

# 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:** 2-B-05-UR                      **Related File Number:**  
**Application Filed:** 1/10/2005              **Date of Revision:**  
**Applicant:** NEON SERVICE CO., BRUCE WILLIAMS  
**Owner:**

## 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:**



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.

**Date of MPC Approval:** 2/10/2005 **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:**