



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

▶ **FILE #:** 5-B-08-UR

AGENDA ITEM #: 68

AGENDA DATE: 5/8/2008

▶ **APPLICANT:** CARIS HEALTHCARE

OWNER(S): DAWN ROWE K&N OFFICE LIMITED PARTNERSHIP

TAX ID NUMBER: 119 033.05

JURISDICTION: County Commission District 5

▶ **LOCATION:** North side of Executive Park Dr., east side of Corporate Dr.

▶ **APPX. SIZE OF TRACT:** 10.79 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Executive Park Dr., a local street with a 30' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Office complex

▶ **PROPOSED USE:** Monument sign

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Post Office / PC-1 (Retail and Office Park)

South: Businesses / PC (Planned Commercial)

East: Businesses / PC-1 (Retail and Office Park)

West: Businesses / C-6 (General Commercial Park)

NEIGHBORHOOD CONTEXT: The site is located in an area along the north side of I-40 that has a mix of non-residential development.

STAFF RECOMMENDATION:

▶ **APPROVE the monument sign for Caris Healthcare at this office complex which is in the PC (Planned Commercial) zoning district, subject to 4 conditions:**

1. Meeting all applicable requirements of Knox County's Sign Inspector.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. The sign shall be install so as not to interfere with the sight triangle/visibility at the driveway entrance onto Executive Park Dr..

With the conditions noted above, this request meets the requirements for approval in the PC (Planned Commercial) zoning district, as well as other criteria for approval of a use-on-review.

COMMENTS:

The applicant is proposing a monument sign (business ground sign) for Caris Healthcare at this office complex that covers an entire block that has frontage on four public streets (Executive Park Dr. on the south, Corporate Dr. on the west, Cross Park Dr. on the north, and Directors Dr. on the east). The proposed sign will be located on the Executive Park Dr. frontage.

The Knox County sign regulations within the PC zoning district allow one business ground sign per street frontage in excess of 150'. With the four street frontages, this office complex is allowed a total of four ground signs. This proposed sign will be the third sign for the complex. All three signs are located on the Executive Park Dr. frontage which is allowed as long as there is 100' separation between each sign.

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

1. All utilities are available to serve this site.
2. The proposed monument sign is compatible with the scale and intensity of the surrounding development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal meets all requirements of the PC zoning district as well as the general criteria for approval of a use on review.
2. The proposed signage is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

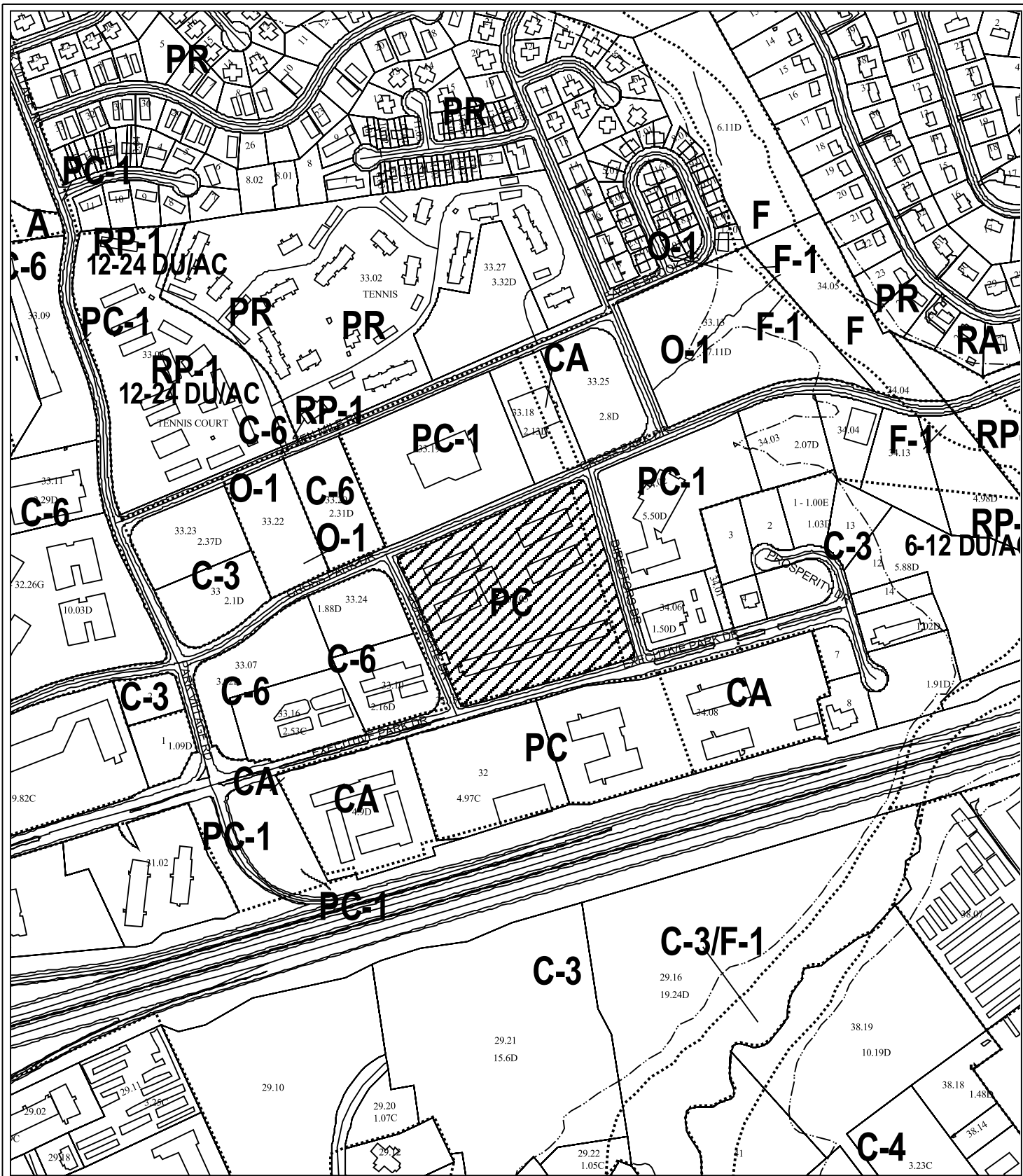
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes office use for the site. The proposed use is consistent with the PC (Planned Commercial) zoning district and sector plan designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.


