

# CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT

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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

File Number: 3-B-10-OA

Related File Number:

Application Filed: 2/22/2010

Date of Revision:

Applicant: METROPOLITAN PLANNING

## PROPERTY INFORMATION

General Location:

Other Parcel Info.:

Tax ID Number: 999 999

Jurisdiction:

Size of Tract:

Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:

Density:

Sector Plan:

Sector Plan Designation:

Growth Policy Plan:

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason: amend the Knoxville Zoning Ordinance, Article V. Section 10, Signs, billboards, and other advertising structures, lowering the sign clearance for sidewalks in the H-1 (Historic Overlay) and D-1 (Downtown Design Overlay) districts

## ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

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

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:    amend the Knoxville Zoning Ordinance, Article V. Section 10, Signs, billboards, and other advertising structures, lowering the sign clearance for sidewalks in the H-1 (Historic Overlay) and D-1 (Downtown Design Overlay) districts

**MPC ACTION AND DISPOSITION**

Planner In Charge:            Mike Reynolds

Staff Recomm. (Abbr.):        approve the amendment

Staff Recomm. (Full):

Comments:                      The Downtown Design Review Board (the Board) has made a recommendation to amend the Knoxville Zoning Ordinance, Article V. Sec. 10 (sign regulations) to allow signs that project from a building to have a minimum clearance with a sidewalk of seven feet within the H-1 (historic overlay) district and the D-1 (downtown design overlay) district.

Since the Board's inception, a majority of the applications they review are for signs. Through this they have found that the current requirement of a sidewalk clearance of ten feet for signs that project from a building to be excessive. The Board requested that staff review the current regulations and make recommendations for amending the sign regulations. Staff from MPC, Policy and Communications, and City Engineering met and created recommended options for the Board. These included:

- 1. Reducing the sidewalk clearance height to nine (9) feet (which is the same as for awnings),
- 2. Reducing the sidewalk clearance height to seven (7) feet and requiring requests below either eight (8) or nine (9) feet to be approved by the Board, or
- 3. Reducing the sidewalk clearance height to seven feet (7).

The Board determined that the option to reduce the sidewalk clearance to seven feet for signs that project from a building was appropriate and made the recommendation to MPC to consider this action. The Board acknowledged that not all signs should be allowed to have a clear height of seven feet above a sidewalk but they, or staff, can make that determination on a case-by-case basis, taking into consideration the size of the sign and the surrounding development. MPC had concerns with the lower sign height for electrified signs. A provision was added for the minimum sign height to be at least eight feet when a sign is electrified.

Action:                            Approved

Meeting Date:            3/11/2010

Details of Action:

Summary of Action:            approve the amendment

Date of Approval:            3/11/2010

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:    4/6/2010

Date of Legislative Action, Second Reading: 4/20/2010

Ordinance Number:

Other Ordinance Number References:    O-43-2010

Disposition of Case:            Approved

Disposition of Case, Second Reading:    Approved

If "Other":

If "Other":

Amendments:

Amendments:

Effective May 7, 2010

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**