

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: 3-A-04-UR **Related File Number:**
Application Filed: 1/12/2004 **Date of Revision:**
Applicant: JOHN CAPUTO
Owner:

PROPERTY INFORMATION

General Location: Southwest side Chapman Hwy., southeast side W. Young High Pike
Other Parcel Info.:
Tax ID Number: 123 B A 8,8.01,10,25 **Jurisdiction:** City
Size of Tract: 13.07 acres
Accessibility: Access is via Chapman Hwy., a major arterial street with four lanes and a center median within 110' of right of way, or via W. Young High Pike, a major collector street with 20' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Shopping center
Surrounding Land Use:
Proposed Use: Master signage plan **Density:**
Sector Plan: South City **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The properties fronting on Chapman Hwy. have been developed with commercial uses under C-3 and C-6 zoning, with residential uses to the rear, zoned R-1 and R-2.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-6 (General Commercial Park)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE development directory sign ("A") as a master signage plan in the C-6 zoning district, subject to 2 conditions:

- Staff Recomm. (Full):**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted above, this proposal meets all requirements of the C-6 zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is proposing two development directory signs to replace existing signage along Chapman Hwy. at the Chapman Square Shopping Center. The subject property consists of 4 tax parcels, which are considered a unified development for purposes of this review. The first proposed sign ("A") will replace an existing directory sign located along Chapman Highway on the southern portion of the site. This proposed sign is what triggers the requirement for use on review approval of a master signage plan, because tenants which are not located on the same parcel are proposed to be placed on this sign. This proposed sign is 27.5 feet in height and is 196 square feet in size and may list tenants located on any of the four subject parcels.

The plans also show a second proposed sign ("B") to be placed in front of the existing Kroger store, replacing the existing Kroger cube sign. This proposed sign is 20 feet in height and 132 square feet in size. Only tenants within the Kroger parcel will be listed on this sign, not requiring use on review approval of a master signage plan to list off-premise tenants on a sign. Also, an existing Kroger sign located along W. Young High Pike, is proposed to be removed and possibly replaced at a later time.

All signage, other than sign "A", will need to be approved by the Knoxville Building Inspection Bureau. The south development directory sign is the only sign that requires MPC use on review approval under the stipulations of a master signage plan. Pursuant to Article 5, Section 10 (26) of the Knoxville Zoning Ordinance, no variances shall be granted for any other signage within the identified unified development, approved for a master signage plan.

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

1. The proposal will not place any additional demands on schools, streets or utilities.
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 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.
2. The proposed signage meets all requirements of the master signage section of the Knoxville Zoning Ordinance, as well as other applicable sections of the ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South City Sector Plan proposes commercial uses for this site.
2. The City of Knoxville One Year Plan proposes general commercial uses for this site.

MPC Action: Approved **MPC Meeting Date:** 3/11/2004

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

Summary of MPC action: APPROVE development directory sign ("A") as a master signage plan in the C-6 zoning district, subject to 2 conditions:

Date of MPC Approval: 3/11/2004 **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: