



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

▶ **FILE #:** 6-C-09-UR

AGENDA ITEM #: 48

AGENDA DATE: 6/11/2009

▶ **APPLICANT:** THE HOUSE STORE

OWNER(S): BOOGER BEAR LP

TAX ID NUMBER: 118 PART OF 137.20

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side of Murdock Dr., northeast of Simmons Rd.

▶ **APPX. SIZE OF TRACT:** 12.17 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Murdock Dr., a minor arterial street with a 36' pavement width within a 100' 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:** Real estate office building

▶ **PROPOSED USE:** Sign plans for existing business

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mailing business, vacant land / BP (Business and Technology) / TO (Technology Overlay) & PC (Planned Commercial) / TO (Technology Overlay)

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

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

West: Office building / BP (Business and Technology) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The site is located in an area of mixed commercial and light industrial uses. Development in this area has occurred in the BP, PC and CB zones. This site and much of the surrounding area is subject to the development review authority of the Tennessee Technology Corridor Development Authority.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a building wall sign in the BP (Business and Technology) / TO (Technology Overlay) zoning districts subject to 2 conditions**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all conditions of the Tennessee Technology Corridor Development Authority's approval of May 11, 2009.

With the conditions noted, this plan meets the requirements for approval in the BP / TO Zones and the other criteria for approval of a Use on Review.

COMMENTS:

This is a request for the approval of a building wall sign for The House Store, a real estate company located on the southeast side of Murdock Drive, northeast of Simmons Road. The sign measures approximately 92.5 in. by 92.5 in., resulting in an area of approximately 59.4 sq. ft. The sign will not be illuminated. The sign is consistent with the sign regulations in the Knox County Zoning Ordinance and the Design Guidelines of the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA approved the sign on May 11, 2009.

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

1. The wall sign will have no impact on local services.
2. The signage is consistent with other signage in the area.

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

1. With the stated conditions, the wall sign meets the standards within the BP (Business & Technology Park) zoning district and all other requirements of the Knox County Zoning Ordinance. The wall sign is also consistent with design guidelines of the TO (Technology Overlay) zoning district.
2. The wall sign is consistent with the general standards for uses permitted on review: The proposed sign is consistent with the adopted plans and policies of the General Plan and Sector Plan. The sign is in harmony with the general purpose and intent of the Zoning Ordinance. The sign is compatible with the character of the neighborhood where it is proposed and will not significantly injure the value of adjacent property.

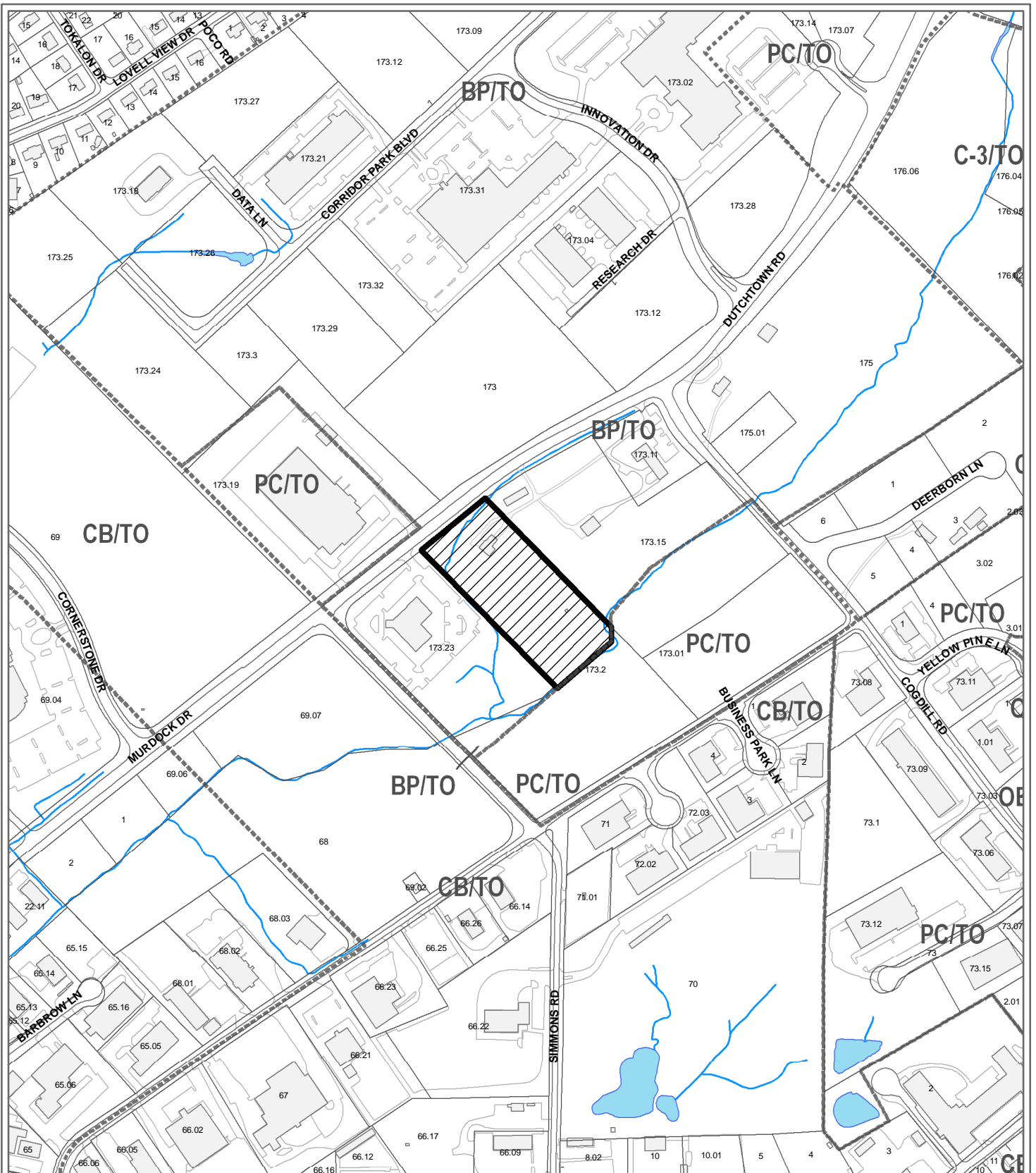
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for technology park use.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

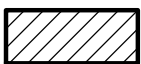
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**6-C-09-UR
USE ON REVIEW**



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

Original Print Date: 5/20/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: The House Store

Map No: 118

Jurisdiction: County



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