

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-H-03-UR **Related File Number:**
Application Filed: 10/13/2003 **Date of Revision:**
Applicant: NORTHSIDE PROPERTIES / GRACE COMMERCIAL PROPERTIES, LP
Owner:

PROPERTY INFORMATION

General Location: Northeast side N. Broadway, southeast of Woodrow Dr.
Other Parcel Info.:
Tax ID Number: 58 M A 17, 17.03 **Jurisdiction:** City
Size of Tract: 3.7 acres
Accessibility: Primary access is via N. Broadway, a major arterial street with 4 lanes and a center turn lane within 85-100' of right of way. Secondary access can be gained via Sanders Dr., a major collector street with 50' of right of way and 20' of pavement width, or via Woodrow Dr., a local street with 30' of right of way and 18' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping center
Surrounding Land Use:
Proposed Use: Master signage plan for retail center **Density:**
Sector Plan: North City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This area has been developed with commercial uses fronting on N. Broadway, under C-3 zoning, with residential uses to the rear.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-3 (General Commercial) and O-1 (Office, Medical & Related Services)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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-3 and O-1 zoning districts, subject to 2 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.

With the conditions noted above, this proposal meets all requirements of the C-3 and O-1 zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing a development directory sign for Harvest Towne North commercial center. The subject property, which is divided into two tax parcels, is considered a unified development for purposes of this review. The proposed monument sign is 20 feet, 3 inches in height and is approximately 90 square feet in area per sign face. The proposed location of the sign is along Broadway between Taco Bell and Earl's Liquors. The plans also show two new wall signs, one for The Chop House and one for Earl's Liquors. These two signs, as well as any other new signage for the shopping center, will need to be approved by the Knoxville Building Inspection Bureau. The development directory sign is the only sign that requires MPC use on review approval under the stipulations of a master signage plan. 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. 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 North City Sector Plan proposes commercial 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.

Summary of MPC action: APPROVE the development directory sign as a master signage plan in the C-3 and O-1 zoning districts, subject to 2 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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: