CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:	5-K-07-UR
Application Filed:	4/9/2007
Applicant:	KNOXVILLE LEVCAL, LLC

PROPERTY INFORMATION

General Location:Northwest side of Washington Pike, southwest side of New Harvest Ln.Other Parcel Info.:Jurisdiction:Tax ID Number:59 7 AND 7.02Jurisdiction:Size of Tract:18.82 acresAccessibility:Access is via Washington Pike, a minor arterial street with 2 to 4 lanes within a 50' to 90' right-of-way, and New Harvest Ln., a local street with a 32' pavement width within a 70' right-of-way.

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

 Existing Land Use:
 Shopping center under construction

 Surrounding Land Use:
 Density:

 Proposed Use:
 Signage Master Plan

 Sector Plan:
 North City

 Sector Plan:
 Urban Growth Area (Inside City Limits)

 Neighborhood Context:
 This former Farmer's Market site is within an emerging commercial/light industrial development node that has developed around the I-640/ Washington/Millertown Pike interchange under I, I-2, I-3, C-3, C-6 and SC-3 zones.

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

Street:

5449 Washington Pike

PC-1 (Retail and Office Park) (k)

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

Property was rezoned to PC-1 (Retail and Office Park) (with a condition) by Knoxville City Council on November 8, 2005.

PLAN INFORMATION (where applicable)

Current 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.:

MPC ACTION AND DISPOSITION		
Planner In Charge:	Tom Brechko	
Staff Recomm. (Abbr.):	APPROVE the signage master plan for this shopping center development in the PC-1 (Retail and Office Park) zoning district, subject to 2 conditions:	
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knoxville Zoning Ordinance Meeting all applicable requirements of the Knoxville Sign Inspector. 	
	With the conditions noted above, this request meets the requirements for approval in the PC-1 zone, as well as other criteria for approval of a use on review.	
Comments:	When the shopping center development plan was approved for this site by the Planning Commission on January 12, 2006, the signage master plan was not a part of that approval. The signage master plan has now been submitted for the shopping center. It does not include signage for the Target property that had been approved previously. The City's sign inspection staff has reviewed the plans for compliance with the zoning regulations.	
	 EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE 1. Public water and sewer utilities are available to serve the site. 2. This section of Washington Pike is listed as a capital project in the City's CIP, and with the proposed improvements, there will be sufficient capacity to handle the additional traffic which will be generated by this development. 3. This request will have no impact on schools. 	
	 CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE 1. The proposal meets all requirements of the PC-1 zoning district, as well as other criteria for approval of a use on review. 2. The proposed signage is 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 plans include appropriate landscaping and setbacks to minimize the impact to surrounding properties. The use should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since it is located on a minor arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use. CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS 1. The proposed development conforms with the North City Sector Plan which proposes commercial 	
	and light industrial uses for this property. 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.	
MPC Action:	Approved MPC Meeting Date: 5/10/2007	
Details of MPC action:	 Meeting all applicable requirements of the Knoxville Zoning Ordinance Meeting all applicable requirements of the Knoxville Sign Inspector. 	
	With the conditions noted above, this request meets the requirements for approval in the PC-1 zone, as well as other criteria for approval of a use on review.	
Summary of MPC action:	APPROVE the signage master plan for this shopping center development in the PC-1 (Retail and Office	

Park) zoning district, subject to 2 conditions:

5/10/2007

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Knoxville City Council Legislative Body: Date of Legislative Action: Date of Legislative Action, Second Reading: **Ordinance Number: Other Ordinance Number References: Disposition of Case, Second Reading: Disposition of Case:** If "Other": If "Other": Amendments: Amendments: Date of Legislative Appeal: **Effective Date of Ordinance:**