



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 12-N-06-UR **AGENDA ITEM #:** 84
 POSTPONEMENT(S): 12/14/2006-1/11/2007 **AGENDA DATE:** 2/8/2007

▶ **APPLICANT:** CULLOM PROPERTIES
 OWNER(S): CULLOM PROPERTIES

TAX ID NUMBER: 28 205, 205.02, 205.03 & MAP 038 PARCELS 001-037
 JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side of Norris Freeway, east end of Jessilee Dr.
 ▶ **APPX. SIZE OF TRACT:** 53.41 acres
 SECTOR PLAN: North County
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Norris Freeway, a minor arterial street that presently has a 25' wide two lane section within a 200'+ right-of-way.
 UTILITIES: Water Source: Hallsdale-Powell Utility District
 Sewer Source: Hallsdale-Powell Utility District

▶ **ZONING:** SC (Shopping Center)
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** Shopping Center Master Plan

HISTORY OF ZONING: Property rezoned to SC (Shopping Center) in 2000. The Planning Commission had recommended denial of the request at that time. The rezoning was approved on appeal to the Knox County Commission on November 20, 2000.

SURROUNDING LAND USE AND ZONING:
 North: Residences / PR (Planned Residential) & A (Agricultural)
 South: Vacant land / A (Agricultural) & F (Floodway)
 East: Hospice and assisted living facilities / OB (Office, Medical, and Related Services)
 West: Residences and Norris Freeway / RAE (Single Family Exclusive) & A (Agricultural)

NEIGHBORHOOD CONTEXT: Residential housing within RAE, RA and PR zones is the predominant development found surrounding this site. Hospice and assisted care uses within an OB zoning district are located to the east on Andersonville Pike.

STAFF RECOMMENDATION:

- ▶ **APPROVE the sign master plan within the SC (Shopping Center) District subject to 4 conditions**
1. Meeting all applicable requirements of the sign regulations within the Knox County Zoning Ordinance.
 2. Meeting all applicable requirements of the Knox County Building Inspector.
 3. Establishment of a property owners association that will be responsible for the maintenance of sign infrastructure and all other commonly held assets.
 4. Sign plans for the development that are not included in this application package are subject to a separate Use-on-Review approval by the Planning Commission.

With the conditions noted above, the request meets all requirements for approval within the SC zoning district, as well as other criteria for approval of a Use-on-Review.

COMMENTS:

The applicant has submitted a revised set of sign plans for the proposed commercial development on Norris Freeway that includes a Wal-Mart Super Center, Home Depot, and other retail shops. The proposed plans includes a revision to the single monument sign at the main entrance for the development that will serve as a shopping center directory sign that identifies the name of the center and tenant panels for the major tenants. At the request of representatives from the neighborhood, the applicant has reduced the height of the sign from 30' to 20'. With the change in the height of the sign, the area of the sign used to display the tenant panels has increased from approximately 120 square feet to 130 square feet. The use of the one directory sign will help reduce the sign clutter along Norris Freeway.

On December 20, 2006, the Knox County Board of Zoning Appeals approved two variances to allow the shopping center directory monument sign at the proposed location along Norris Freeway.

The revised sign package also includes two small monument signs (one each for Wal-Mart and Home Depot) located along the main private street that serves the commercial development. Both signs are under 5' in height and will be located over 500' from Norris Freeway. The wall signs proposed for the Wal-Mart and Home Depot also comply with the Zoning Ordinance requirements.

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

1. The proposed shopping center directory sign will help reduce sign clutter by listing the major tenants for the center on one sign at the main entrance to the development.

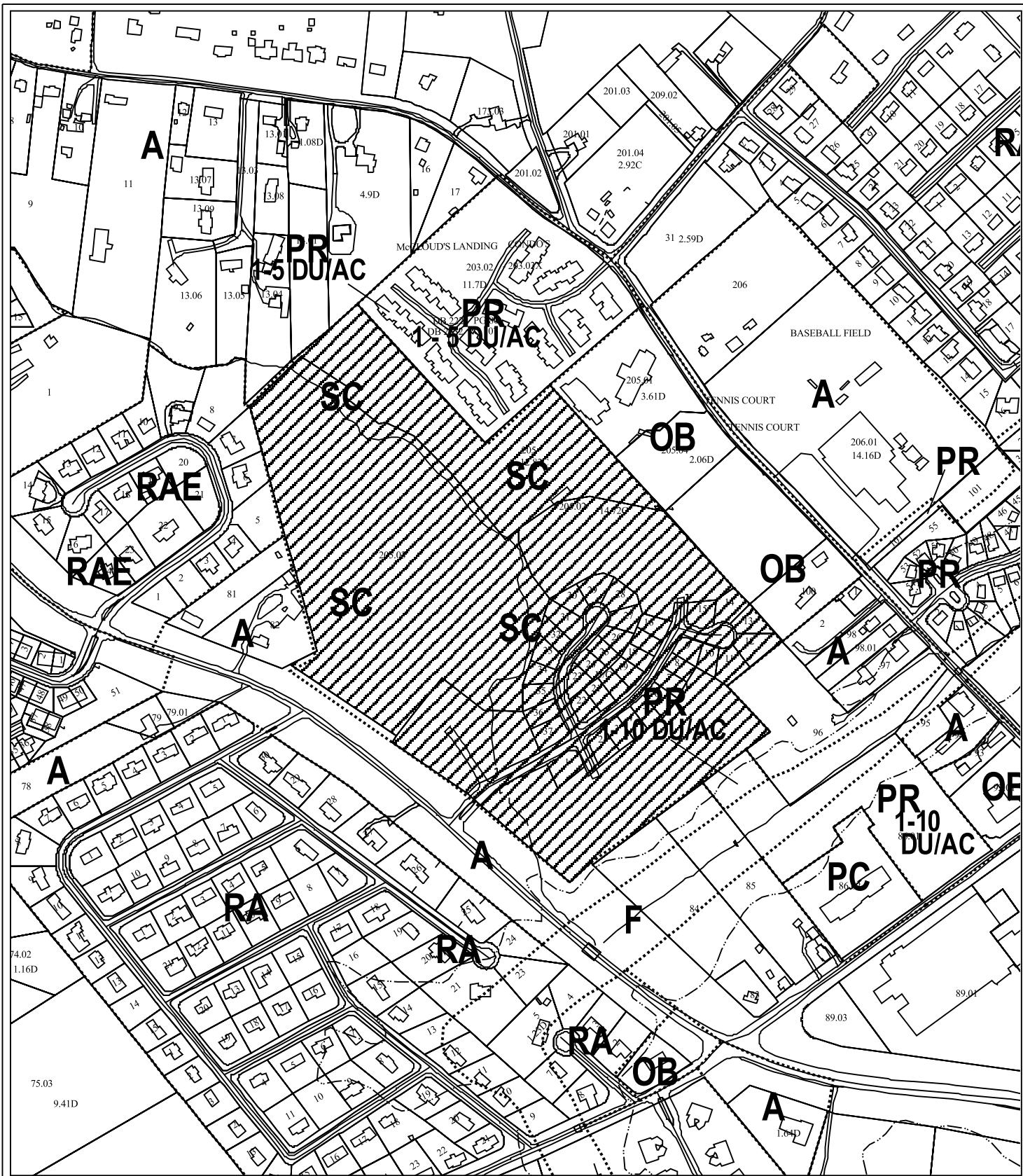
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions and approved variances, the proposed signage for the shopping center meets the standards for development within the SC (Shopping Center) Zone and all other requirements of the Zoning Ordinance.
2. The proposed monument sign meets the condition of approval of the use-on-review for the shopping center (7-K-06-UR).
3. The signage is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property for low density residential use. At the time that the rezoning request (SC zoning) was reviewed by the Planning Commission individual sector plan amendments were not considered with the rezoning requests.
2. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



12-N-06-UR
USE ON REVIEW

 Signage Master Plan in SC (Shopping Center)

Original Print Date: 11/30/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Cullom Properties

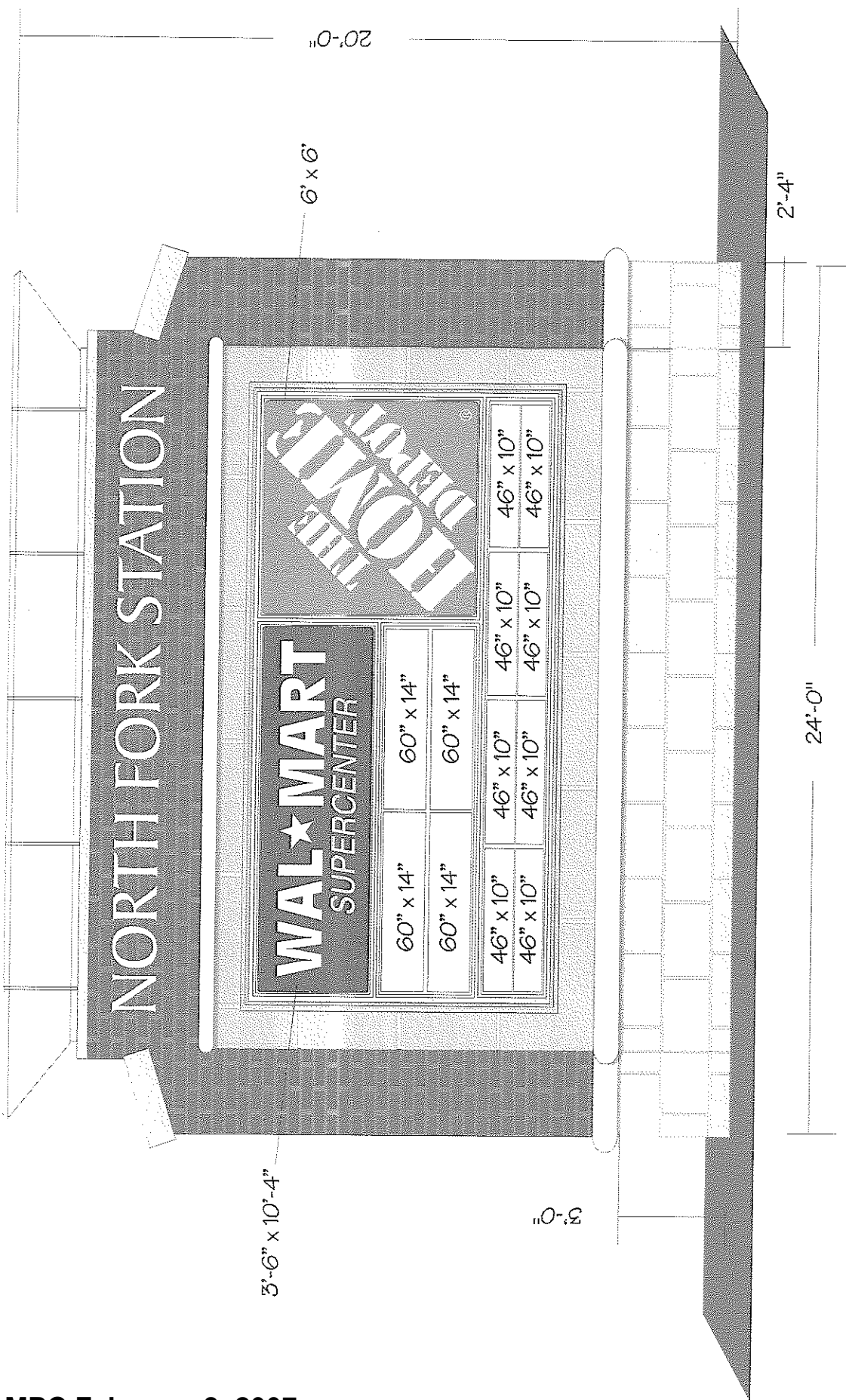
Map No: 28

Jurisdiction: County



#84 12-N-06-UR

REVISED



SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER.
 FAX: 865.947.2089

Approved
 Approved w/changes
 Revise & Resubmit

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VALUE OF THIS DRAWING: \$500.00

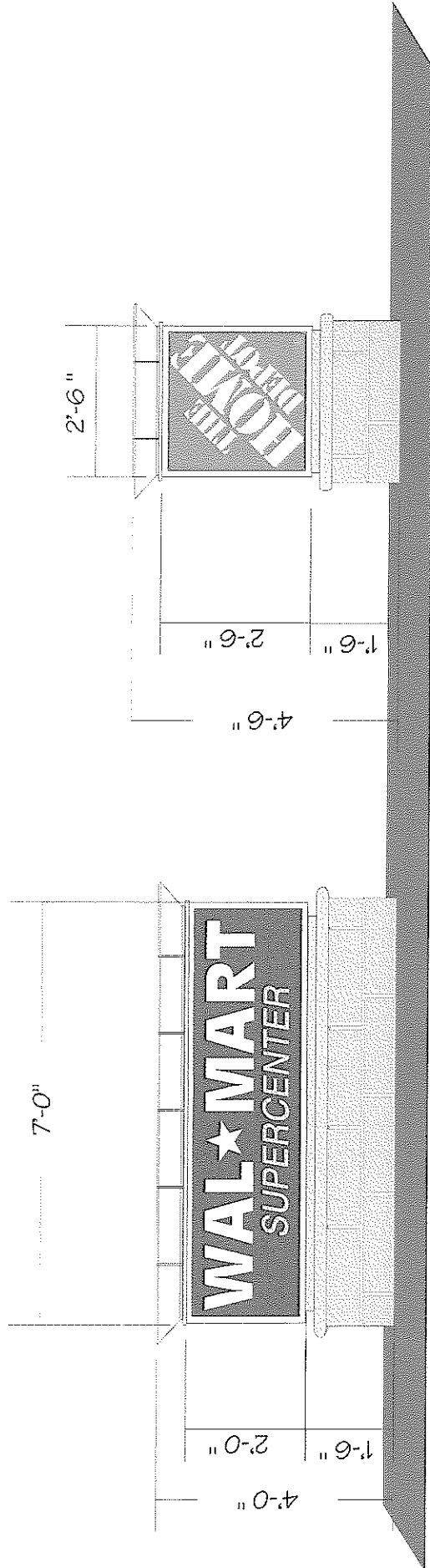
CUSTOMER: North Fork Station
LOCATION:
PMS COLORS: 0000 0000 0000 0000 0000 0000

PROJECT MANAGER: Keith Pankey
FILE: North Fork Station
DATE: 01/23/07
SCALE: 1/4" = 1'
DRAWN BY: Tiffany Poling

APPROVAL SIGNATURE

12-N-06-UR

REVISED



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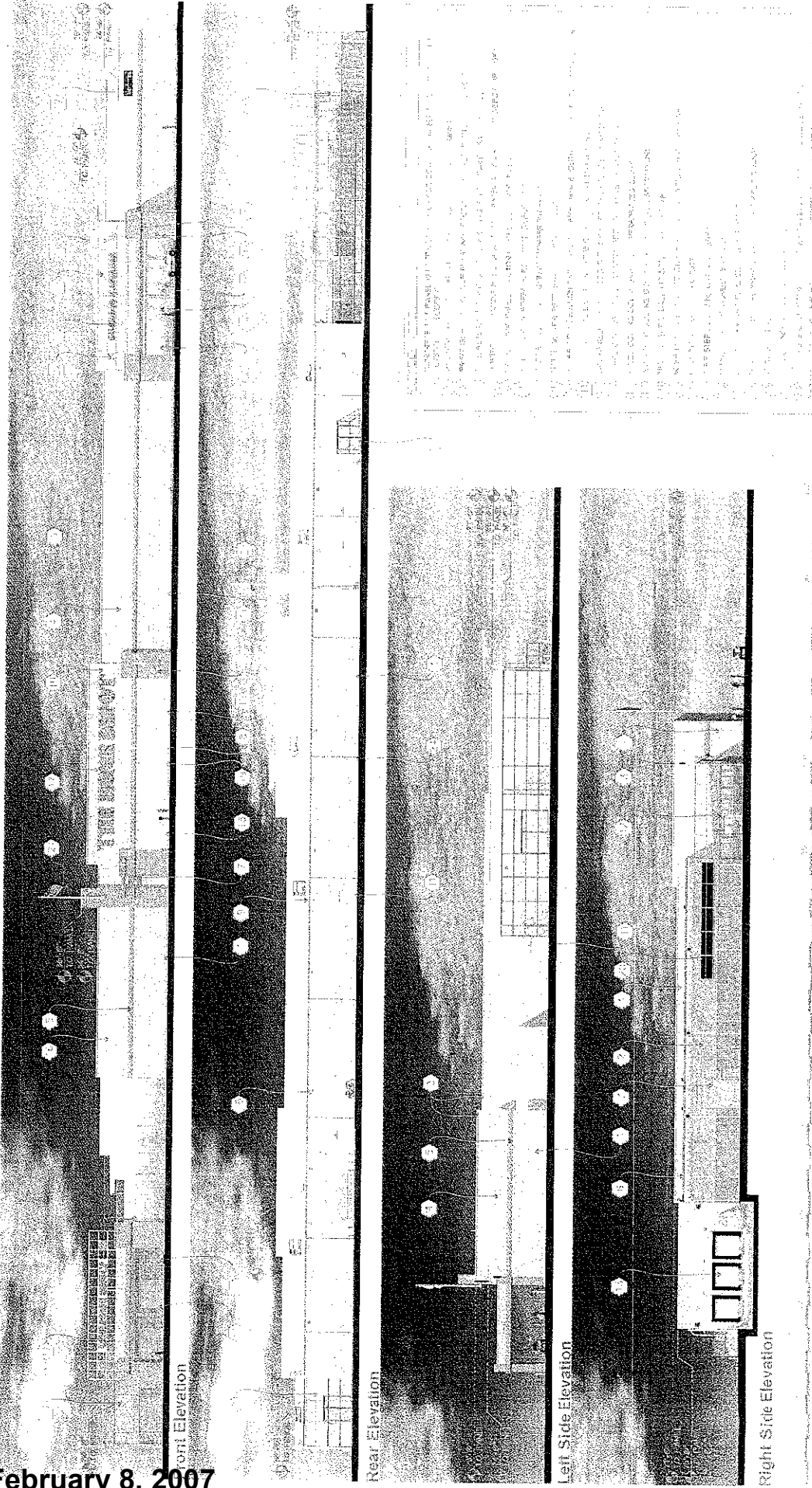
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VALUE OF THIS DRAWING: \$500.00

CUSTOMER: Keith Pankey
LOCATION: North Fork Small Signs
PMS COLORS: [] 0000 [] 0000 [] 0000 [] 0000 [] 0000 [] 0000

PROJECT MANAGER: Keith Pankey
DATE: 01/24/07
SCALE: 3/8" = 1'

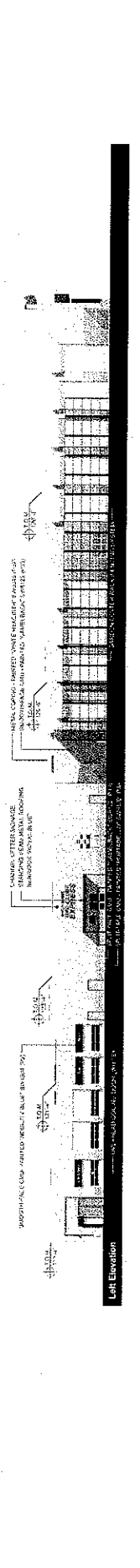
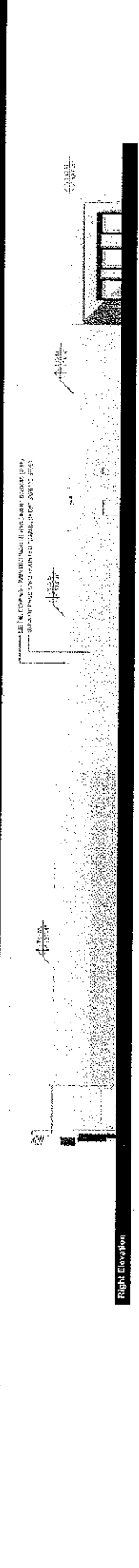
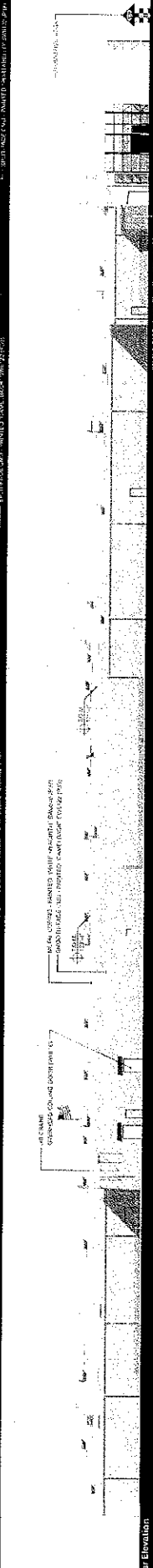
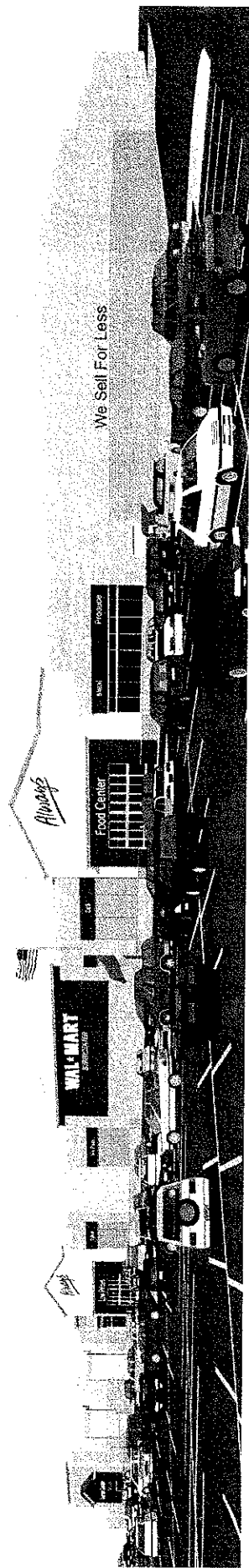
DRAWN BY: Tiffany Poling
APPROVAL SIGNATURE:



