

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: 12-D-04-UR **Related File Number:**
Application Filed: 11/8/2004 **Date of Revision:**
Applicant: FORT SANDERS PARKWEST MEDICAL CENTER
Owner:

PROPERTY INFORMATION

General Location: Southeast side of Sherrill Blvd., north and south side of Park West Blvd.
Other Parcel Info.:
Tax ID Number: 119 18.37 **Jurisdiction:** City
Size of Tract: 31.78 acres
Accessibility: Access is via Sherrill Blvd., a major collector street with a four lane divided median section and a required right-of-way of 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Hospital and medical offices
Surrounding Land Use:
Proposed Use: Sign master plan for hospital complex **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in an area dominated by medical facilities and other office type uses on the north side of I-40..

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

Street: 9352 Park West Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (Retail and Office Park)
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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for the proposed master signage system for the hospital complex subject to 5 conditions.

Staff Recomm. (Full):

1. Obtaining the sign variances from the Knoxville Board of Zoning Appeals (BZA) for the proposed sign program.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance, including the sign regulations.
3. Revising the sign master plan location map to move all signs out of the visibility triangle at intersections.
4. Revising the sign master plan to remove the signs at the Physicians Plaza parcel and include the existing signs for the Tower site.
5. Providing a revised copy of the sign master plan to Planning Commission staff addressing the changes referenced above and the final results of the BZA action.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments:

The applicant is proposing a unified sign system for the Fort Sanders Parkwest Medical Center located at the intersection of Sherrill Blvd. and Park West Blvd. The proposed sign system will replace the existing signs at the facility except for the signage around the Tower site. The proposed sign system includes 39 new signs. There will be two new wall signs, one identifying the hospital and the other identifying the emergency entrance. These two signs meet the sign regulations. Following a meeting with the applicant, it was determined that the three signs designated on the Physicians Plaza parcel will be removed from the application since they are on a separate parcel and within Knox County's jurisdiction. The signs located on the Tower site, that are to remain, also need to be located on the master plan.

The proposed sign system is primarily designed as a "wayfinding" system (directional type signs) to help the traveling public find their way around the hospital complex. The proposal includes a number of signs that do not meet the requirements of the sign regulations. The sign regulations do not include provisions for the proposed directional type signs. The closest category under the sign regulations is the ground/monument signs which would allow a maximum of two signs for this property. The applicant will be requesting variances from the Knoxville Board of Zoning Appeals for the proposed signage.

A revised sign master plan will be submitted that will move signage out of the required visibility triangles at intersections, bring the parking area identification signs into compliance with the regulations, shift the location of a few of the signs and remove some duplicate signage.

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

1. The proposed "wayfinding" sign system will help improve traffic circulation for the adjacent street system and internal circulation within the hospital complex.

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

1. The proposal meets all requirements of the PC-1 zoning district and the Knoxville Zoning Ordinance, subject to approval of the variances from the sign regulations, as well as other criteria for approval of a use on review.

2. The proposed master signage system is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the One Year Plan, 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan proposes general commercial uses for the site, consistent with the proposal.
2. The Northwest County Sector Plan proposes office uses for this site, consistent with the proposal.

MPC Action: Approved

MPC Meeting Date: 12/9/2004

- Details of MPC action:**
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Summary of MPC action: APPROVE the development plan for the proposed master signage system for the hospital complex subject to 5 conditions.

Date of MPC Approval: 12/9/2004

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: