

THE COMMUNITY AS A WHOLE

- 1. The proposed signage will help to identify businesses within the unified development and assist in directing traffic to the businesses located on Green Rd.
- 2. The proposal will not place any additional demand on schools, streets or utilities.
- 3. The proposed signage is compatible with the scale and intensity of the surrounding development.

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

- 1. This proposed development directory sign and project directional sign are 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 area 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 plan section of the Knoxville Zoning Ordinance, as well as requirements of the C-3 and C-4 zoning districts and other applicable requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The proposal is consistent with the South County Sector Plan, which proposes commercial uses for this site.
- 2. The City of Knoxville One Year Plan proposes general commercial use for most of the site and has no plan designation for the remainder of the site.

MPC Action: Approved **MPC Meeting Date:** 3/10/2005

- Details of MPC action:**
- 1) 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.
 - 2) Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 - 3) Meeting all applicable requirements of Knoxville's Sign Inspector.
 - 4) 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: 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.

Date of MPC Approval: 3/10/2005 **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:**