

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for the proposed signage system for the medical center subject to 3 conditions.

Staff Recomm. (Full):
1. Obtaining the additional sign variance from the Knoxville Board of Zoning Appeals (BZA) for the proposed main business monument sign for Parkwest Medical Center located at the western end of Park West Boulevard.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance sign regulations.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance sign regulations.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review in the PC-1, PC & OB zoning districts

Comments: The applicant is proposing a new unified sign system for the Parkwest Medical Center located off of Sherrill Blvd. and Park West Blvd. The proposed sign system will replace the existing signs at the medical center and provide additional signage for the medical center expansion. The proposed sign system includes 29 new signs with 15 signs being within the City of Knoxville and 14 signs within Knox County. The new signs include new wall signs for the medical center building to identify the business and the main entrances for the facility. The main business monument sign for Parkwest Medical Center will be located at the western end of Park West Boulevard. Additional business monument signs will be located at the two main entrances off of Sherrill Blvd. The remaining signs are primarily directional signs to help the public navigate around the driveway network for the facility.

In reviewing the proposed sign system it was determined that a number of signs within the City did not meet the requirements of the sign regulations. The Knoxville Board of Zoning Appeals approved several variances for the proposed sign system at their meeting on May 16, 2019. It has been determined that an additional variance will be needed for the main business monument sign for Parkwest Medical Center located at the western end of Park West Boulevard. No variances are needed for the proposed signs located within Knox County.

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

1. The proposed sign system, which includes several directional signs, will help improve traffic circulation from the adjacent street system and internal circulation within the medical complex.

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

1. The proposal with the approved variances and recommended conditions meets all requirements of the PC-1, PC & OB zoning districts as well as other criteria for approval of a use on review.
2. The proposed master signage system is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the One Year Plan, 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan and the City of Knoxville One Year Plan propose office uses for

this area. The medical complex complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area as designated on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 6/13/2019

Details of Action:

Summary of Action: APPROVE the development plan for the proposed signage system for the medical center subject to 3 conditions.

Date of Approval: 6/13/2019 **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: