

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: 7-A-08-UR **Related File Number:**
Application Filed: 5/13/2008 **Date of Revision:**
Applicant: MACKEY BROWNLEE

PROPERTY INFORMATION

General Location: Southeast side of S. Middlebrook Pike, southeast of Knott Rd.
Other Parcel Info.:
Tax ID Number: 93 O A 020.01 & 020.03 **Jurisdiction:** City
Size of Tract: 7.5 acres
Accessibility: Access is via S. Middlebrook Pk. Which is a 4 lane divided arterial street at this location

GENERAL LAND USE INFORMATION

Existing Land Use: Office / warehouse
Surrounding Land Use:
Proposed Use: Master sign plan **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LI
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The site is located in the Middlebrook Pike Industrial Park. Timbercrest Subdivision is to the south of this site.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-2 (Restricted Manufacturing and Warehousing) & I-3 (General Industrial)
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:

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 the Master Signage Plan for 5000 Park to include a development directory sign on the S. Middlebrook Pike frontage as shown subject to 5 conditions.

Staff Recomm. (Full):
1. Any revisions to the approved Master Signage Plan or requests for additional signage must be reviewed through MPC's Use on Review process.
2. Meeting all applicable requirements 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.
5. Meeting all applicable requirements of the Knoxville City Arborist.

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

Comments: The applicants are proposing to construct a new tenant directory sign, as part of a Master Signage Plan, at 5000 Park which is located on the south side of the 5000 block of S. Middlebrook. The sign will be approximately 9' tall and will contain a message area identifying the tenants in the development.

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. These amendments were made in response to the concern on the impact that the ban on new billboards within the City would have on multi-tenant directory signs for shopping centers, industrial parks and other similar developments.

The amendments 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 will allow development directory signs that identify the name of the development and list individual tenants located within the development, and project directional signs, that direct traffic from collector and arterial streets to businesses located on lower classification streets. The Planning Commission determines the limits of the development (unified development) that will be served by the development directory sign(s) and project directional sign(s), based on previous approvals for shopping centers, office parks, commercial subdivisions or mixed use developments.

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

- 1. The proposal will have no impact on schools.
- 2. No additional traffic will be added to Kingston Pike or N. Seven Oaks Dr. with the approval of this request.
- 3. Staff does not believe that a pylon 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 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 I-2 & I-3 zoning districts and a use on review with the approval of the waiver.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest City Sector Plan and Knoxville One Year Plan propose light industrial uses for this site.

MPC Action: Approved

MPC Meeting Date: 7/10/2008

Details of MPC action:

1. Any revisions to the approved Master Signage Plan or requests for additional signage must be reviewed through MPC's Use on Review process.
2. Meeting all applicable requirements of Knoxville's Sign Inspector.
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4. Meeting all applicable requirements of the Knoxville Department of Engineering.
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With the conditions noted, this Master Signage Plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action: APPROVE the Master Signage Plan for 5000 Park to include a development directory sign on the S. Middlebrook Pike frontage as shown subject to 5 conditions.

Date of MPC Approval: 7/10/2008

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: