

# 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-N-06-UR                      **Related File Number:**  
**Application Filed:** 11/13/2006              **Date of Revision:**  
**Applicant:** CULLOM PROPERTIES  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northeast side of Norris Freeway, east end of Jessilee Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 28 205, 205.02, 205.03 & OTHER: MAP 038 PARCELS 0    **Jurisdiction:** County  
**Size of Tract:** 53.41 acres  
**Accessibility:** Access is via Norris Freeway, a minor arterial street that presently has a 25' wide two lane section within a 200'+ right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Shopping Center Master Plan                                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** Residential housing within RAE, RA and PR zones is the predominant development found surrounding this site. Hospice and assisted care uses within an OB zoning district are located to the east on Andersonville Pike.

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

**Street:** 7550 Norris Frwy  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** SC (Shopping Center)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property rezoned to SC (Shopping Center) in 2000. The Planning Commission had recommended denial of the request at that time. The rezoning was approved on appeal to the Knox County Commission on November 20, 2000.

## 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 sign master plan within the SC (Shopping Center) District subject to 4 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the sign regulations within the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Building Inspector.
3. Establishment of a property owners association that will be responsible for the maintenance of sign infrastructure and all other commonly held assets.
4. Sign plans for the development that are not included in this application package are subject to a separate Use-on-Review approval by the Planning Commission.

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

Comments: The applicant has submitted a revised set of sign plans for the proposed commercial development on Norris Freeway that includes a Wal-Mart Super Center, Home Depot, and other retail shops. The proposed plans includes a revision to the single monument sign at the main entrance for the development that will serve as a shopping center directory sign that identifies the name of the center and tenant panels for the major tenants. At the request of representatives from the neighborhood, the applicant has reduced the height of the sign from 30' to 20'. With the change in the height of the sign, the area of the sign used to display the tenant panels has increased from approximately 120 square feet to 130 square feet. The use of the one directory sign will help reduce the sign clutter along Norris Freeway.

On December 20, 2006, the Knox County Board of Zoning Appeals approved two variances to allow the shopping center directory monument sign at the proposed location along Norris Freeway.

The revised sign package also includes two small monument signs (one each for Wal-Mart and Home Depot) located along the main private street that serves the commercial development. Both signs are under 5' in height and will be located over 500' from Norris Freeway. The wall signs proposed for the Wal-Mart and Home Depot also comply with the Zoning Ordinance requirements.

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

1. The proposed shopping center directory sign will help reduce sign clutter by listing the major tenants for the center on one sign at the main entrance to the development.

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

1. With the recommended conditions and approved variances, the proposed signage for the shopping center meets the standards for development within the SC (Shopping Center) Zone and all other requirements of the Zoning Ordinance.
2. The proposed monument sign meets the condition of approval of the use-on-review for the shopping center (7-K-06-UR).
3. The signage is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development

complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property for low density residential use. At the time that the rezoning request (SC zoning) was reviewed by the Planning Commission individual sector plan amendments were not considered with the rezoning requests.
2. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

**MPC Action:** Approved

**MPC Meeting Date:** 2/8/2007

**Details of MPC 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 Building Inspector.
3. Establishment of a property owners association that will be responsible for the maintenance of sign infrastructure and all other commonly held assets.
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**Summary of MPC action:** APPROVE the sign master plan within the SC (Shopping Center) District subject to 4 conditions

**Date of MPC Approval:** 2/8/2007

**Date of Denial:**

**Postponements:** 12/14/2006-  
1/11/2007

**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:**