

What is an Overlay District?

An overlay district does *not* change the base zoning for any area it covers. Rather, it is an extra layer of protection superimposed over the existing land use of an area in order to maintain its design character. This protection comes from a set of design guidelines established by ordinance. Applications for building permits in the overlay area must be accompanied by Certificates of Appropriateness certifying a project has been approved through staff review or by the review board appointed to oversee the overlay.

Technology Overlay District (TO-1 or TO)

The Tennessee Technology Corridor was established in 1983 by state legislation. Along with the corridor, a Technology Overlay Zone stretches through west Knox County along the Pellissippi Parkway, north of I-40/75. The overlay is designed to encourage technology and related land uses while preserving the area's forested ridges, rolling hills, and broad valleys. The zoning is fairly flexible and allows most types of office and light industry, with limits on retail development.

Complemented by existing technology-based companies, the Technology Corridor offers an atmosphere conducive to high technology development and other compatible professional business users with good arterial highway access, infrastructure availability, undeveloped pastoral lands, developed business parks, and the physical attractiveness of the varied natural conditions which contribute to a low-density natural setting.

Prohibited Uses

Junkyards, billboards and mobile advertising or business signs that are not affixed to the ground or to any building are prohibited in the Technology Overlay Zone.

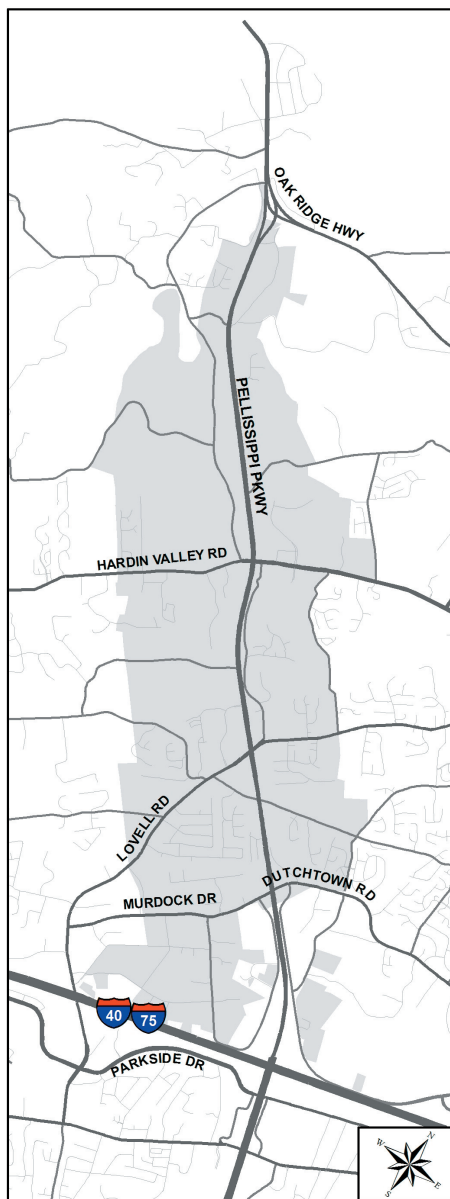
Tennessee Technology Corridor Development Authority

The TTCDA has seven members who serve staggered five-year terms. One member is appointed by the governor, five members are nominated by the governor and confirmed by the Knox County

Commission and one member is a sitting Knox County Commissioner. For more information go to www.knoxmpc.org/ttcda/index.htm.

When does TTCDA meet?

TTCDA meetings are held on the Monday before each month's MPC meeting at 4:00 p.m. in the Large Assembly Room of the City County Building.



Technology Overlay District (TO-1 & TO)

MPC Informational Series

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Building in the Technology Overlay

