

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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: