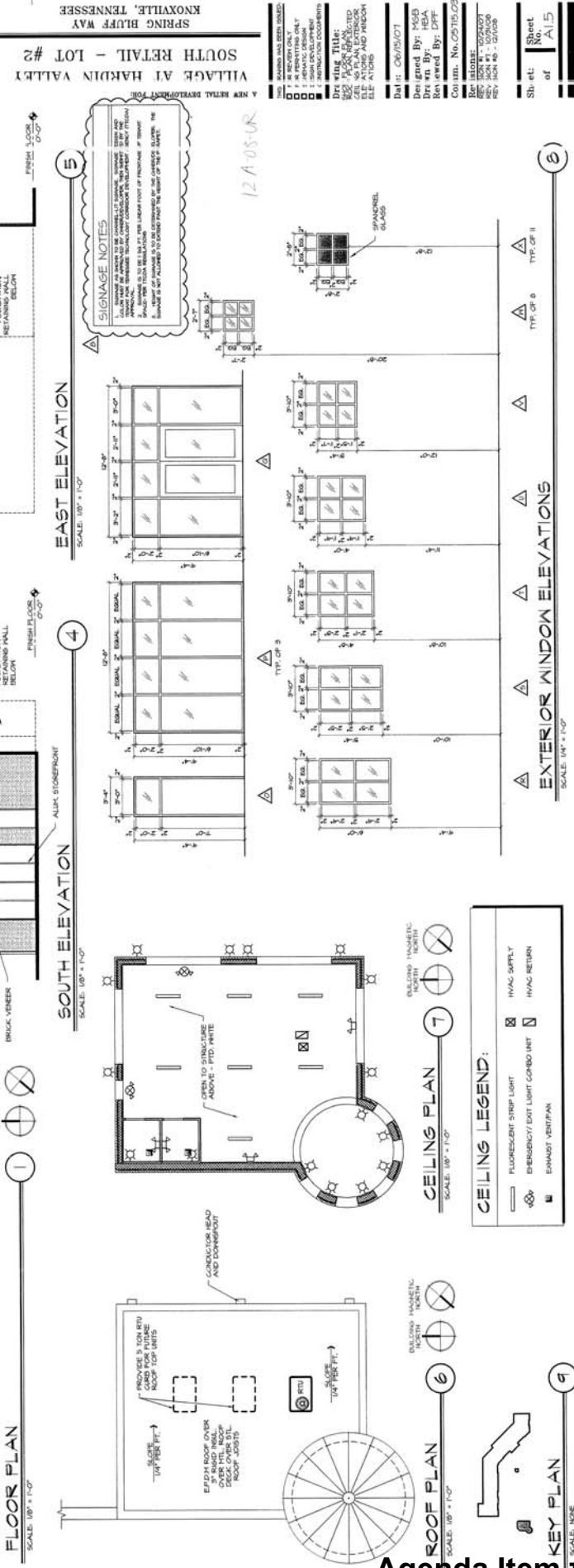
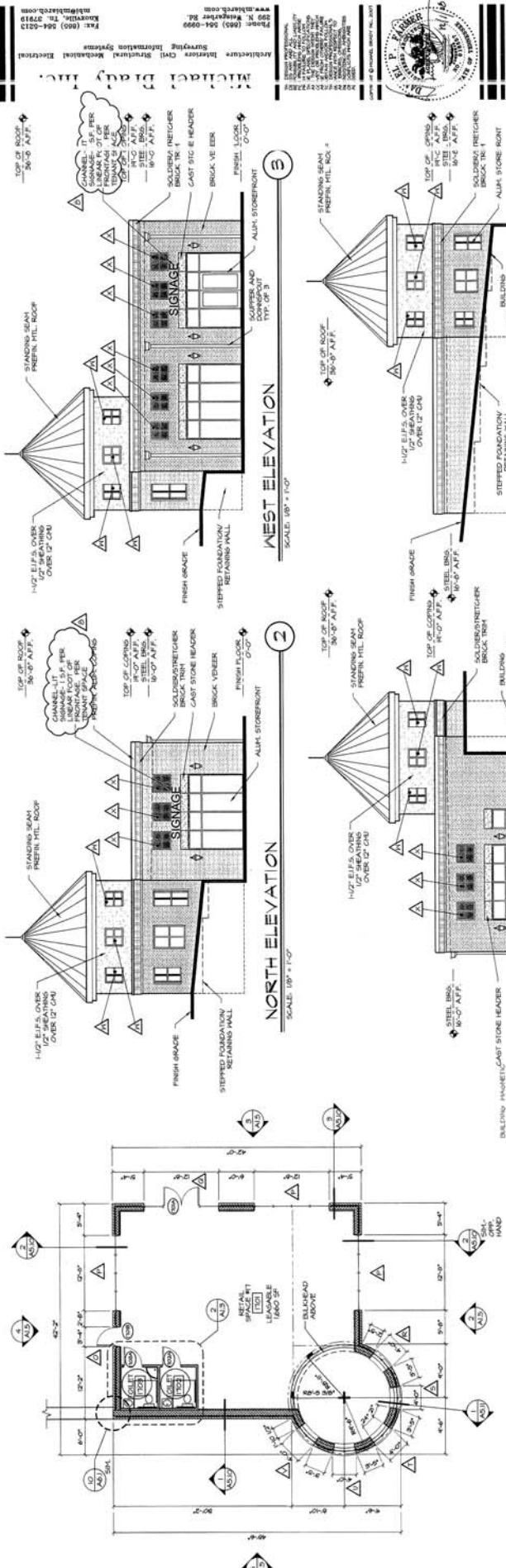


A NEW DEVELOPMENT FOR  
THE VILLAGE AT  
HARDIN VALLEY  
KNOXVILLE, TENNESSEE  
HARDIN VALLEY ROAD

DATE: 6/30/06  
DESIGNED BY: S.A.B.  
DRAWN BY: S.A.B.  
REVIEWED BY: D.P.F.  
PROJECT NO.: 057105  
REV. NO.: 000000  
REV. DATE: 02/05/06  
ELEVATION

Sheet No. of C15

12-A-08-UK



**CEILING LEGEND:**

	FLUORESCENT STRIP LIGHT
	EMERGENCY EXIT LIGHT
	EXHAUST VENT FAN
	HVAC SUPPLY
	HVAC RETURN

**SIGNAGE NOTES**

ALL SIGNAGE SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND THE PLANNING COMMISSION. THE SIGNAGE SHALL BE INSTALLED BY THE OWNER AT HIS OWN RISK AND UNDER THE SUPERVISION OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MEMPHIS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MEMPHIS.

**P. J. BRYAN ARCHITECTS**  
 2225 FORESTVIEW DRIVE  
 MEMPHIS, TN 38117  
 (901) 522-1111  
 www.pjbryan.com

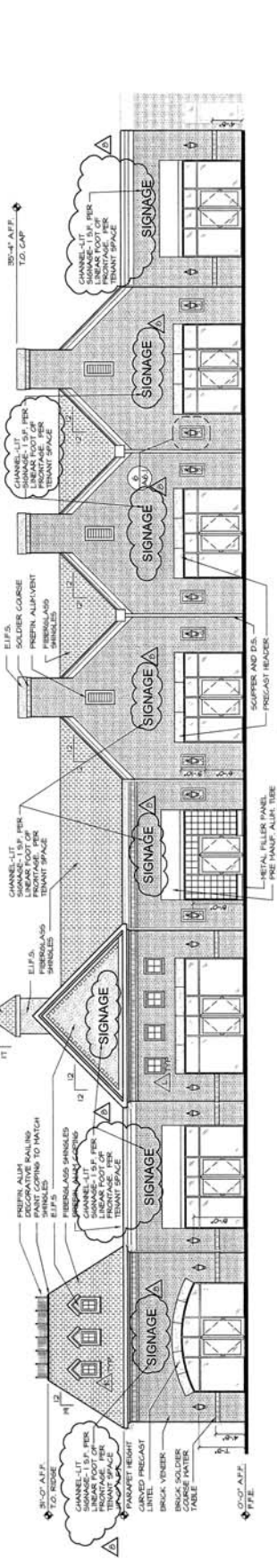
**Michael Brydy Inc.**  
 Architecture Interiors Lighting Information Systems  
 12121 W. WINDYBROOK DRIVE  
 KNOXVILLE, TN 37921  
 (615) 586-4313  
 www.michaelbrydy.com

