

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: 8-C-15-UR **Related File Number:**
Application Filed: 6/29/2015 **Date of Revision:**
Applicant: JIM MCMICHAEL SIGNS

PROPERTY INFORMATION

General Location: East side of Falling Waters Rd., north of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 154 09901 **Jurisdiction:** County
Size of Tract: 6.74 acres
Accessibility: Access is via Falling Waters Rd., a local street with a pavement width of 32' within an 80' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Business office
Surrounding Land Use:
Proposed Use: Wall mounted sign **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** O (Office)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The existing office building was developed along with the Falling Waters Subdivision which adjoins this site on the north. Mixed commercial uses are located to the south of the site. Pellissippi Pkwy. and Northshore Town Center are located west of this site.

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

Street: 2030 Falling Waters Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The development plan for the existing office building was approved in 1997

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 request for an internally illuminated wall sign containing up to 60 sq. ft. as shown on the attached plan subject to 1 condition

Staff Recomm. (Full):

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

With the condition noted, this plan meets the requirements for approval in the PC and the other general criteria for approval of a use on review

Comments:

The applicant is proposing to install a wall sign on this three story office building that was built in the late 1990's. At the present time there is no signage located on the building other than a temporary sign advertising space for lease. The applicant is proposing that the sign will be internally illuminated and it will be approximately 60 square feet in area. The sign is proposed to be located on the southwest facade of the building. The permitted square footage of wall signs in the PC (Planned Commercial) Zone is based on the amount building frontage. Based on the existing frontage this building would be permitted, if approved by MPC, to have up to 185 square feet of wall mounted signage.

The sign as proposed is well within the limits of signage that may be permitted on this building. Since the sign will be on the southwest side of the building, it will have no impact on the adjoining residential development.

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

- 1. All utilities are in place to serve the existing site.
- 2. The location of the proposed sign minimizes the impact of the proposed use on less intense uses in the area.
- 3. The proposal will have no impact on schools or roads

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed wall mounted 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 since it has direct access to a minor arterial street.
- 2. The proposal meets all requirements of the PC zoning district and all other applicable requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Southwest County Sector Plan designates this site for office uses.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 8/13/2015

Details of Action:

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

With the condition noted, this plan meets the requirements for approval in the PC and the other general criteria for approval of a use on review

Summary of Action: APPROVE the request for an internally illuminated wall sign containing up to 60 sq. ft. as shown on the attached plan subject to 1 condition

Date of Approval: 8/13/2015

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: