

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 7-E-22-UR **Related File Number:**
Application Filed: 5/31/2022 **Date of Revision:**
Applicant: KATHRYN FULLER MBI COMPANIES

PROPERTY INFORMATION

General Location: Northwest side of Bob Kirby Rd, due Southwest of Secretariat Blvd
Other Parcel Info.:
Tax ID Number: 104 193 **Jurisdiction:** County
Size of Tract: 3.28 acres
Accessibility: Access is via Bob Kirby Road, a minor collector street with 20 ft of pavement width within 50 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: Veterinary clinic sign **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is in an area with a mix of large and small lot detached houses and attached houses. It is about .4 miles west of Middlebrook Pike.

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

Street: 1505 Bob Kirby Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)
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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the use permitted on review for the proposed 50 sqft business sign in the Agricultural zone, subject to 1 condition.

Staff Recomm. (Full):

1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the A (Agricultural) district and the criteria for approval of a use on review.

Comments:

The applicant is proposing to construct a new monument sign for an existing veterinary clinic. The sign is made of metal with logo on both sides, and is approximately 11 sqft. The metal sign sits within a stone and cedar timber frame structure that is approximately 50 sqft. The maximum sign size in the Agricultural zone is 50 sqft for non-residential uses.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Northwest County Sector Plan recommends LDR (Low Density Residential) uses for this site. The proposed sign structure is not illuminated and is compatible with nearby residential uses.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The A (Agricultural) zone allows 50 sqft signs for non-residential uses. The existing veterinary clinic was previous approved by the Planning Commission.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The stone and wood timber materials on the sign structure compliment the design of the veterinary clinic and is appropriate for the rural character of this area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed non-illuminated monument sign will not impact adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. Not applicable.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

Action:

Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action:

Approve the use permitted on review for the proposed 50 sqft business sign in the Agricultural zone, subject to 1 condition.

Date of Approval:

7/14/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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: