CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 2-B-05-UR Related File Number:

Application Filed: 1/10/2005 **Date of Revision:**

Applicant: NEON SERVICE CO., BRUCE WILLIAMS

Owner:



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

PROPERTY INFORMATION

General Location: South side of Chapman Hwy., just west of Green Rd.

Other Parcel Info.:

Tax ID Number: 137 174.03 Jurisdiction: City

Size of Tract: 0.83 acres

Accessibility: Access is via Chapman Hwy., a major arterial street with a required right-of-way of 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping Center

Surrounding Land Use:

Proposed Use: Ground sign in a Shopping Center District Density:

Sector Plan: South County Sector Plan Designation:

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The site is located in an area of established and new shopping center development within the Chapman

Hwy. corridor.

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

Street: 7325 Chapman Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC-2 (Community Shopping Center)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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 a ground sign within a Shopping Center Zoning District subject to 3

conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

2. Placement of the ground sign within a landscaped island that ties into the landscape strip that fronts the property along Chapman Hwy. The landscaped island shall be at least equal in size to a required parking space.

3. Use of the Electronic Message Center is subject to approval of the variance from the Knoxville Board of Zoning Appeals to reduce the required minimum road frontage from 200' to 180' (2-C-05-VA).

The state of the required minimum road montage from 200 to 100 (2-0-00-VA).

The applicant is requesting approval of a ground sign for the ORNL Federal Credit Union on a separate parcel within an established shopping center. There are no existing ground signs on this property. The ORNL Federal Credit Union will occupy an existing building that was previously used by another financial institution. The proposed sign meets the size requirements for a ground sign in the SC-2 (Community Shopping Center) Zoning District.

The applicant is also proposing the use of an Electronic Message Center addition to the sign. One of the requirements for an Electronic Message Center is that the property must have at least 200' of frontage. The proposed site only has 180' of frontage. A variance has been requested from the Knoxville Board of Zoning Appeals (BZA) to reduce the required minimum road frontage from 200' to 180' (2-C-05-VA) and is scheduled to be heard by the BZA on February 17, 2005.

Staff is recommending that the ground sign be placed within a landscaped island that ties into the landscape strip that fronts the property along Chapman Hwy. This will provide separation of the sign structure from vehicles within the parking lot. The landscaped island should be at least equal in size to a required parking space which would require the elimination of at least one parking space along the property frontage. Recent re-stripping of the parking lot for the shopping center has provided more than adequate parking both on the property and adjacent to the facility.

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

- 1. Public utilities are in place to serve the site.
- 2. The proposal will have a minimal impact on the adjacent street and the proposed signage will provide adequate identification of the business.
- 3. The proposed credit union is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

- 1. The proposal meets all requirements of the Knoxville Zoning Ordinance for a ground sign within the SC-2 (Community Shopping Center) Zoning District. The proposed Electronic Message Center is subject to approval of a variance by the Knoxville Board of Zoning Appeals.
- 2. The proposed ground sign 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

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Comments:

unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The City of Knoxville One Year Plan and South County Sector Plan propose commercial uses for the area. The proposed credit union use and signage is in conformance with the Sector and One Year

Plans.

MPC Action: Approved MPC Meeting Date: 2/10/2005

Details of MPC action: 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

2. Placement of the ground sign within a landscaped island that ties into the landscape strip that fronts the property along Chapman Hwy. The landscaped island shall be at least equal in size to a required parking space.

3. Use of the Electronic Message Center is subject to approval of the variance from the Knoxville Board of Zoning Appeals to reduce the required minimum road frontage from 200' to 180' (2-C-05-VA).

Summary of MPC action: APPROVE the development plan for a ground sign within a Shopping Center Zoning District subject to 3

conditions.

Amendments:

 Date of MPC Approval:
 2/10/2005
 Date of Denial:
 Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Amendments:

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":

Date of Legislative Appeal: Effective Date of Ordinance:

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