

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: 6-E-11-UR
Application Filed: 4/25/2011
Applicant: KINGSTON PIKE, LLC

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of Kingston Pike at Moss Grove Blvd., south of Market Place Blvd.
Other Parcel Info.:
Tax ID Number: 132 02703 - 02715 **Jurisdiction:** City
Size of Tract: 100 acres
Accessibility: Access is via Moss Grove Blvd., a private Joint Permanent Easement with access out to Kingston Pike, a major arterial street with a four and five lane cross section within a required right-of-way of 100'.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land with residential and commercial development under construction
Surrounding Land Use:
Proposed Use: Master Sign Plan **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** MU & SLPA (GC, O, MDR - One Year Plan)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The Sherrill Hill Subdivision has residential development on three sides and commercial development to the north across Kingston Pike. Zoning in the area includes SC and SC-3 Shopping Center, RAE, PR and RB Residential.

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

Street: Moss Grove Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1 (k) Planned Commercial, O-1 (k) (Office, Medical, and Related Services) & RP-1 (k) Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Rezoning to PC-1 (k), O-1 (k) & RP-1 (k) was approved by Knoxville City Council on 9/25/07.

PLAN INFORMATION (where applicable)

Current Plan Category:

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the Master Signage Plan for the Sherrill Hill mixed use development to include a development directory sign at the intersection of Moss Grove Blvd and Kingston Pike subject to 4 conditions.

Staff Recomm. (Full):

1. Any revisions to the approved Master Signage Plan or requests for additional signage must be reviewed through the Planning Commission's Use-on-Review process.
2. Meeting all applicable requirements of the City of Knoxville's sign inspector.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted, this Master Signage Plan meets the requirements for approval of a Use-on-Review.

Comments:

The applicant is proposing to construct a development directory sign, as part of a Master Signage Plan, at the entrance to the Sherrill Hill mixed use development located on the south side of Kingston Pike at Moss Grove Blvd. The proposed sign will be located on tax parcel 132-02712 which is at the southwest corner of the intersection of Moss Grove Blvd. and Kingston Pike. As a corner parcel a monument sign is permitted for each street frontage. Since the property owner wants to retain the right for a monument sign along the Kingston Pike frontage, the proposed development directory sign will be located along the Moss Grove Blvd. frontage.

The Knoxville Zoning Ordinance was amended in 2002 to include the provisions for approval of a Master Signage Plan by the Planning Commission as a Use on Review. The Master Sign Plan provisions are designed to provide flexibility and incentives for coordinated, well designed sign systems for shopping centers, commercial subdivisions, office parks and other large scale commercial and mixed use developments, through approval of a Master Signage Plan by the Planning Commission. The Master Signage Plan allows a development directory sign that identifies the name of the development and lists individual tenants located within the development. The Planning Commission determines the limits of the development (unified development) that will be served by the development directory sign based on previous approvals for shopping centers, office parks, commercial subdivisions or mixed use developments. In this case the unified development includes the entire Sherrill Hill mixed use development which is zoned PC-1, O-1 and RP-1.

All proposed signage for the unified development will need to be approved by Knoxville's Sign Inspector. Pursuant to Article 5, Section 10. A.29, 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 PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposed development directory sign will help to adequately identify businesses and other development that is located off of Kingston Pike within this mixed use development.
2. No additional traffic will be added to Kingston Pike or Moss Grove Blvd. with the approval of this request.
3. Staff does not believe that the proposed sign will negatively affect the character of the neighborhood and will not set a precedent for future development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed development directory sign 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 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 proposal meets all requirements of the PC-1 zoning district.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The amended Southwest County Sector Plan identifies this as a mixed use development area allowing commercial use. The One Year Plan also designates the site for commercial use. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 6/9/2011

Details of Action:

Summary of Action: APPROVE the Master Signage Plan for the Sherrill Hill mixed use development to include a development directory sign at the intersection of Moss Grove Blvd and Kingston Pike subject to 4 conditions.

Date of Approval: 6/9/2011 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:** 6/23/2011

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 7/26/2011 **Date of Legislative Action, Second Reading:** 8/22/2011

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: Postponed **Disposition of Case, Second Reading:** Denied appeal

If "Other": **If "Other":**

Amendments: **Amendments:**
Modified the height of the directory sign to 30 feet and denied the appeal

Date of Legislative Appeal: **Effective Date of Ordinance:**