

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 1-G-08-UR

Related File Number:

Application Filed: 12/3/2007

Date of Revision:

Applicant: SIGN-CO., INC.

PROPERTY INFORMATION

General Location: North side of Kingston Pk., west of N. Seven Oaks Dr.

Other Parcel Info.:

Tax ID Number: 132 025.04

Jurisdiction: City

Size of Tract: 1.44 acres

Accessibility: Access is via N. Seven Oaks Dr., a local street with a pavement width of 32' within a 60' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping center

Surrounding Land Use:

Proposed Use: Pylon sign

Density:

Sector Plan: Southwest County **Sector Plan Designation:** C (Commercial)

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This site is located within the Windsor Square Shopping Center. Other development in the area consists of other major retail commercial uses and Seven Oaks Subdivision. Zoning in the area consists of SC-3, C-3 and C-4 commercial, RB and RA residential and A agricultural.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 9501 Kingston Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC-3 (Regional Shopping Center)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: The development plan for this McDonald's Restaurant was approved in May of 1989

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): WITHDRAW as requested by the property owner's representative

Staff Recomm. (Full):

Comments: The applicants are proposed to replace an existing monument sign with a pylon sign. The pylon sign would have been approximately 25' tall and will contain a message area of approximately 100' square feet. The current zoning of the site is SC-3 (Regional Shopping Center) zone. The SC-3 zoning regulations will permit a pylon sign on sites that are less than six acres to contain up to 275 square of message area with a maximum height of 50'.

The property owner's representative has requested this matter be withdrawn. The McDonalds' sign will be located on the shopping center tenant directory sign.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 3/13/2008

Details of MPC action:

Summary of MPC action:

Date of MPC Approval: Date of Denial: Postponements: 1/10/2008-2/14/2008

Date of Withdrawal: 3/13/2008 Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance: