

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variations 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 Master Sign Plan for Kingston Corner and the two development directory signs for the commercial center as presented in this application, subject to 4 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance's sign regulations.
2. Locating the development directory sign proposed on the N. Cedar Bluff Rd. street frontage, at a distance back from the public right-of-way that will not interfere with the required sight distance to the south along N. Cedar Bluff Rd. Certification of having adequate sight distance shall be provided by the applicant to the Knoxville Department of Engineering prior to the installation of the sign.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Obtaining the required consent letters from all property owners within the Kingston Corner unified development prior to obtaining any sign permits for the two development directory signs.

With the conditions noted above, this proposal meets all requirements of the PC-1 zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is requesting approval of a Master Sign Plan for the Kingston Corner commercial subdivision. This commercial subdivision was approved by the Planning Commission in 2013. This commercial development qualifies as a unified development under the Master Sign Plan regulations.

The site is located on the north side of Kingston Pike and east side of N. Cedar Bluff Rd. and is served by an internal driveway system. The subdivision includes 8 lots that have frontage along Kingston Pike and N. Cedar Bluff Rd. and have been approved and developed with monument signs to identify the businesses. A little over half of the subdivision is located internally and is somewhat dependent on the development directory signs allowed by a Master Sign Plan to identify the location of businesses on those properties to motorists traveling along Kingston Pike and N. Cedar Bluff Rd. The Master Sign Plan allows one development directory sign on each of the street frontages

The proposed development directory signs include: 1) a 20 foot high monument sign with a sign area of 164 square feet on the Kingston Pike frontage; and 2) a 10 foot high monument sign with a sign area of 100 square feet on the N Cedar Bluff Rd. frontage. The signs identify the Kingston Corner development and list Main Event Entertainment as the main business with additional panel space for other businesses. The signs as proposed comply with the City of Knoxville's current sign regulations.

The subdivision developer is obtaining the required consent letters for the proposed Master Sign Plan from all property owners within the Kingston Corner unified development.

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

1. The proposed development directory signs will help to identify businesses that are located off of Kingston Pike and N. Cedar Bluff Rd. within this commercial subdivision.
2. The proposed signage is compatible with the scale and intensity of the surrounding development signage.

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

1. The proposed development directory signs meet all applicable requirements of the PC-1 zoning district and the master sign plan section of the Knoxville Zoning Ordinance.
2. The proposed development directory signs are consistent with the following general standards for uses permitted on review: The signs are consistent with the adopted plans and policies of the General

Plan and Sector Plan. The signs are in harmony with the general purpose and intent of the Zoning Ordinance. The signs are compatible with the character of the neighborhood where they are proposed. The signs will not significantly injure the value of adjacent property. The signs will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan the Southwest County Sector Plan propose commercial use for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 2/9/2017

- Details of Action:**
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Summary of Action: APPROVE the Master Sign Plan for Kingston Corner and the two development directory signs for the commercial center as presented in this application, subject to 4 conditions:

Date of Approval: 2/9/2017 **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:**