CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 11-A-03-UR Related File Number:

Application Filed: 10/3/2003 **Date of Revision:**

Applicant: MICHAEL BRADY, INC.

Owner:



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

PROPERTY INFORMATION

General Location: Southeast side Papermill Dr., northeast of Westfield Rd.

Other Parcel Info.:

Tax ID Number: 121 A A 4, 4.01-4.06 Jurisdiction: City

Size of Tract: 9.59 acres

Accessibility: Access is via Papermill Dr., a major collector street with 70' of right of way and 22' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial subdivision

Surrounding Land Use:

Proposed Use: Master signage plan Density:

Sector Plan: West City Sector Plan Designation: Commercial and Office

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

Neighborhood Context: This area has been developed with commercial and office uses under C-4 and O-1 zoning.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial) and F-1 (Floodway)

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:

Surveyor:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development directory sign as a master signage plan in the C-4 zoning district, subject

to 3 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3. The proposed sign must be setback a minimum of 10 feet from the edges of the Papermill Dr. and

Papermill Place Way rights of way.

With the conditions noted above, this proposal meets all requirements of the C-4 zoning district, as well

as other criteria for approval of a use on review.

Comments: The applicant is proposing a development directory sign for Papermill Place commercial subdivision, which is divided into 5 lots, but considered a unified development for purposes of this review. The

proposed monument sign is 18 feet in height and is approximately 126 square feet in area per sign face. The proposed location of the sign is along Papermill Drive. The development directory sign is the only sign that requires MPC use on review approval under the stipulations of a master signage plan. Any other new signage for the shopping center, such as wall or individual business ground signs, will need to be approved by the Knoxville Building Inspection Bureau. No additional ground signage, such as a monument or pole sign, will be permitted on the lot in which the development directory sign has been placed. Pursuant to Article 5, Section 10 (26) of the Knoxville Zoning Ordinance, no variances shall be granted for any other signage within the identified unified development, approved for a master

signage plan.

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

- 1. The proposal will not place any additional demands on schools, streets or utilities.
- 2. The proposed signage is compatible with the scale and intensity of the surrounding development signage.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

- 1. The proposed development directory sign 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 neighborhood 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. With the exception of the sign setback, in which a condition has been recommended, the proposed signage meets all requirements of the master signage section of the Knoxville Zoning Ordinance, as well as other applicable sections of the ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The West City Sector Plan proposes commercial and office uses for this site.
- 2. The City of Knoxville One Year Plan proposes general commercial uses for this site.

MPC Action: Approved MPC Meeting Date: 11/13/2003

Details of MPC action: 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

- 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
- 3. The proposed sign must be setback a minimum of 10 feet from the edges of the Papermill Dr. and Papermill Place Way rights of way.

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Summary of MPC action: APPROVE the development directory sign as a master signage plan in the C-4 zoning district, subject

to 3 conditions:

Date of MPC Approval: 11/13/2003 **Date of Denial: Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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