



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

▶ **FILE #:** 5-D-08-UR

AGENDA ITEM #: 70

AGENDA DATE: 5/8/2008

▶ **APPLICANT:** VISTA DEI MONTE

OWNER(S): HARDIN VALLEY LAND PARTNERS, LLC.

TAX ID NUMBER: 103 118.01 & 119.06

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side of Hardin Valley Rd., northeast side of Valley Vista Rd.

▶ **APPX. SIZE OF TRACT:** 5.06 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a three lane minor arterial street within a 75' of right-of-way, Castaic Ln., a local street with a pavement width of 32' within a 70' right-of-way, and Valley Vista Rd. a proposed three lane collector street with a 70' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PC (k) (Planned Commercial) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Retail and office development under construction

▶ **PROPOSED USE:** Sign plans

HISTORY OF ZONING: The Knox County Commission approved the zoning change for this property to PC (Planned Commercial) / TO (Technology Overlay) with conditions on September 25, 2006.

SURROUNDING LAND USE AND ZONING:
North: Residences and Pellissippi State Community College / BP (Business and technology) / TO (Technology Overlay)
South: Business and vacant land / PC(k) (Planned Commercial) / TO (Technology Overlay) & PC/TO
East: Businesses / PC (Planned Commercial) / TO (Technology Overlay)
West: Vacant land / PC(k) (Planned Commercial) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

STAFF RECOMMENDATION:

▶ **APPROVE the sign plans for this retail/office center at Vista Dei Monte which is in the PC (k) (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 5 conditions:**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed signage.

2. Meeting all applicable requirements of Knox County's Sign Inspector.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
5. Signs shall be install so as not to interfere with the sight triangles/visibility at all intersections.

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

COMMENTS:

The applicant is proposing the sign system for the retail/office center that is located at the intersections of Hardin Valley Rd. with Valley Vista Rd. and Castaic Ln. at the Vista Dei Monte commercial subdivision. This commercial center will have access from Castaic Ln., Hardin Valley Rd., and Valley Vista Rd.

The proposed signage includes a monument sign at the intersection of Hardin Valley Rd., and Valley Vista Rd. that identifies the development as a mixed use center with both retail and office businesses. A second monument sign will be located on Valley Vista Rd. at the entrance to the office section of the development. There are also two small internal directional signs proposed as well as the wall signage for both the retail and office sections of the development.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on May 5, 2008

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 development signage 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 and unsuitable environment for the proposed use.

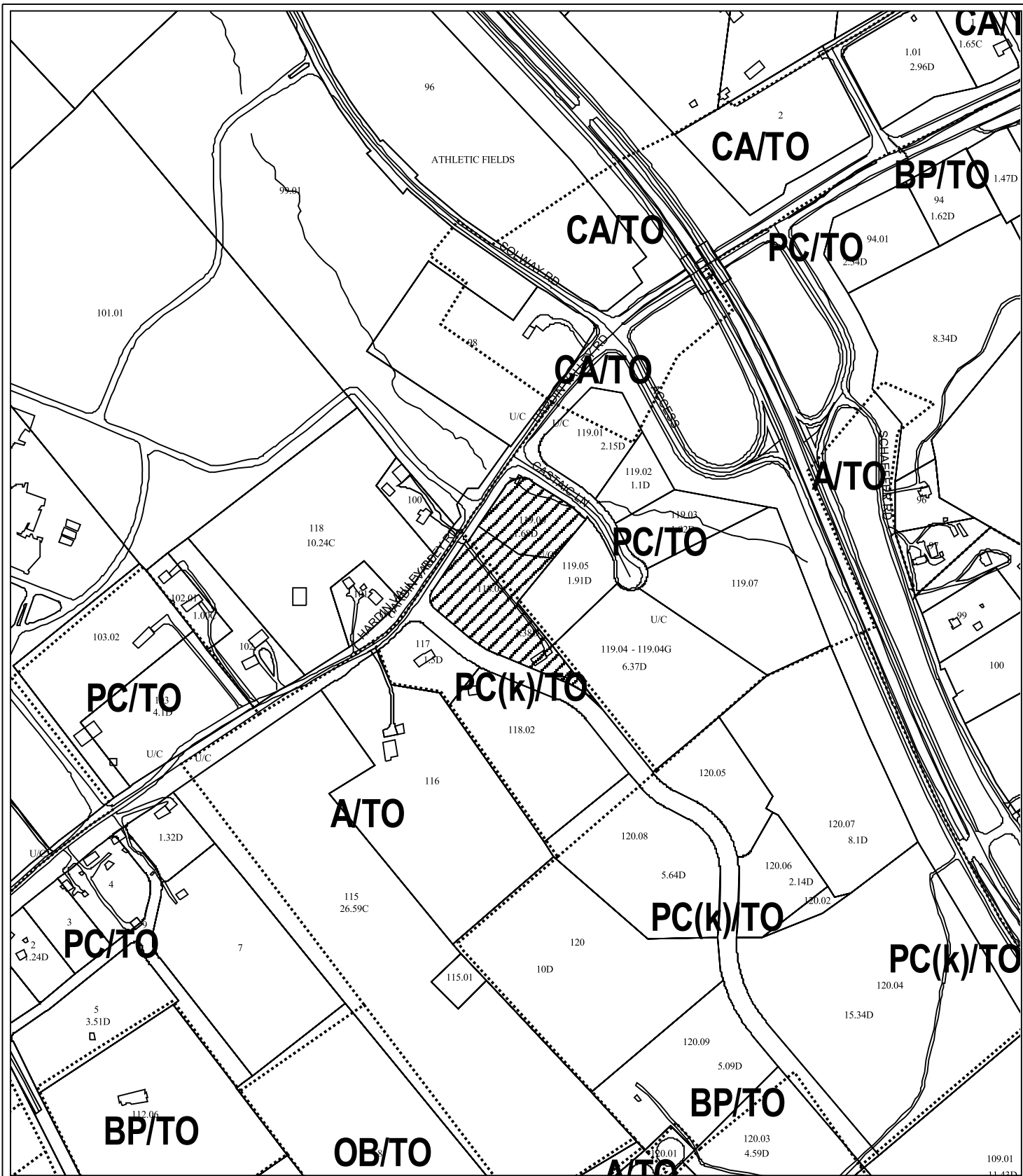
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes commercial uses 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 Planned 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-D-08-UR
 USE ON REVIEW

 Sign plan in PC (Planned Commercial) / TO (Technology Overlay)

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

Petitioner: Vista Dei Monte

Map No: 103

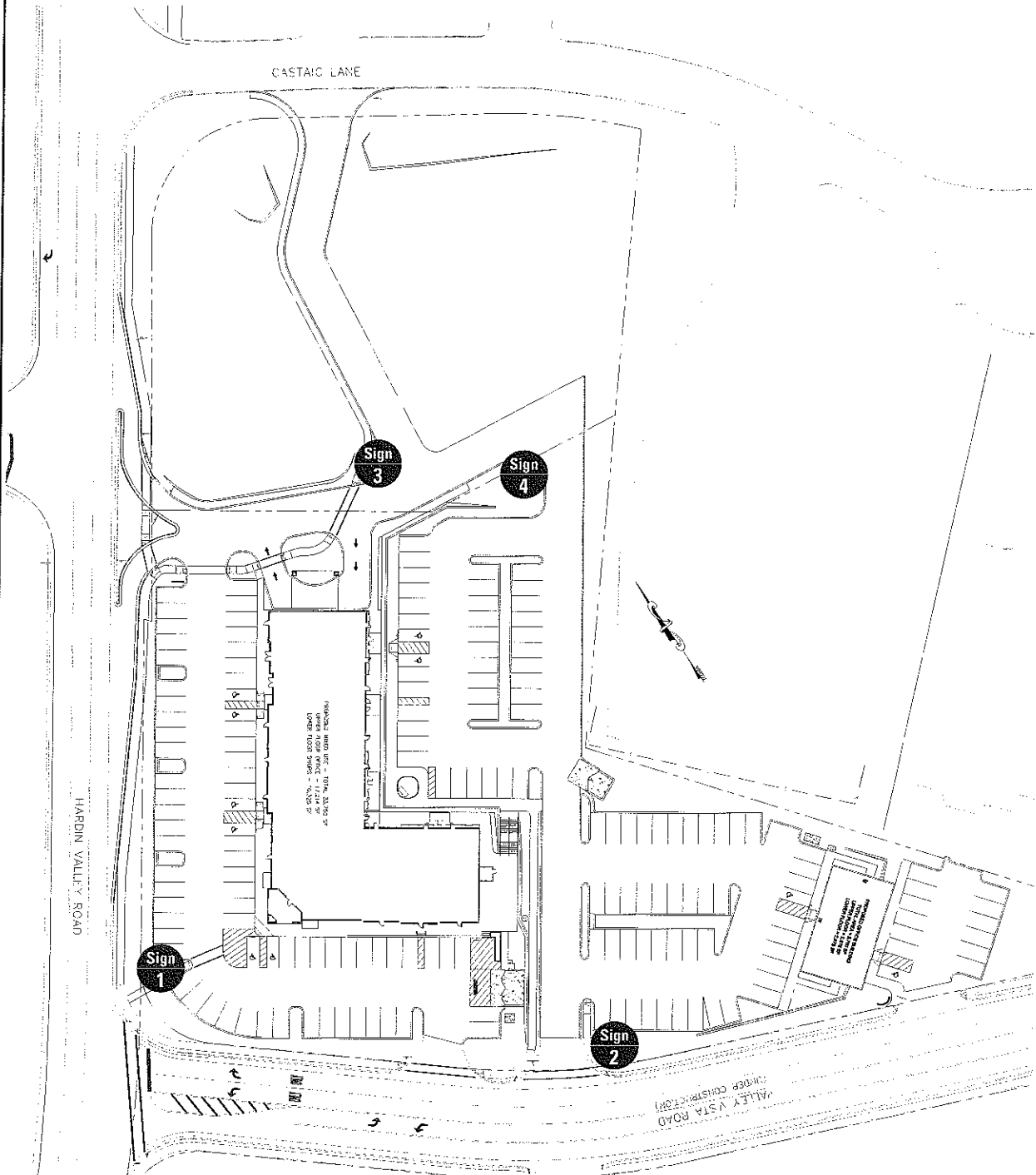
Jurisdiction: County



Supporting Artwork

Image Management

7675 Oak Ridge Highway
Knoxville, Tennessee 37931
(865) 342-8200 Office
(865) 539-6311 Fax



GEN0019
Site Plan

Sign 1
-6ft Setback from Hardin Valley
-42ft Setback from Valley Vista Road

Sign 2
-6ft Setback from Valley Vista Road

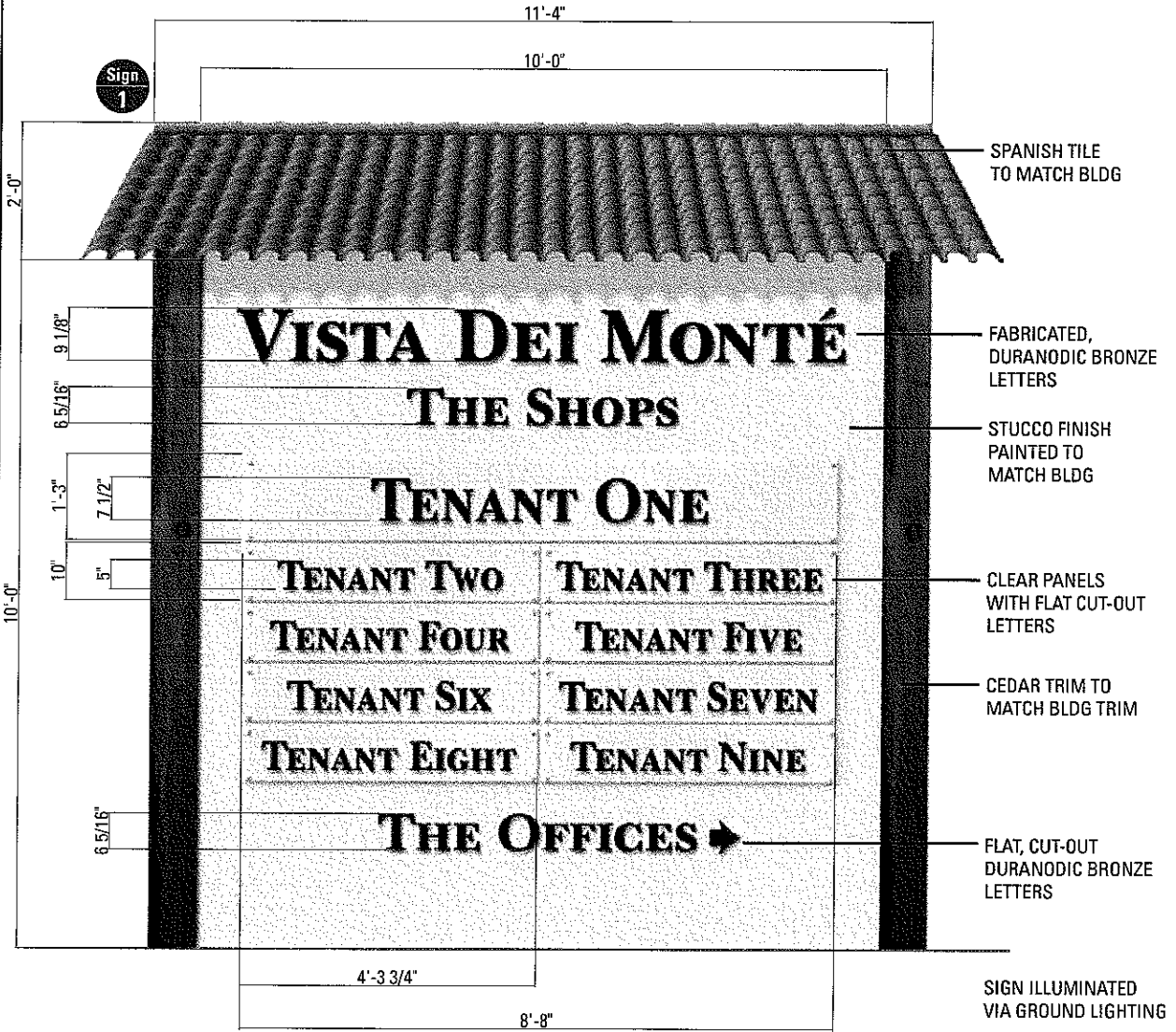
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File Name: GEN0019
 Drawing No: GEN0019_SA_PG4
 Scale: 1/30
 Date: 3APR08
 Approved By:
 Site:

Supporting Artwork

Image Management

7675 Oak Ridge Highway
Knoxville, Tennessee 37931
(865) 342-5200 Office
(865) 539-6311 Fax



GEN0019

Monument One,
Double-Faced

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File Name: GEN0019

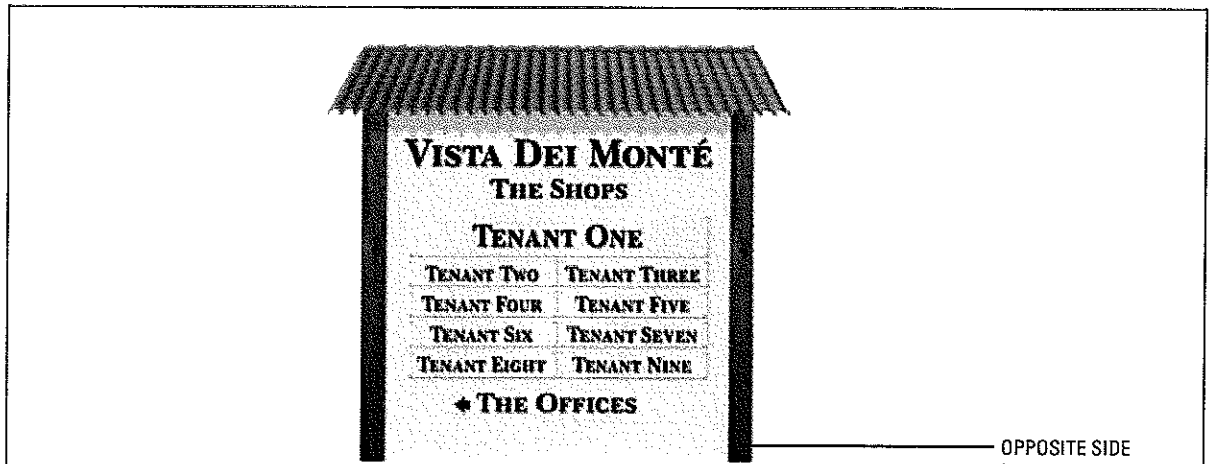
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Scale: 1:30

Date: 3APR08

Approved By:

Site:

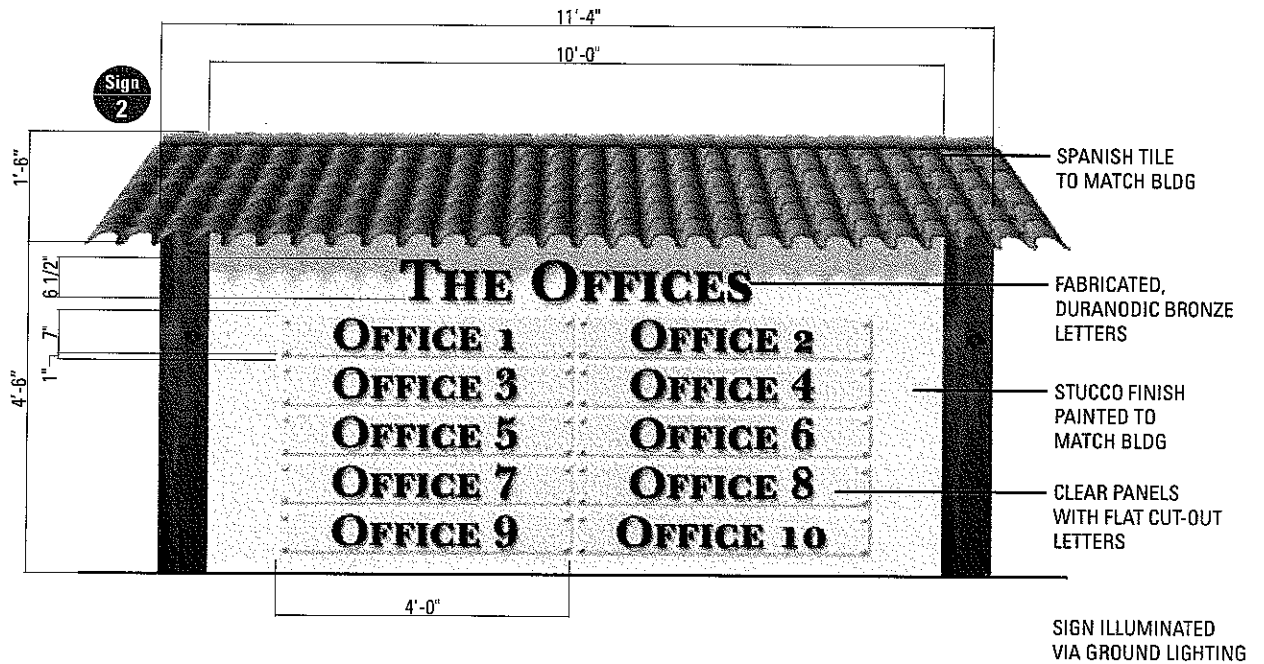


Supporting Artwork

Image Management

7675 Oak Ridge Highway
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(865) 342-8200 Office
(865) 539-6311 Fax

MONUMENT SIGN # 2 WILL IDENTIFY OFFICES ON THE SECOND FLOOR OF THE MAIN MONTE DEI VISTA RETAIL BUILDING



GEN0019

Monument Two,
Double-Faced

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File Name: GEN0019

Drawing No: GEN0019_SA_PG9

Scale: 1/30

Date: 26APR08

Approved By:

Site:

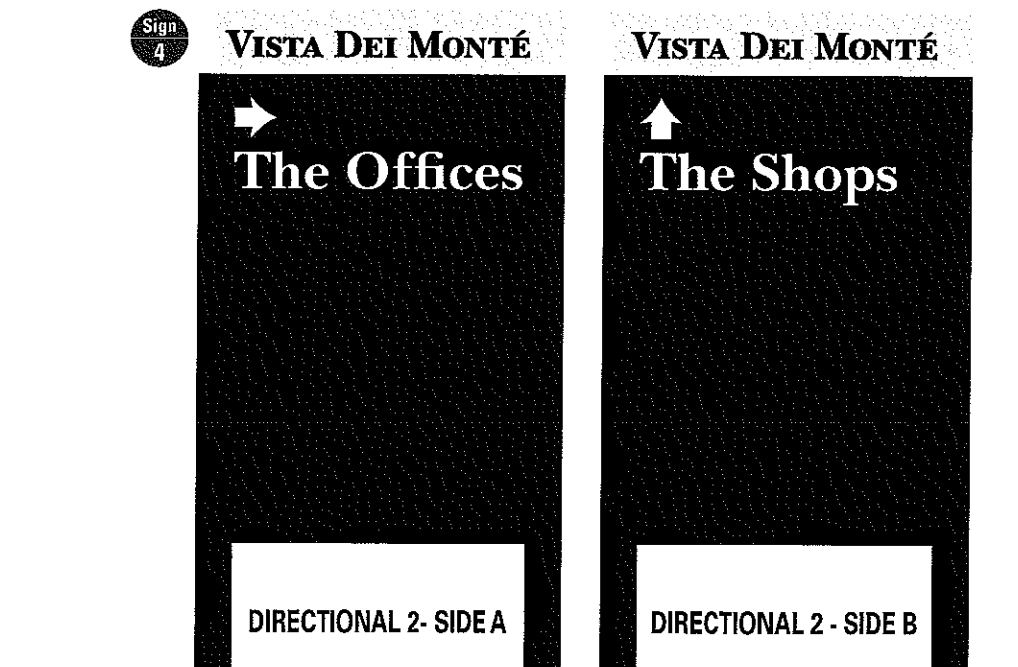
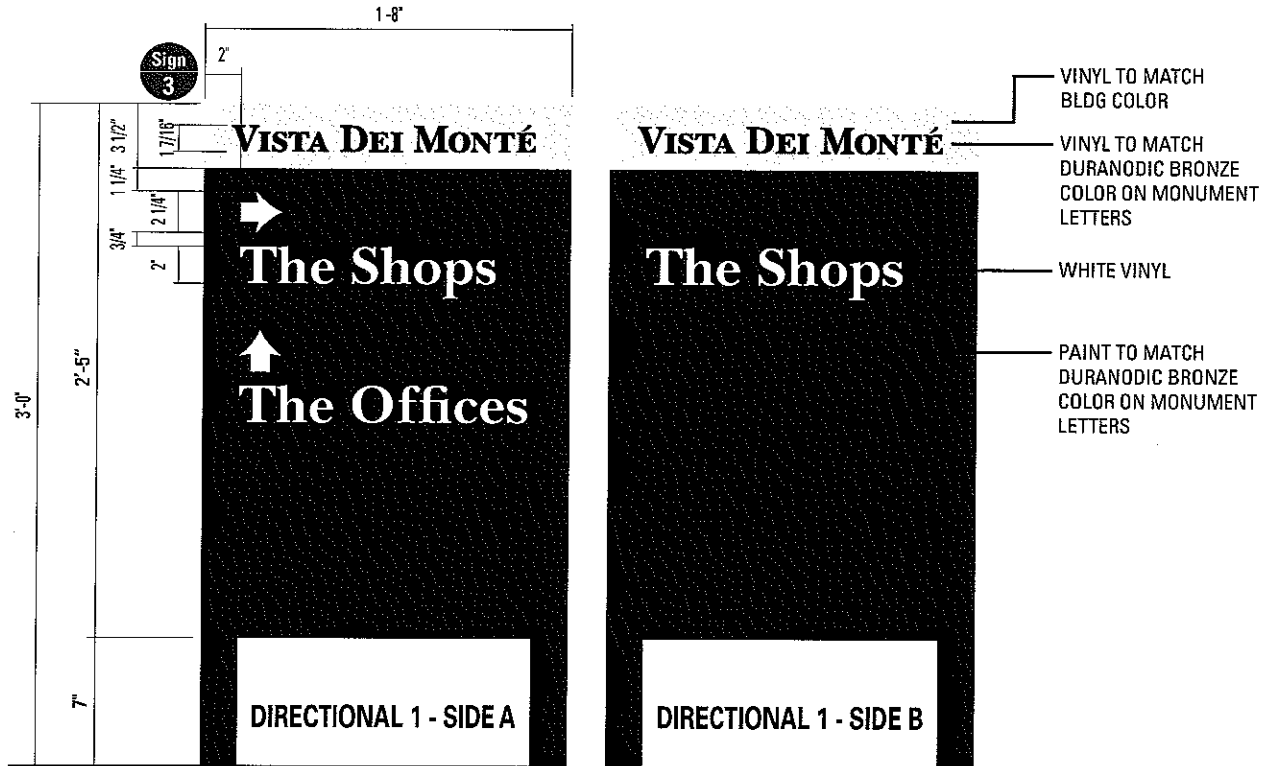
MPC May 8, 2008

Agenda Item # 70

Supporting Artwork

Image Management

7675 Oak Ridge Highway
Knoxville, Tennessee 37931
(865) 342-8200 Office
(865) 539-6311 Fax



GEN0019

Directional Signs
Option Two

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File Name: GEN0019

Drawing No: GEN0019_SA_PG5

Scale: 1:10

Date: 4APR08

Approved By:

Site:

Supporting Artwork

WEST ELEVATION
140'-0"

EAST ELEVATION
78'-5"

NORTH ELEVATION
203'-0"

SOUTH ELEVATION
165'-0"

WEST ELEVATION SIGNAGE NOTES:

- HALO-IT LED CHANNEL LETTER ILLUMINATION
- LETTERS TO BE 1/2" HIGH AND RETURN TO BE 3/16" DURANODIC BRONZE
- FACED TO BE 1/2" ALUMINUM
- SPACER FACES
- RETURN TO BE .89" ALUMINUM
- INDIVIDUAL TENANT COPY AND SIZE SUBJECT TO CODE

EAST ELEVATION SIGNAGE NOTES:

- LED ILLUMINATION
- HALO-IT LED CHANNEL LETTERS
- LETTERS FACES AND RETURN TO BE 3/16" DURANODIC BRONZE
- FACED TO BE 1/2" ALUMINUM
- RETURN TO BE .89" ALUMINUM
- INDIVIDUAL TENANT COPY AND SIZE SUBJECT TO CODE

OFFICE SIGNAGE:

- TO MATCH DESIGN OF MONUMENT SIGN PANELS
- CLEAR ACRYLIC PANELS WITH FLAT CUT OUT LETTERS

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- TO MATCH DESIGN OF MONUMENT SIGN PANELS
- CLEAR ACRYLIC PANELS WITH FLAT CUT OUT LETTERS

5-D-08-UR

Approved by: _____
 Date: _____
 Title: _____
 Scale: 1/8" = 1'-0"
 Date: 05/08/13
 Drawn: JMM/08
 Checked: JMM/08
 File Name: 5-D-08-UR.dwg
 Project: 5-D-08-UR
 Client: MPC
 Title: 5-D-08-UR
 Date: 05/08/13
 Drawn: JMM/08
 Checked: JMM/08
 Approved By: _____
 Date: _____

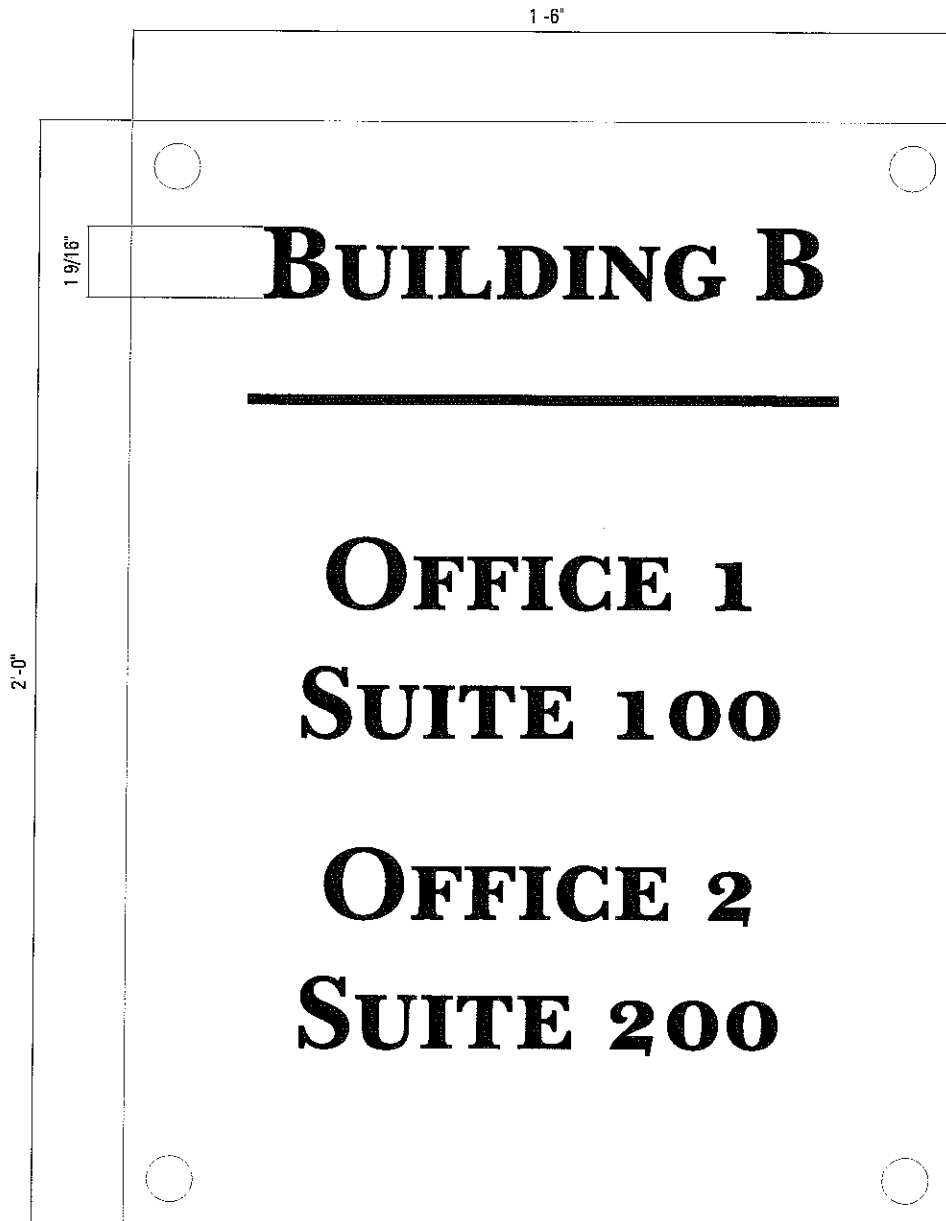
Supporting Artwork

Image Management

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Knoxville, Tennessee 37931
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(865) 539-6311 Fax

OFFICE PLAQUE SIGNAGE (Building B)

- TO MATCH DESIGN OF MONUMENT SIGN PANELS
- CLEAR ACRYLIC PANELS WITH DURANODIC BRONZE VINYL LETTERS
- PANELS INSTALLED WITH STAND-OFFS FROM WALL
- COPY WORDING TO BE DETERMINED



GEN0019

Building 2 Wall Plaques

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File Name: GEN0019

Drawing No: GEN0019_SA_PG10

Scale: 1/4

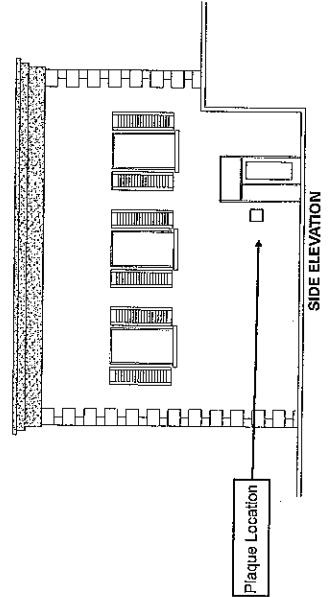
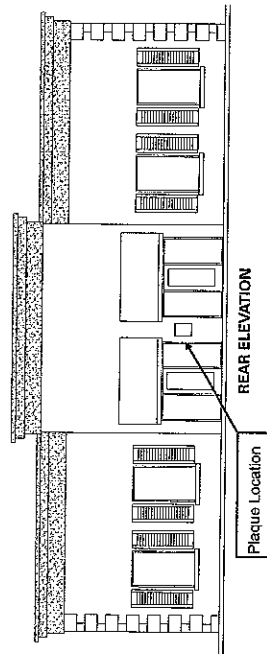
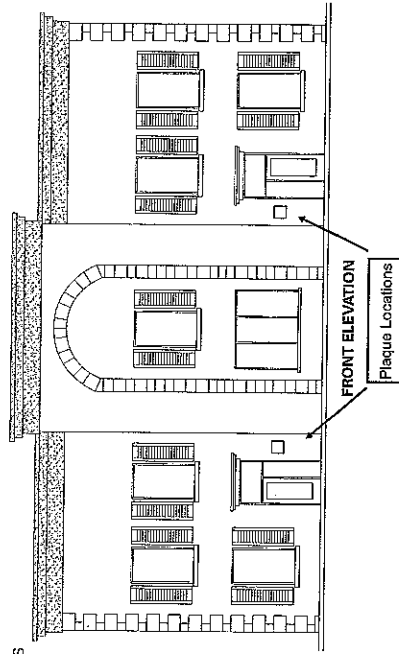
Date: 30APR08

Approved By: _____
Site: _____

Supporting Artwork

5-D-08-UR

- OFFICE PLAQUE SIGNAGE (Building B)
- TO MATCH DESIGN OF MONUMENT SIGN PANELS
- CLEAR ACRYLIC PANELS WITH DURANODIC BRONZE VINYL LETTERS
- PANELS INSTALLED WITH STAND-OFFS FROM WALL
- COPY WORDING TO BE DETERMINED



Agency	City of Knoxville
Project Name	Office Plaque Signage
File Name	5-D-08-UR
Drawn By	J. Smith
Checked By	J. Smith
Date	5/8/19
Scale	AS SHOWN