

▶ **FILE #:** 11-A-10-UR **AGENDA ITEM #** 29

POSTPONEMENT(S): 11/10/2010-8/11/2011 **AGENDA DATE:** 9/8/2011

▶ **APPLICANT:** **BRETT HONEYCUTT**

OWNER(S): Paramount Development Co., LLC

TAX ID NUMBER: 104 B C 001, 001.01, 001.02 & MAP 104, PARCELS 017, 01704, 01705 & 01706

JURISDICTION: County Commission District 6

▶ **LOCATION:** **North side of Hardin Valley Rd., west of Westcott Blvd.**

▶ **APPX. SIZE OF TRACT:** **21.8 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a four lane with center median section within a 250' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** **PC (Planned Commercial) & F (Floodway)**

▶ **EXISTING LAND USE:** **Mixed Use Commercial Development**

▶ **PROPOSED USE:** **Signage plan**

HISTORY OF ZONING: Property was rezoned to PC (Planned Commercial) by Knox County Commission on 2/28/2005 and 12/19/2005.

SURROUNDING LAND USE AND ZONING: North: Creek and business park / F (Floodway) & I (Industrial)

South: Vacant land / PC (Planned Commercial)

East: Creek and business park / F (Floodway) & I (Industrial)

West: Warehouses / LI (Light Industrial)

NEIGHBORHOOD CONTEXT: This site is located in an area of mixed residential and business park development.

**STAFF RECOMMENDATION:**

▶ **APPROVE the proposed sign plans within the PC (Planned Commercial) District subject to 3 conditions**

1. Meeting all applicable requirements of the sign regulations within the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Sign Inspector.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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 is proposing a signage plan for the Hardin Valley Professional Park, a mixed commercial development located on the north side of Hardin Valley Rd. just west of the Westbridge Business Park. There is a single access drive onto Hardin Valley Rd. that serves this development. The existing uses within this 21 acre development include a mix of retail, professional and medical offices, and sports training facilities.

The signage plan includes a development directory sign proposed in the median of the entrance to the development and internal directional signs and business signs. As required for PC developments, protective covenants were submitted as a part of the original use on review application for this development. The recorded Master Deed for the Condominium Regime for the Hardin Valley Professional Park includes a section on Signage. That section states that one monument sign will be located at the main vehicular entrance for the development that will serve as a tenant identification sign.

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

1. Public water and sewer utilities are available in the area to serve this site.
2. The proposed signage is compatible with the scale and intensity of the surrounding development and zoning pattern.

**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 commercial development 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 additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

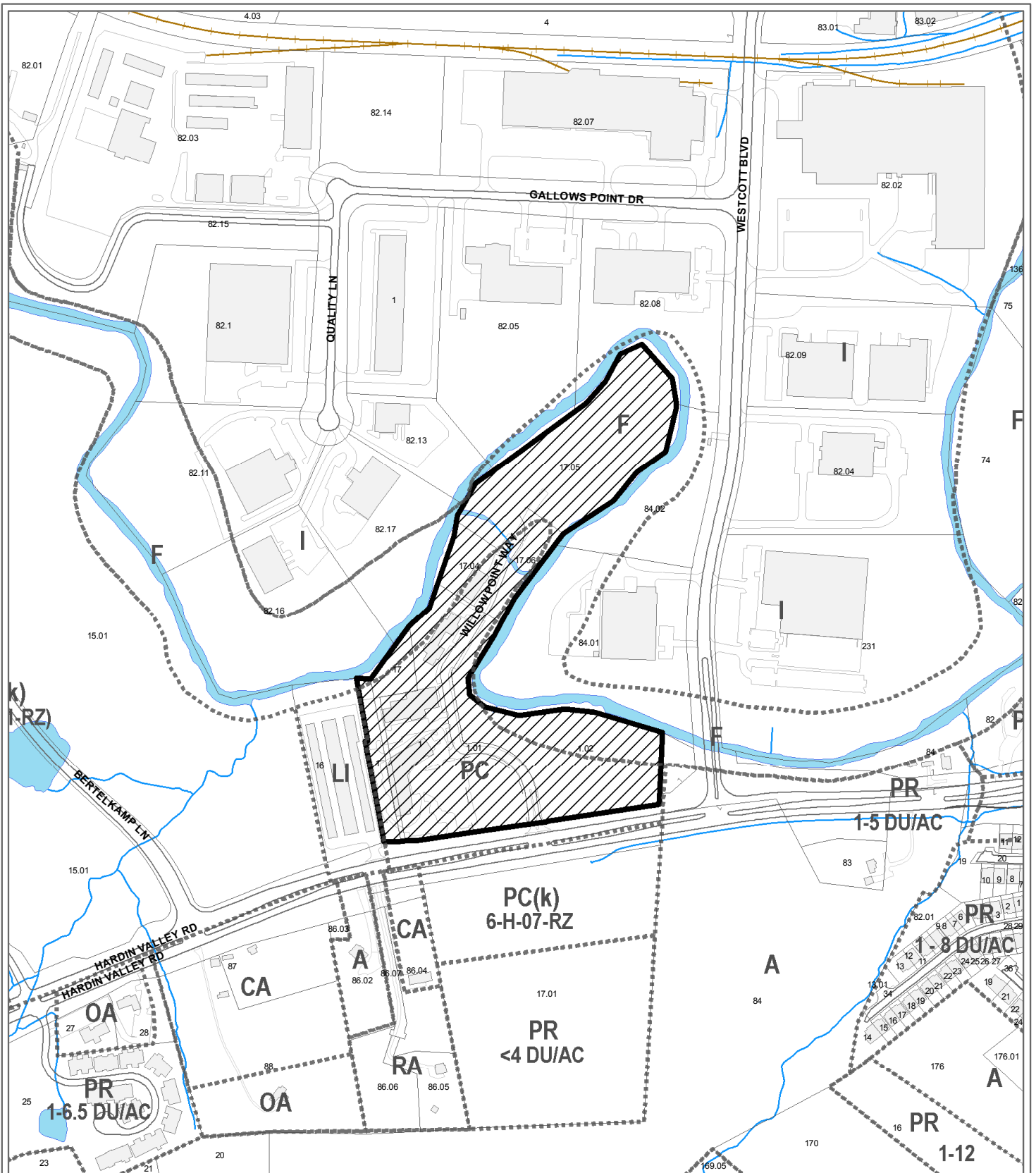
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan proposes light industrial uses for the site. PC (Planned Commercial) is listed as a permitted zone under the light industrial designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

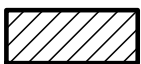
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**11-A-10-UR  
USE ON REVIEW**

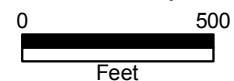


Signage plan for The Commons at Hardin Valley in PC (Planned Commercial) & F (Floodway)

Petitioner: Honeycutt, Brett

Map No: 104

Jurisdiction: County



Original Print Date: 10/26/2010 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



DATE: Sept. 14, 2010  
 PER NAME:  
 PER NO.: 2007-122  
 PER TITLE:  
 SHEET NO.:

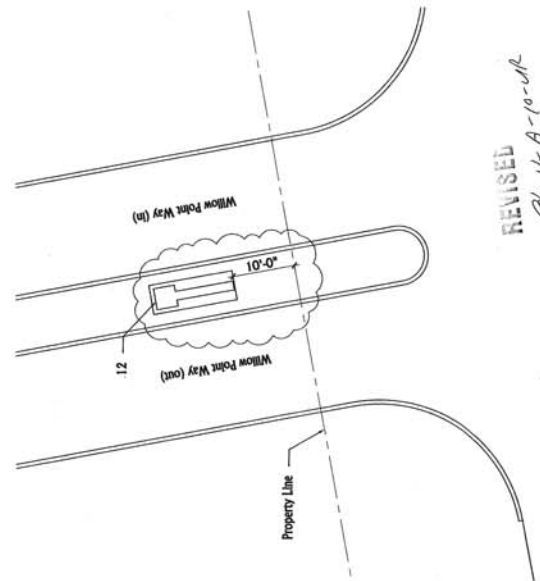
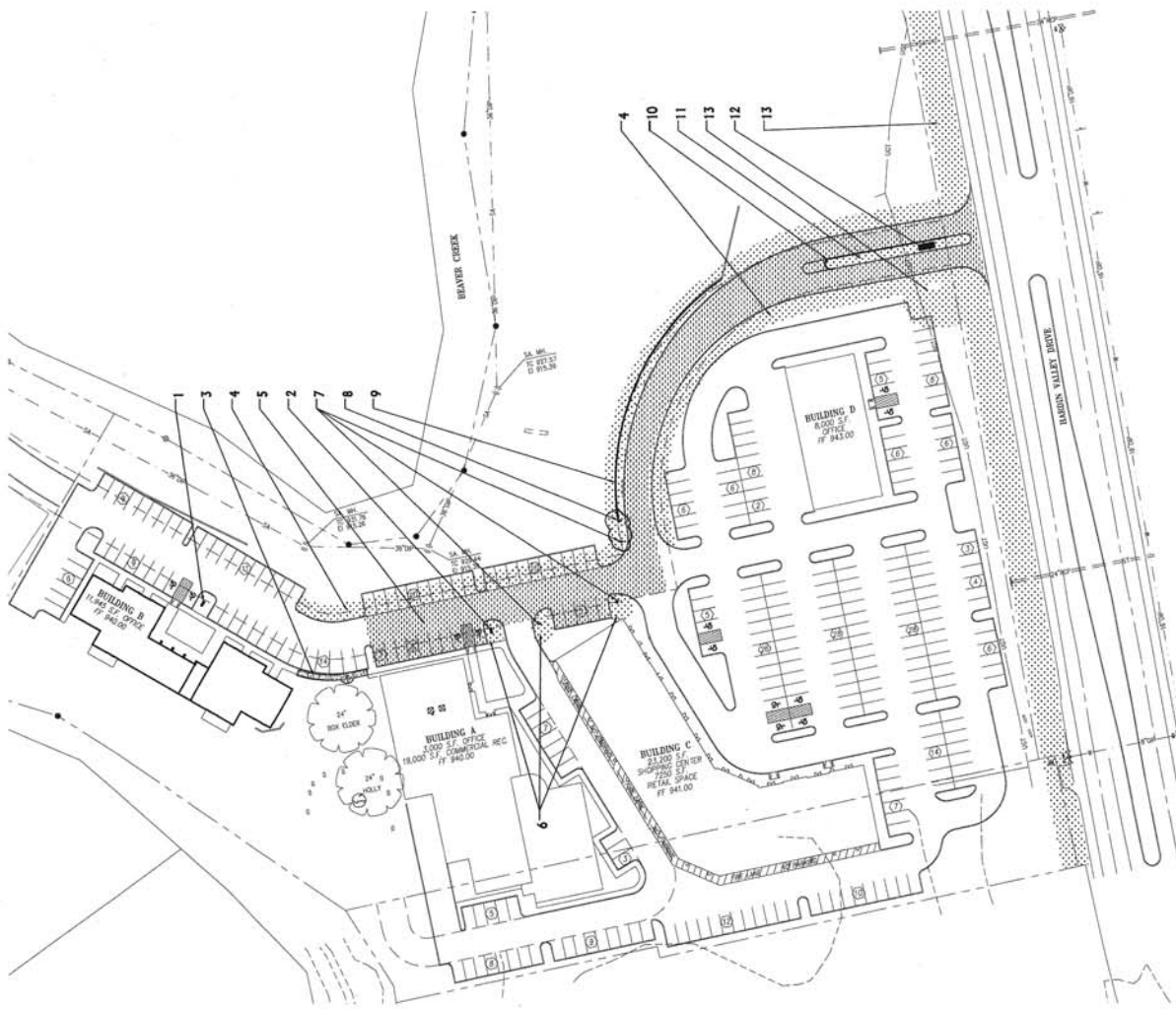
REVISIONS:  
 RE: Item 1, 10-15-10

The Commons at Hardin Valley  
 Site Amenities  
 Hardin Valley Road  
 Knoxville, Tennessee 37931

SHEET NO.

11.1

- KEY:**
- 1) The Utility Placement Sign On Sheet 2 - 5, Sheet 21.2.
  - 2) Amend the Plan, the 100' Buffer or Adjacent Property, the 100' Buffer or Adjacent Property, the 100' Buffer or Adjacent Property.
  - 3) Amend the Plan, the 100' Buffer or Adjacent Property, the 100' Buffer or Adjacent Property.
  - 4) Amend the Plan, the 100' Buffer or Adjacent Property, the 100' Buffer or Adjacent Property.
  - 5) Amend the Plan, the 100' Buffer or Adjacent Property, the 100' Buffer or Adjacent Property.
  - 6) Amend the Plan, the 100' Buffer or Adjacent Property, the 100' Buffer or Adjacent Property.
  - 7) Amend the Plan, the 100' Buffer or Adjacent Property, the 100' Buffer or Adjacent Property.
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  - 10) Amend the Plan, the 100' Buffer or Adjacent Property, the 100' Buffer or Adjacent Property.
  - 11) Amend the Plan, the 100' Buffer or Adjacent Property, the 100' Buffer or Adjacent Property.
  - 12) Amend the Plan, the 100' Buffer or Adjacent Property, the 100' Buffer or Adjacent Property.
  - 13) Amend the Plan, the 100' Buffer or Adjacent Property, the 100' Buffer or Adjacent Property.

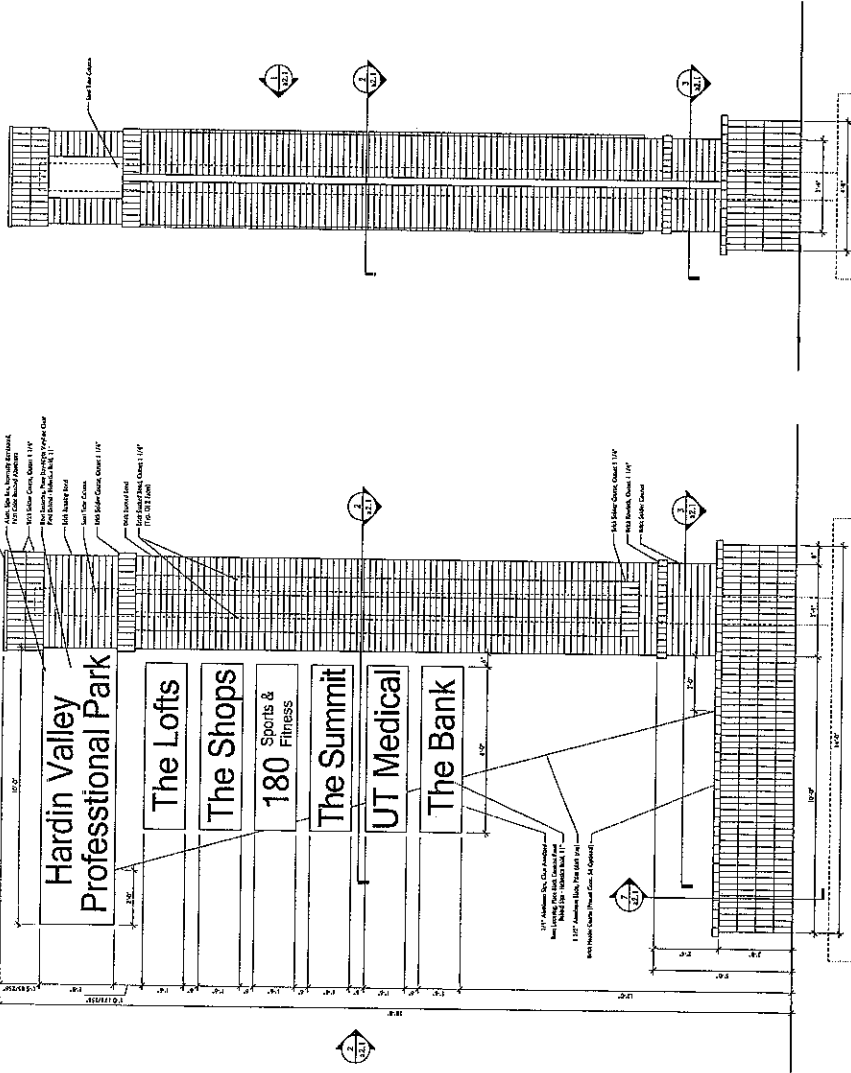


REVISED  
 11-A-10-08  
 10/15/10

Hardin Valley Road

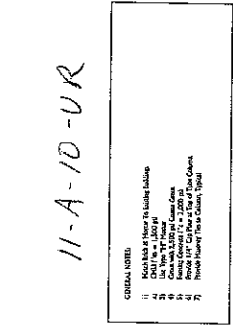
1 ENLARGED LOCATION PLAN  
 SCALE: 1" = 10'-0"

1 LOCATION PLAN  
 SCALE: 1" = 25'-0"

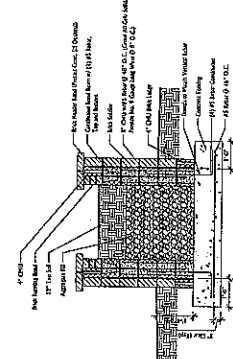


5. GROUND SIGN - ELEVATION  
 SCALE: 1/8" = 1'-0"

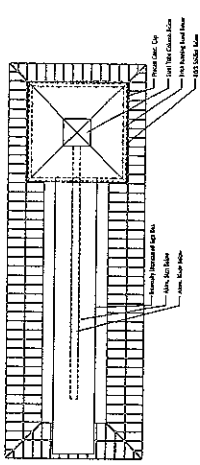
7. GROUND SIGN - ELEVATION  
 SCALE: 1/8" = 1'-0"



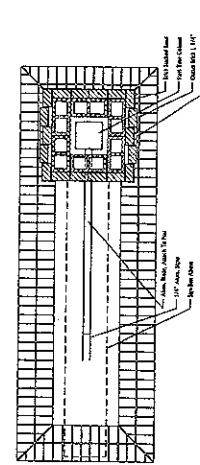
8. ANCHOR BOLT DETAIL  
 SCALE: 1/4" = 1'-0"



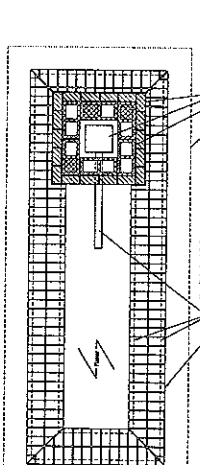
6. GROUND SIGN - SECTION  
 SCALE: 1/8" = 1'-0"



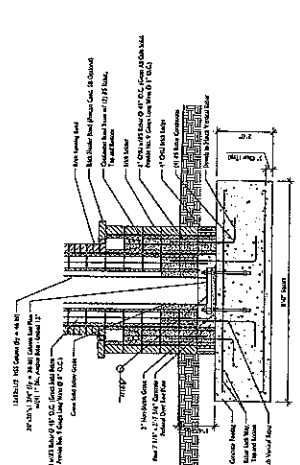
4.1. GROUND SIGN - PLAN DETAIL  
 SCALE: 1/8" = 1'-0"



4.2. GROUND SIGN - PLAN DETAIL  
 SCALE: 1/8" = 1'-0"



5. GROUND SIGN - PLAN DETAIL  
 SCALE: 1/8" = 1'-0"



6. GROUND SIGN - SECTION  
 SCALE: 1/8" = 1'-0"

11-A-10-UR

- CORONA NOTES
1. All materials to be installed in accordance with the manufacturer's instructions.
  2. All materials to be installed in accordance with the manufacturer's instructions.
  3. All materials to be installed in accordance with the manufacturer's instructions.
  4. All materials to be installed in accordance with the manufacturer's instructions.
  5. All materials to be installed in accordance with the manufacturer's instructions.
  6. All materials to be installed in accordance with the manufacturer's instructions.
  7. All materials to be installed in accordance with the manufacturer's instructions.
  8. All materials to be installed in accordance with the manufacturer's instructions.
  9. All materials to be installed in accordance with the manufacturer's instructions.
  10. All materials to be installed in accordance with the manufacturer's instructions.



STUDIO, LLC  
1100 N. W. 10th St.  
Miami, FL 33136

DATE: \_\_\_\_\_ SHEET NO. 22.2

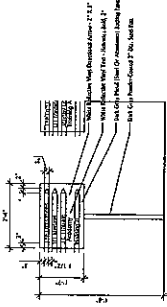
FILE NAME: \_\_\_\_\_ PROJECT NO. 2022-122

DRAWING TITLE: Monumental Sign - Plan & Elevation

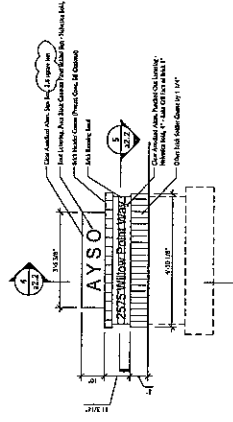
REVISIONS:  
Revision 1, 10-15-10

Hardin Valley Professional Park  
Hardin Valley Road  
Knoxville, Tennessee

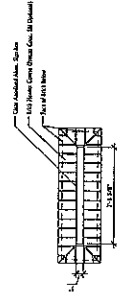
SHEET NO. 22.2



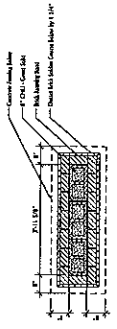
1. DIRECTIONAL SIGN - ELEVATION  
SCALE: 1/4" = 1'-0"



2. MONUMENT SIGN - ELEVATION  
SCALE: 1/4" = 1'-0"



3. MONUMENT SIGN - PLAN  
SCALE: 1/4" = 1'-0"



4. MONUMENT SIGN - SECTION  
SCALE: 1/4" = 1'-0"

11-A-10-UR

11-A-10-UR

**Hardin Valley Professional Park**  
Condo Owner's Association

August 31, 2011

Re: Signage submittal

Mr. Breckho;



The Hardin Valley Professional Park Owners meet last Friday. Two of the measures we discussed were the name we intend to use on the Main Identity Sign, and whether or not to proceed with the sign.

We had both a quorum and Owner's that hold over 50% of the voting rights in the Association.

We voted to use the original name of Hardin Valley Professional Park on the sign. And we voted to proceed with the Main Identity Sign and design and submitted to your office.

To pass these measures we only needed a simple majority of the Votes of the attending Owner's. The Owner's passed these measures unanimously.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett Honeycutt".

Brett Honeycutt,  
HVPP-COA Manager