CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:3-H-05-URApplication Filed:2/7/2005Applicant:KRISTINE OSBURNOwner:Comparison

PROPERTY INFORMATION

General Location:	Northeast side of Chapman Hwy., east side of Green Rd.	
Other Parcel Info.:		
Tax ID Number:	137 185.02, 189, 191, 192, & OTHER: 192.01 & 193, AN Jurisdiction: City	
Size of Tract:	54 acres	
Accessibility:	Access is via Chapman Hwy., a major arterial street with four lanes and a center turn lane within a 100' to 160' right-of-way.	

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Commercial businesses and vacant land		
Surrounding Land Use:			
Proposed Use:	Master Signage Plan		Density: NA
Sector Plan:	South County	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	Businesses are developed on properties fronting Chapman Hwy. with recent development along Green Rd. Residences are located to the rear of the businesses in areas primarily zoned agricultural.		

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

Street:

7400 Chapman Hwy

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-4 (Highway and Arterial Commercial) & C-3 (General Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: Property was rezoned to C-4 (Highway and Arterial Commercial) in February 2002 and January 2005.

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:	Tom Brechko			
Staff Recomm. (Abbr.):	APPROVE a Master Signage Plan revision for Carson Pointe by expanding the area of the unified development, adding a development directory sign on Green Rd. and a project directional sign at the Chapman Hwy. intersection, subject to 4 conditions.			
Staff Recomm. (Full):	 Submission of the consent forms for the proposed Master Signage Plan from the owners of Tax Parcels 137 19201 and 137 193 prior to issuance of the sign permits for the proposed signs. Meeting all applicable requirements of the Knoxville Zoning Ordinance. Meeting all applicable requirements of Knoxville's Sign Inspector. Meeting all applicable requirements of the Knoxville Engineering Division. 			
	With the conditions noted, this Master Signage Plan meets the sign regulation requirements as well as other criteria for approval of a Use-on-Review.			
Comments:	The applicant is proposing an addition to the Master Signage Plan that was approved on December 11, 2003 for Carson Pointe, a commercial development on Chapman Hwy at Green Rd., that includes a Wal-Mart Supercenter and various other businesses. The 2003 approval was for a development directory sign located along the Chapman Hwy frontage that listed Wal-Mart and several smaller businesses.			
	Carson Pointe was approved as a commercial subdivision in 2002 with a total of five lots. The recent rezoning of additional property on Green Rd. to C-4 has expanded the plans for commercial development at this location. Since Green Rd. serves as a main access point for the Carson Pointe development and the proposed development of a Home Depot on Green Rd., the applicant is requesting that the Planning Commission approve this development as an expansion of the Carson Pointe unified development. The request also includes the AmSouth Bank parcel that is located on the west side of the Green Rd. intersection. Under the Master Signage Plan regulations, the Planning Commission determines the limits of the development (unified development) that will be served by the development directory sign(s) and project directional sign(s).			
	The applicant is requesting approval of a development directory sign and one project directional signs. The development directory sign which will be located along the Green Rd. frontage of the AmSouth Bank parcel, is proposed with a height of 40' and includes the development identification, a panel for The Home Depot, and two additional tenant panels. The sign regulations allow one development directory sign per street frontage. This sign also counts as the one ground sign allowed along this frontage for that parcel. The previously approved sign on Chapman Hwy. is the only development directory sign that is allowed on Chapman Hwy. for this unified development. The project directional sign is proposed on the east side of the intersections of Chapman Hwy and Green Rd. on an undeveloped lot within Carson Ponte. This sign is proposed at a height of 6' and includes the development identification, tenant panels for The Home Depot and Wal-Mart and a direction arrow identifying Green Rd. as an access point for these two major stores. The project directional sign is intended as signage to direct traffic from collector and arterial streets to businesses located on lower classification streets. The project directional sign does not count towards the signage allowed for the parcel on which it is located.			
	Wall signs and any other proposed signage for the unified development will need to be approved by Knoxville's Sign Inspector. Pursuant to Article 5, Section 10 (26) of the Knoxville Zoning Ordinance, no variances shall be granted for any other signage within the unified development approved for a master signage plan.			

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND

	directing traffic to the 2. The proposal will	nage will help to identify businesses with businesses located on Green Rd. not place any additional demand on sch	nin the unified development and assist in nools, streets or utilities. tensity of the surrounding development.
	ZONING ORDINANC 1. This proposed devised standards for uses p plans and policies of purpose and intent of where it is proposed not draw additional t 2. The proposed sig	velopment directory sign and project dire ermitted on review: The proposed deve the General Plan and Sector Plan. The of the Zoning Ordinance. The use is com . The use will not significantly injure the raffic through residential areas, nage meets all requirements of the mas s well as requirements of the C-3 and C-	ectional sign are consistent with the general elopment is consistent with the adopted e use is in harmony with the general apatible with the character of the area value of adjacent property. The use will ter signage plan section of the Knoxville
	 The proposal is c this site. The City of Knoxy 		LANS Plan, which proposes commercial uses for mmercial use for most of the site and has
MPC Action:	Approved		MPC Meeting Date: 3/10/2005
Details of MPC action:	 Submission of the consent forms for the proposed Master Signage Plan from the owners of Tax Parcels 137 19201 and 137 193 prior to issuance of the sign permits for the proposed signs. Meeting all applicable requirements of the Knoxville Zoning Ordinance. Meeting all applicable requirements of Knoxville's Sign Inspector. Meeting all applicable requirements of the Knoxville Engineering Division. With the conditions noted, this Master Signage Plan meets the sign regulation requirements as well as other criteria for approval of a Use-on-Review.		
Summary of MPC action:	development, adding	Signage Plan revision for Carson Pointe g a development directory sign on Green section, subject to 4 conditions.	e by expanding the area of the unified Rd. and a project directional sign at the
Date of MPC Approval:	3/10/2005	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:
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Legislative Body:	Knoxville City Counc		
Legislative Douy.		an 	

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: