

CASE SUMMARY

APPLICATION TYPE: ORDINANCE AMENDMENT

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: 9-A-15-OA Related File Number:
Application Filed: 8/25/2015 Date of Revision:
Applicant: CITY OF KNOXVILLE PLANS REVIEW AND INSPECTIONS DEPARTMENT

PROPERTY INFORMATION

General Location:
Other Parcel Info.:
Tax ID Number: 999 999 Jurisdiction:
Size of Tract:
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Density:
Sector Plan: Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason: amendment to the City of Knoxville Zoning Ordinance at Article 8, Section 14, regarding directory signs

ZONING INFORMATION (where applicable)

Current Zoning:
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

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.: amendment to the City of Knoxville Zoning Ordinance at Article 8, Section 14, regarding directory signs

MPC ACTION AND DISPOSITION

Planner In Charge: Gerald Green

Staff Recomm. (Abbr.): Approve the proposed amendment.

Staff Recomm. (Full):

Comments:

The City Council of the City of Knoxville passed an amended Sign Code on July 21, 2015. The newly adopted Sign Code at Section 14.1 requires non-conforming, on-premise signs to become conforming when there is a change in use on the property where the sign is situated. As the Plans Review and Inspections Department has operated using the new Sign Code, the Department has encountered a problem with the change in use provision. Specifically, the problem with the change in use provision involves directory signs. As an overview, the Sign Code identifies two types of directory signs: development directory signs and on-site directory signs. A development directory sign is a type of detached sign identifying a shopping center, office park, commercial subdivision, or similar mixed use or commercial development, and listing individual businesses or tenants within the unified development, including businesses not located on the lot on which the sign is located. An on-site directory sign is a type of incidental sign located on a site designed to identify specific businesses, offices, tenants or other uses of a lot or parcel. A name or logo of a business, use, or place may also be included on the directory sign, but the sign shall not include any advertising message.

An example of a development directory sign is the sign advertising The Gallery shopping center and all of the businesses within it (see Exhibit A for a photo of this sign). This sign is 42 feet tall, and under the new code, if this sign were to be constructed, it could only be 20 feet tall. When a tenant in the shopping center changes use—as defined in the change in use provision—the entire sign would now have to conform. This puts the shopping center owner in a peculiar position—this change in use provision limits the owner's options in finding a new tenant because the owner likely will not want to make the sign conforming. This dilemma was raised, but not addressed, at the City Council meetings where the sign code was considered. Furthermore, City Council's intent was to address signs advertising a single business on the same premise as the sign; this request creates a more reasonable provision that still meets City Council's intent.

Action: Approved

Meeting Date: 9/10/2015

Details of Action:

Summary of Action: Approve the proposed amendment.

Date of Approval: 9/10/2015

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: 10/13/2015

Date of Legislative Action, Second Reading: 10/27/2015

Ordinance Number: O-200-2015

Other Ordinance Number References: O-200-2015

Disposition of Case: Approved

Disposition of Case, Second Reading: Approved

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: