

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: 11-A-10-UR

Related File Number:

Application Filed: 9/24/2010

Date of Revision:

Applicant: BRETT HONEYCUTT

PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd., west of Westcott Blvd.

Other Parcel Info.:

Tax ID Number: 104 B C 001, 001.01, 001.02 & OTHER: MAP 104, PARCE **Jurisdiction:** County

Size of Tract: 21.8 acres

Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a four lane with center median section within a 250' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Mixed Use Commercial Development

Surrounding Land Use:

Proposed Use: Signage plan

Density:

Sector Plan: Northwest County **Sector Plan Designation:** LI

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is located in an area of mixed residential and business park development.

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

Street: 2515 Willow Point Way

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) & F (Floodway)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Property was rezoned to PC (Planned Commercial) by Knox County Commission on 2/28/2005 and 12/19/2005.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

Action: Approved **Meeting Date:** 9/8/2011

Details of Action:

1. Meeting all applicable requirements of the sign regulations within the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Sign Inspector.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted above, the request meets all requirements for approval within the PC zoning district, as well as other criteria for approval of a Use-on-Review.

Summary of Action: APPROVE the proposed sign plans within the PC (Planned Commercial) District subject to 3 conditions

Date of Approval: 9/8/2011 **Date of Denial:** **Postponements:** 11/10/2010-8/11/2011

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**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