

# 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-L-03-UR                      **Related File Number:**  
**Application Filed:** 1/13/2003              **Date of Revision:**  
**Applicant:** EAST TENNESSEE CHILDRENS HOSPITAL  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side Westland Dr., southwest side Pellissippi Parkway  
**Other Parcel Info.:**  
**Tax ID Number:** 144 30.03                      **Jurisdiction:** County  
**Size of Tract:** 18.2 acres  
**Accessibility:** Access is via Westland Dr., a collector street with a right-of-way width of 40' to 60' at this location.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Developing medical facility and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Sign                                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is located in the northwest quadrant of the Westland Dr. interchange with Pellissippi Parkway. Recent development in the area includes Garrison Ridge and Andover Court Subdivisions to the north and west. Convenience commercial and a major apartment project have built south of the site.

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

**Street:** 1020 Children's Way  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PC (Planned Commercial)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** Property zoned PC in mid 1990's, development plan approved in Sept., 2001 (9-F-01-UR)

## 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:** Dan Kelly

**Staff Recomm. (Abbr.):** APPROVE the request for a free standing sign as shown on the development plan subject to 3 conditions.

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Tennessee Scenic Highway System Act.

With the conditions noted above, this request meets all requirements of the PC zone and the other criteria for approval of a use on review.

**Comments:** The applicant is proposing an additional free standing sign to be located on the east side of the site, adjoining Interstate 140 (Pellissippi Parkway). Both Pellissippi Parkway and Westland Dr. have been designated as Scenic Highways by the State of Tennessee. This designation will limit the size and height of the proposed sign. A sign identical to the one proposed has been approved previously for the Westland Dr. entrance.

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

1. The proposed sign will place no additional demand on schools, streets or utilities.
2. The proposed signage is consistent with other signage proposed and approved at this location.
3. A vegetative buffer was previously required to provide separation between the developing medical facility and the adjoining single family subdivision.

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

1. The proposed sign meets the standards for development within a PC (Planned Commercial) Zone and all other requirements of the Zoning Ordinance.
2. The proposed 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 neighborhood 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.
3. The current PC zoning will allow a free standing sign for each street frontage if approved by MPC through the Use on Review process.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The site is zoned PC commercial and a development plan was approved for a major medical facility at this location in 2001.

**MPC Action:** Approved

**MPC Meeting Date:** 2/13/2003

**Details of MPC action:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

3. Meeting all applicable requirements of the Tennessee Scenic Highway System Act.

With the conditions noted above, this request meets all requirements of the PC zone and the other criteria for approval of a use on review.

**Summary of MPC action:** APPROVE the request for a free standing sign as shown on the development plan subject to 3 conditions.

**Date of MPC Approval:** 2/13/2003

**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:**