

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

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File Number: 10-A-07-UR **Related File Number:**
Application Filed: 8/31/2007 **Date of Revision:**
Applicant: SOUTHERN SIGNS, INC.

PROPERTY INFORMATION

General Location: North side of Palestine Ln. southeast side of I-40/75
Other Parcel Info.:
Tax ID Number: 141 74 - 78 **Jurisdiction:** County
Size of Tract: 27.88 acres
Accessibility: Access is via Palestine Ln., a local street with a pavement width that varies from 22' down to 15'. At the proposed entrance to this project, the road has a gravel a surface that is only 12' wide.

GENERAL LAND USE INFORMATION

Existing Land Use: Distribution center under construction
Surrounding Land Use:
Proposed Use: Revised signage plan **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** C (Commercial)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This undeveloped property is part of the area around the Watt Rd. I-40/75 interchange that has been developing with highway oriented commercial uses in the CA, CB and PC zones.

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

Street:
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: Development plan for distribution center approved by MPC in October, 2006

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.): APPROVE the request for the proposed sign for the distribution center at the location shown on the development plan subject to 2 conditions

Staff Recomm. (Full):
1. Meeting all requirements of the previously approved use on review 10-R-06-UR
2. Meeting all applicable requirements of the Knox County Zoning Ordinance

Comments: Southeastern Freight Lines is constructing a distribution center as shown on the development plan. The site is located on Palestine Ln., adjacent to the Interstate, in the southeast quadrant of the I-40/75 Watt Road interchange. The plan for the distribution center was approved by MPC October, 2006. This applicant is now requesting approval of a pole sign that will be located in close proximity to the Interstate right-of-way.

This site was zoned PC in 2001. At that time conditions were placed on this site that required that an open space buffer be maintained between this site and the residential development to the south and southeast. This project does not encroach on to the parcel that was designated as the buffer at that time (parcel 79). The boundary of this site will be approximately 475' from the nearest residentially zoned property and well over 700' to the nearest house. Since the residential property is higher in elevation, the staff will require that all lighting associated with this project be directed downward toward the ground. This should lessen the visual impact of this use in the evening hours.

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

- 1. The proposal will have no impact on schools.
- 2. With the widening of Palestine Ln., the proposal will have minimal impact on the local streets.
- 3. Utilities are available to serve the development.

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

- 1. The proposed distribution center is consistent with the general standards for uses permitted on review: The proposed development 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 area 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.
- 2. The proposal meets all relevant requirements of the PC (Planned Commercial) zoning district and a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Southwest County Sector Plan proposes commercial use and slope protection for this site.
- 2. The site is located in the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 10/11/2007

Details of MPC action:
1. Meeting all requirements of the previously approved use on review 10-R-06-UR
2. Meeting all applicable requirements of the Knox County Zoning Ordinance

Summary of MPC action: APPROVE the request for the proposed sign for the distribution center at the location shown on the development plan subject to 2 conditions

Date of MPC Approval: 10/11/2007

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:

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: