

CASE SUMMARY

APPLICATION TYPE: OTHER BUSINESS



File Number: 5-B-25-OB

Related File Number:

Application Filed: 3/25/2025

Date of Revision:

Applicant: TIFFANY DOWDY

PROPERTY INFORMATION

General Location: North side of Kingston Pike, west side of N Winston Rd

Other Parcel Info.:

Tax ID Number: 120 I A 00301

Jurisdiction: City

Size of Tract: 10.97 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial

Surrounding Land Use:

Proposed Use:

Density:

Planning Sector: West City

Plan Designation: GC (General Commercial)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context:

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

Street: 8029 KINGSTON PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason: Consideration of an additional detached sign in the C-H-1 (Highway Commercial) district in accordance with Article 13.9.F.5.e.

ZONING INFORMATION (where applicable)

Current Zoning: C-H-2 (Highway Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: GC (General Commercial)

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.: Consideration of an additional detached sign in the C-H-1 (Highway Commercial) district in accordance with Article 13.9.F.5.e.

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Staff recommends approval of the request for an additional detached sign in the C-H-1 (Highway Commercial) district because the proposal meets the criteria in Article 13.9.F.5.e (Signs Permitted in Specific Districts) of the City of Knoxville Zoning Ordinance.

Staff Recomm. (Full):

Comments: The subject parcel (8029 Kingston Pike, Parcel ID 120IA00301) is an 11-acre commercial property that accommodates an L-shaped strip mall containing several retail businesses and a commercial bank in a standalone one-story structure that was recently constructed. The strip mall is built along the rear and interior side of the parcel, and the subject structure is on the front along Kingston Pike. The parcel includes a column sign along its Kingston Pike frontage and monument sign along the frontage of N Winston Rd (see Exhibit B), in conformance with the maximum allowance of one sign per street frontage (Article 13.9.F.2.a). Both existing signs include signage for the retail businesses of the main commercial strip mall building. The applicant is requesting a third detached sign for the new bank. It is noteworthy that the bank replaces an old structure that also utilized a third sign for its tenant at the same location as the proposed sign (see Exhibit B). If approved, the parcel would include the same number of signs that was allowed previously.

RATIONALE FOR RECOMMENDATION

Article 13.9.F.5.e of the zoning ordinance states that the Planning Commission may approve additional signs in the C-H zones (among others) if scaled drawings indicate the signs will not detract from the character of the development or surrounding development and clearly shows that because of unusual topography, building locations and relationships or developments with multiple structures, additional signs are essential to inform and direct the public.

1. The commercial corridor along Kingston Pike has numerous detached signs along the right-of-way (Exhibit C), with a few parcels having more detached signs than what is allowed by their frontage. As mentioned above, the subject parcel previously accommodated a third sign at the same location. An additional sign for the subject property would be consistent with the character of the surrounding area.
2. The development includes multiple structures, and the subject 'outparcel' structure is located approximately 250 ft away from the nearest point of the main commercial building. The subject structure is also located away from the three entrances of the parcel. A third sign is needed because of the location of the building with respect to the main structure, entrance driveways, and the two existing detached signs.
3. The subject property is wider than other properties fronting on Kingston Pike in this area, so the additional sign is more reflective of the development pattern in the area as most buildings are the only primary structure on a smaller lot.

With the above-mentioned points, the property meets the criteria mentioned in the zoning ordinance for an additional sign in the C-H-1 district.

Action: Approved

Meeting Date: 5/8/2025

Details of Action:

Summary of Action: Approve the request for an additional detached sign in the C-H-1 (Highway Commercial) district because the proposal meets the criteria in Article 13.9.F.5.e (Signs Permitted in Specific Districts) of the City of Knoxville Zoning Ordinance.

Date of Approval: 5/8/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: