

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 8-D-13-UR

Related File Number:

Application Filed: 6/24/2013

Date of Revision:

Applicant: SIGNCO, INC.

PROPERTY INFORMATION

General Location: East side of N Cedar Bluff Rd., north of N. Peters Rd.

Other Parcel Info.:

Tax ID Number: 119 029.25

Jurisdiction: City

Size of Tract: 1.4 acres

Accessibility: Access is via Harry lane Blvd., a private street with a right-of-way width of 60' at this location.

GENERAL LAND USE INFORMATION

Existing Land Use: Mixed commercial

Surrounding Land Use:

Proposed Use: Proposed ground sign

Density:

Sector Plan: Southwest County **Sector Plan Designation:** C (Commercial)

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: Property in the area is zone PC-2, C-3 and C-6 commercial. Development in the area consists of restaurants and mixed retail and office uses.

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

Street: 272 N Peters Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-2 (Retail and Distribution Park)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: The property was zoned PC-2 at the time it was annexed into the City of Knoxville. A development plan was approved for this site in 1993 (2-E-93-UR)

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 on premise free standing development directory sign for The Shops a Cedar Bluff Center on the N. Cedar Bluff Rd. frontage as shown on the site plan subject to 3 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of Knoxville's Sign Inspector.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted, this sign meets the requirements of the PC-2 commercial district and the other criteria for approval of a use on review.

Comments:

The applicants are proposing to construct a new tenant directory sign at The Shops at Cedar Bluff Center.. The sign will be approximately 27' tall and will contain a message area of approximately 140' square feet. The current zoning of the site is PC-2 (Retail and Business Park) District. The PC-2 zoning regulations will permit one square foot of signage for each 10 square feet of building area. The building area is approximately 22,000 square feet which translates into the right to propose up to 2,200 square feet of signage. The existing and proposed signage is well within this requirement.

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 the surrounding roads 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes commercial uses for this site.
2. The Knoxville One Year Plan proposes general commercial uses for this site.

Action:

Approved

Meeting Date: 8/8/2013

Details of Action:

Summary of Action:

APPROVE the on premise free standing development directory sign for The Shops a Cedar Bluff Center on the N. Cedar Bluff Rd. frontage as shown on the site plan subject to 3 conditions.

Date of Approval:

8/8/2013

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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: