

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: 5-F-03-UR

Related File Number:

Application Filed: 4/21/2003

Date of Revision:

Applicant: SIGNCO

Owner:

PROPERTY INFORMATION

General Location: Southwest side of Cogdill Rd., north & south sides of Electric Av.

Other Parcel Info.:

Tax ID Number: 131 73, 73.12 - 73.15

Jurisdiction: County

Size of Tract: 2 acres

Accessibility: Access to the site is via Electric Av., a private street with a pavement width of 32' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial development

Surrounding Land Use:

Proposed Use: Signs

Density:

Sector Plan: Northwest County **Sector Plan Designation:**

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located in the Cogdill Rd. commercial area. This area is characterized by mixed heavy commercial, distribution and light manufacturing businesses.

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) & TO (Technology Overlay)

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE 2 monuments signs (applicant requested three signs). Approve signs signs B and C, as shown on the development plan subject to 3 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2.. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Approval of a Certificate of Appropriateness for building permit by the Tenn. Technology Corridor Development Authority.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC (Planned Commercial and TO (Technology Overlay) zones and the other criteria for approval of a use on review.

Comments: The applicant is proposing to build three monument signs on property owned by Radio Systems Corp. One sign will be located at the intersection of Cogdill Rd. and Electric Av. The other two signs as proposed would be located on a lot fronting on Electric Av. that is developed with parts of the Radio Systems operation. Each sign will contain approximately 40 square feet which includes the monument base. The PC zone only permits one ground sign per lot. Parcels 73.14. and 73.15 were recently approved (Use on Review 11-K-02-UR) to be used as an animal training and research center and commercial kennel. One of the conditions of the approval was that these two parcels be combined into one lot. That would result in that lot only being entitled to one ground sign.

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

1. The proposed signs will have a minimal impact on local services. All utilities are in place to serve this site.
2. The use as proposed will have little or no impact on the surrounding commercial uses.

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

1. The proposed signs 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 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 signage plan meets all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Knox County Northwest Sector Plan which proposes commercial uses for this area. The proposed signs will be used to identify the various elements of the Radio System's operation a this location.
2. Since this site is also located in the TO (Technology Overlay) zone, a Certificate of Appropriateness must be obtained from the Tenn. Technology Corridor Development Authority.

MPC Action: Approved

MPC Meeting Date: 5/8/2003

Details of MPC action: 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

2. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Approval of a Certificate of Appropriateness for building permit by the Tenn. Technology Corridor Development Authority.

Summary of MPC action: APPROVE 2 monuments signs (applicant requested three signs). Approve signs signs B and C, as shown on the development plan subject to 3 conditions

Date of MPC Approval: 5/8/2003

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: