

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 12-E-03-UR **Related File Number:**
Application Filed: 11/10/2003 **Date of Revision:**
Applicant: CHAPMAN CERTIFIED PROPERTIES, LP
Owner:

PROPERTY INFORMATION

General Location: North side Chapman Hwy., northwest side E. Norton Rd.
Other Parcel Info.:
Tax ID Number: 137 189,191,192, 192.01,193 **Jurisdiction:** City
Size of Tract: 62 acres
Accessibility: Access is via Chapman Hwy., a major arterial street with 4 lanes and a center turn lanes within 110 to 160' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land under development
Surrounding Land Use:
Proposed Use: Master signage plan **Density:**
Sector Plan: South County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: Businesses are developed on properties fronting Chapman Hwy., under various City and County commercial zones. Residential uses are located to the rear of the businesses, under agricultural and residential zones.

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)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was zoned C-4 after annexation into the City.

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-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. Approval of an administrative plat (11-U-03), resubdividing the subject property.

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 the Carson Pointe commercial development, which will include a Walmart Supercenter and various other businesses which have not yet been identified. An administrative plat (11-U-03) is currently under review and must be approved as a condition of this approval. The plat, which includes 5 lots, is consistent with the plan submitted with this review. Two of the five parcels of property (lots 3 and 5), which are included in this proposal are considered part of the unified development, for purposes of this review. The other three parcels may not have signage included on the development directory sign, and proposed signage for those three parcels must conform with all signage requirements of the Zoning Ordinance. The proposed development directory sign is a pole sign, 45 feet in height and having a total of 272.42 square feet in area per sign face. The proposed location of the sign is along Chapman Highway, approximately 550 feet west of the E. Norton Rd. right of way. The sign will be setback 10 feet from the edge of the Chapman Hwy. right of way.

Wall signs and any other proposed signage for this development 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 that 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 demand on schools, streets or utilities.
2. The proposed signage is compatible with the scale and intensity of the surrounding development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. This 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 area 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 plan section of the Knoxville Zoning Ordinance, as well as requirements of the C-4 zoning district and other applicable requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The proposal is consistent with the South County Sector Plan, which proposes commercial uses for

this site.

2. The City of Knoxville One Year Plan proposes general commercial use for most of the site and has no plan designation for the remainder of the site.

MPC Action:

Approved

MPC Meeting Date: 12/11/2003

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. Approval of an administrative plat (11-U-03), resubdividing the subject property.

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:

12/11/2003

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: