

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT

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

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

File Number: 12-A-11-OA **Related File Number:**
Application Filed: 10/24/2011 **Date of Revision:**
Applicant: KNOX COUNTY COMMISSION

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 999 999 **Jurisdiction:**
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: **Density:**
Sector Plan: **Sector Plan Designation:**
Growth Policy Plan:
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason: Amendments to the Knox County Zoning Ordinance regarding regulating signs, billboards, electronic message centers and other advertising structures in Knox County

ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

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.: Amendments to the Knox County Zoning Ordinance regarding regulating signs, billboards, electronic message centers and other advertising structures in Knox County

MPC ACTION AND DISPOSITION

Planner In Charge:

Mark Donaldson

Staff Recomm. (Abbr.):

Approval of amendments to expand the prohibition of billboards and other advertising signs to all zone districts and to regulate electronic message centers in accordance with Exhibits C & D.

Staff Recomm. (Full):

Staff recommends that the Planning Commission recommend to Knox County Commission:
-An expansion of the prohibition of billboards and other advertising signs to all zone districts in accordance with the amendments to the Knox County zoning ordinance shown in Exhibit C
-The creation of regulations for electronic message centers in accordance with the amendments to the Knox County zoning ordinance shown in Exhibit D.

Comments:

This request comes to MPC following discussion by Knox County Commission regarding their continuing moratorium on new billboards. That discussion was recently expanded to include the desire for regulation of EMC. The discussion included an acknowledgement that the boundary between development which is within the city and that which is outside the city is hard to discern and regulations of the city and county with regard to signs should be made as compatible as possible.

ANALYSIS

Advertising signs, billboards and electronic message center signs are defined in the City of Knoxville and Knox County zoning ordinances as shown in Exhibit A.

Billboards and other outdoor advertising structures are currently permitted in CA (General Business), CB (Business and Manufacturing), CH (Highway Commercial) and I (Industrial) zone districts. They are expressly prohibited in all other zone districts.

There is no definition of EMC in the Knox County zoning ordinance. The current code allows electronically operated message boards limited to time and temperature displays [3.90.02(C)] as an exception to a prohibition against flashing intermittent or animated illumination on signs.

The City of Knoxville zoning ordinance now bans new EMC except as a changeable price sign (such as gasoline prices) or within areas with approved design guidelines (such as an overlay zone district) and approval by an appropriated review board or commission (such as the D-1 Review Board). The ordinance also allows the continuation of existing EMC provided they meet the operational standards of the regulations, such as the size of text and minimum hold time for each message.

An example of the city's regulations regarding EMC is attached as Exhibit B.

STRATEGY

To address the issue of banning billboards throughout all of unincorporated Knox County:

- Add language prohibiting billboards and other advertising signs to the CA, CB and CH zone districts comparable to that found in other districts.
- Add language providing for registration of current legal billboards and providing legal, non conforming status similar to that found in the City of Knoxville zoning ordinance.

To address the issue of defining and regulating EMC throughout all of unincorporated Knox County:

- Add a definition for EMC similar to that of the City of Knoxville.
- Add a definition for a changeable price sign as a type of EMC.
- Add regulations for EMC similar in format to those found in the City of Knoxville.

If Knox County Commission wishes to ban altogether the permitting of new EMC it could be handled in a manner comparable to billboards:

- Add a definition for EMC and changeable price signs similar to that of the City of Knoxville.
- Add language prohibiting EMC in all of the zone districts.
- Add language providing legal, nonconforming status to existing signs, subject to meeting new

operational requirements.

•For legal, on-premise EMC signs, an amortization program could be implemented to allow for the capture of the economic value of current legal signs, but requiring that property is brought into compliance with new regulations once the amortization period has expired.

Action: Approved **Meeting Date:** 12/8/2011

Details of Action:

Summary of Action: Approval of amendments to expand the prohibition of billboards and other advertising signs to all zone districts and to create regulations for electronic message centers in accordance with Exhibits C & D.

Date of Approval: 12/8/2011 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 4/29/2013

Date of Legislative Action, Second Reading: 5/28/2013

Ordinance Number: O-13-4-102

Other Ordinance Number References: O-13-4-102

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other": Postponed 1/23/2012, 3/26/2012 9/24 pp to 11-19-12, 4/29/13

If "Other":

Amendments:

Amendments:

Portion to prohibit billboards and other advertising structures in all zone districts was WITHDRAWN 4-29-2013

Date of Legislative Appeal:

Effective Date of Ordinance: