CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 1-J-14-UR Related File Number:

Application Filed: 11/26/2013 Date of Revision:

Applicant: GEORGE EWART



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 W w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: South side of Parkwest Bv., west of N. Cedar Bluff Rd.

Other Parcel Info.:

Tax ID Number: 119 01809 Jurisdiction: County

Size of Tract: 2.05 acres

Accessibility: Access is via Parkwest Bv., a four lane median divided collector street located within a right-of-way

that varies in width from 80' to 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Office building

Surrounding Land Use:

Proposed Use: Ground sign Density:

Sector Plan: Northwest County Sector Plan Designation: O (Office)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located on Parkwest Bv., and it is surrounded by medical office uses. The site is adjacent

to Parkwest Hospital

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

Street: 9320 Parkwest Blvd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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.): APPROVE the request for a 38 square foot monument sign as shown on the site plan subject to one

condition

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

Comments: The applicant is requesting approval of a new monument sign which will stand approximately six feet

high and will contain approximately 38 square feet of message area. While the professional office building on this site has been completed for sometime, there has never been a free standing sign approved for this site. The PC (Planned Commercial) zoning regulations require MPC to approve all

new signs through the use on review process.

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

1. The proposed sign will have no impact on local services.

2. The sign will be situated in a location that will not impede sight distance at the driveway intersection.

3. The sign will have indirect illumination.

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

1. The proposed sign, with the recommended condition, meets the standards for development within the PC Zone and all other requirements of the Zoning Ordinance.

2. The proposed sign is consistent with the general standards for uses permitted on review: The sign 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 draw significant traffic through residential neighborhoods since the subdivision entrance is located off of a minor arterial street. The use will not significantly injure the value of adjacent property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this site for office uses. The proposed sign is consistent with the Sector Plan and approved zoning designation.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

Action: Approved Meeting Date: 1/9/2014

Details of Action:1. Meeting all applicable requirements of the Knox County Zoning Ordinance

Summary of Action: APPROVE the request for a 38 square foot monument sign as shown on the site plan subject to one

condition

Date of Approval: 1/9/2014 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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

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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:

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