**VILLAGE AT HARDIN VALLEY SOUTH RETAIL - LOT #2**  
 KNOXVILLE, TENNESSEE

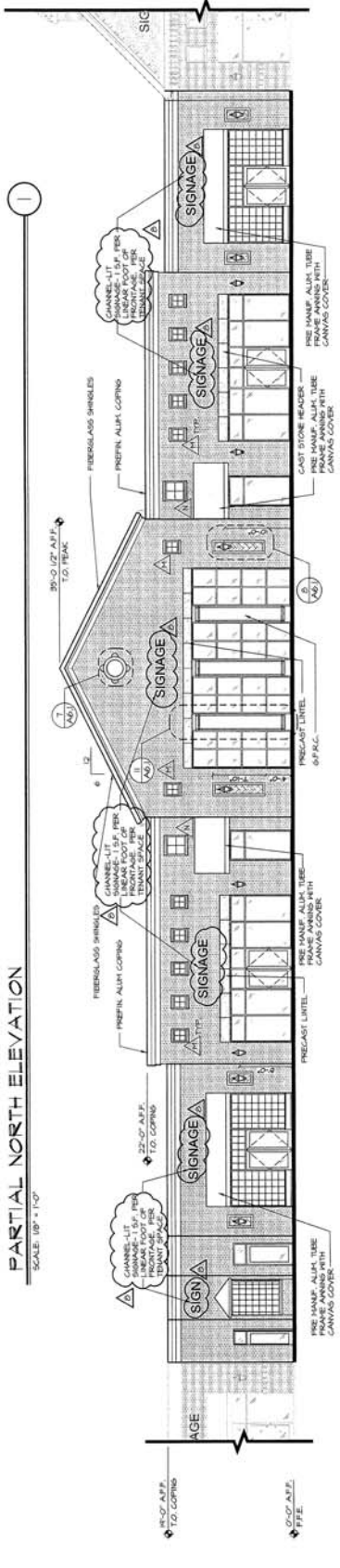
**SIGNAGE NOTES**  
 1. SIGNAGE TO BE APPROVED BY THE TOWN OF HARRISBURG. THE TOWN OF HARRISBURG IS THE FINAL AUTHORITY ON THE MATTER. APPROVED SIGNAGE SHALL BE APPROVED BY THE TOWN OF HARRISBURG.  
 2. SIGNAGE IS TO BE 18 IN. PER LINEAR FOOT OF SIGNAGE. PER TOWN REGULATIONS. THE SIGNAGE SHALL BE APPROVED BY THE TOWN OF HARRISBURG.

**EXTERIOR MATERIAL FINISH SCHEDULE**

FINISH	DESCRIPTION	REMARKS
1.0	STAINLESS STEEL	FINISH FOR ALL METAL PARTS
2.0	PREPARED CONCRETE FROM "CORNER"	FOR ALL CONCRETE
3.0	PREPARED CONCRETE FROM "CORNER"	FOR ALL CONCRETE
4.0	PREPARED CONCRETE FROM "CORNER"	FOR ALL CONCRETE
5.0	PREPARED CONCRETE FROM "CORNER"	FOR ALL CONCRETE
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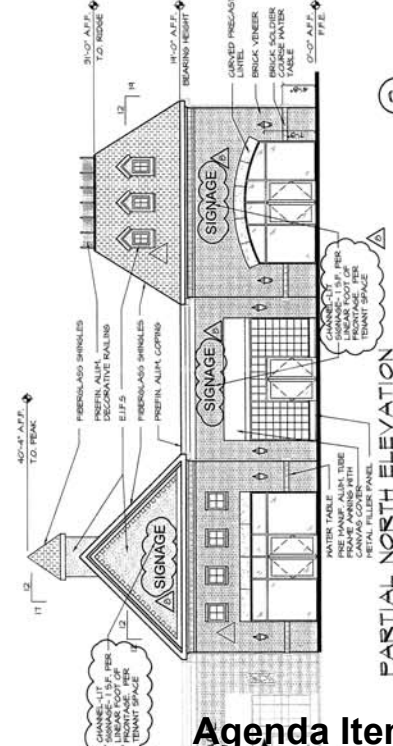


PARTIAL NORTH ELEVATION  
 SCALE 1/8" = 1'-0"

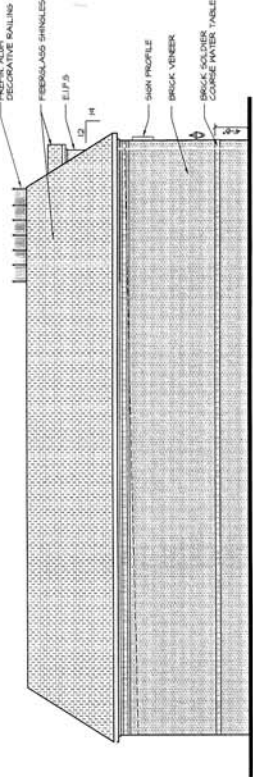


PARTIAL NORTH ELEVATION  
 SCALE 1/8" = 1'-0"

PARTIAL NORTH ELEVATION  
 SCALE 1/8" = 1'-0"



PARTIAL NORTH ELEVATION  
 SCALE 1/8" = 1'-0"



PARTIAL EAST ELEVATION  
 SCALE 1/8" = 1'-0"

A NEW RETAIL DEVELOPMENT FOR  
 VILLAGE AT HARDIN VALLEY  
 SOUTH RETAIL - LOT #2  
 SPRING BLUFF WAY  
 KNOXVILLE, TENNESSEE



Michael Dray, Inc.  
 Architects Interior Design Mechanical Electrical  
 1011 B. K. REYNOLDS BLVD.  
 KNOXVILLE, TN 37918  
 Phone: (603) 564-9999  
 Fax: (603) 564-9513  
 mdray@drayinc.com

DATE: 06/15/07  
 DRAWN BY: MDR  
 DESIGN BY: HDA  
 REVIEWED BY: DFF  
 SHEET NO.: C-21002  
 SHEET TITLE: SIGNAGE  
 SHEET NO.: 44  
 SHEET TOTAL: 44