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.



5-B-08-UR
 USE ON REVIEW

 Monument sign in PC (Planned Commercial)

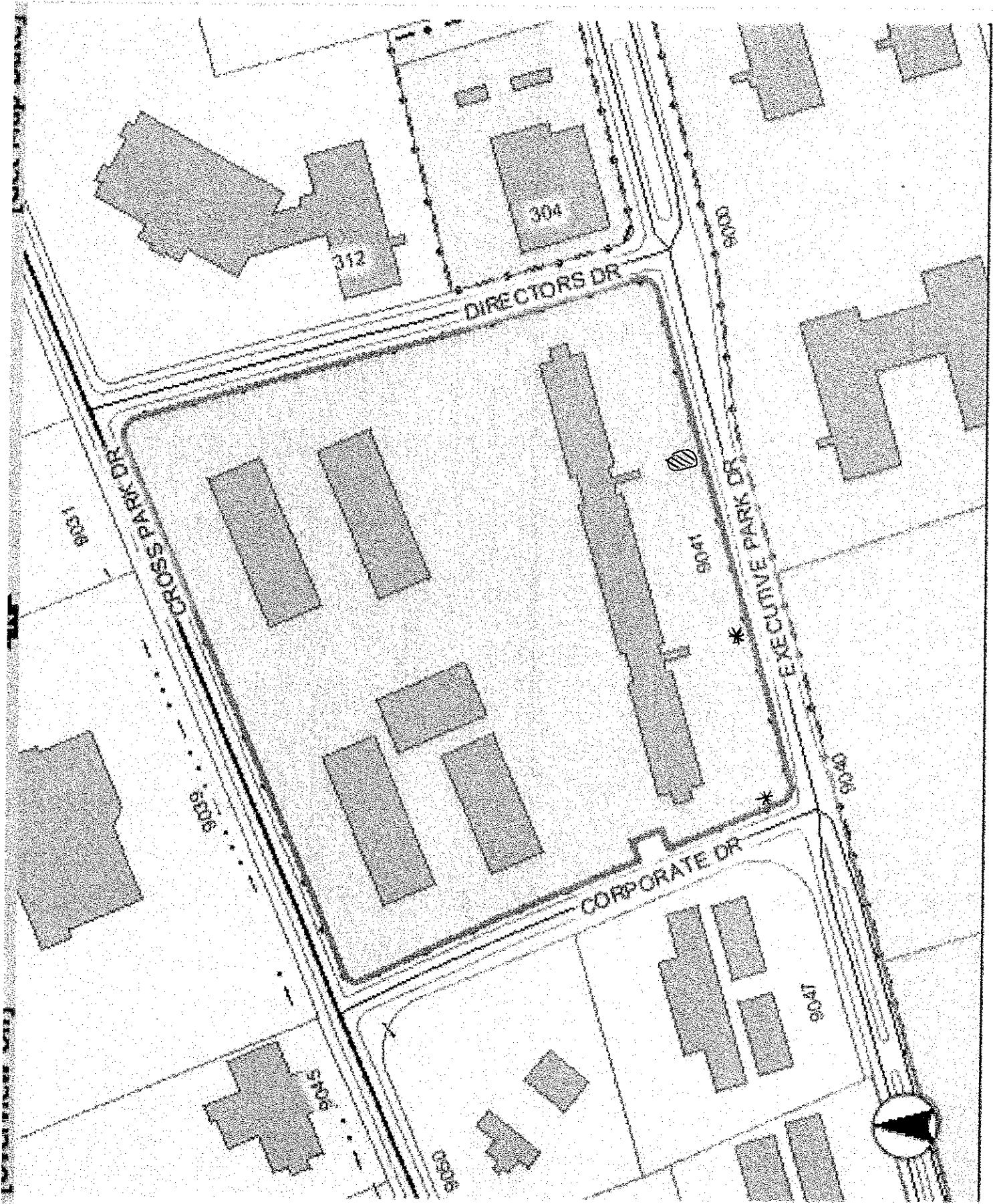
Original Print Date: 04/22/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Caris Healthcare

Map No: 119

Jurisdiction: County





0 158ft

* current ground s'isr
 (hatched symbol) new s'isr

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5-B-08-UR

Agenda Item # 68

MPC May 8, 2008



S-B-08-UR

Existing Signage

5-B-08-UR