The Home Depot
102k 4 Corner Prototype
PROTOTYPE
ARCHITECTURAL ELEVATIONS AND NOTES



Copyright © 2006 The Wood Group



WAL-MART SUPERCENTER
 Proposed Exterior Elevations for
 Knoxville, TN
 1/27/07



XS

NO.	DATE	REVISIONS
1	11/28/06	DATE: 11/28/06
2		CHANGED BY: [Signature]
3		DATE: 11/28/06
4		CHANGED BY: [Signature]
5		DATE: 11/28/06
6		CHANGED BY: [Signature]
7		DATE: 11/28/06
8		CHANGED BY: [Signature]
9		DATE: 11/28/06
10		CHANGED BY: [Signature]

12-N-06-UR

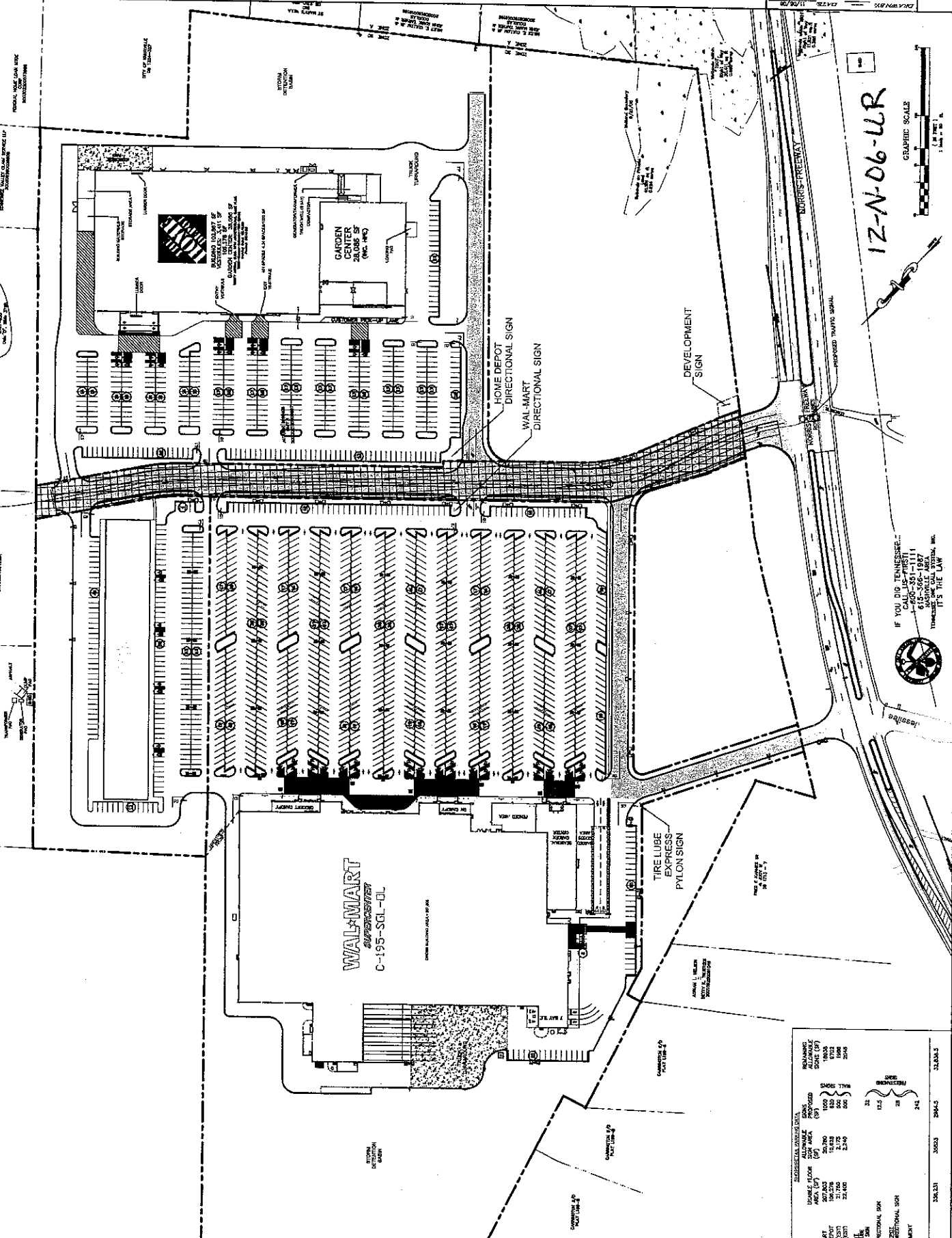


IF YOU DO TENNESSEE...
CALL US FIRST!
615-386-1387
NASHVILLE AREA
TENNESSEE
IT'S THE LAW



North Fork Station
Knox Freeway
Wal-Mart Real Estate Business Trust
Knox County, Tennessee

2003 Census Tract, Sheet 101
7000 Census 999-3010
2003 Census Tract, Sheet 101
Knox County, TN 37931
Site Plan
Landscape Architecture, Inc.
11000 Highway 159, Knoxville, TN 37922



EXISTING		PROPOSED		TOTAL	
AREA (SQ FT)	15,800	15,800	31,600	31,600	31,600
PERIMETER (LINEAL FEET)	2,170	2,170	4,340	4,340	4,340
PERCENTAGE COVERED	24.0%	24.0%	48.0%	48.0%	48.0%
PERCENTAGE IMPROVED	100%	100%	100%	100%	100%
PERCENTAGE OPEN	0%	0%	0%	0%	0%
PERCENTAGE TOTAL	100%	100%	100%	100%	100%

12-N-06-UR

1590
6171



OFFICE OF COUNTY MAYOR

Department of Code Administration and Inspection • 400 Main Street, Suite 547, Knoxville, TN 37902

December 27, 2006

Kim Henry of SITE Incorporated
2033 Castaic Ln, Ste 101
Knoxville, TN 37932

Dear Kim Henry of SITE Incorporated:

On 12/20/2006 the Knox County Board of Zoning Appeals approved a variance of the Knox County Zoning Resolution for To allow an illuminated sign less than 300 feet to residential or agricultural zone Property is located at 7550 Norris Freeway****, Subdivision, CLT Map 028, parcel 205.02, lot .

Sincerely,

Debbie Edington
Code Administration

ph 865 215 2325 • fax 865 215 4255 • code.admin@knoxcounty.org

12-N-06-UR

1590
1114



OFFICE OF COUNTY MAYOR

Department of Code Administration and Inspection • 400 Main Street, Suite 547, Knoxville, TN 37902

December 27, 2006

Kim Henry of SITE Incorporated
2033 Castaic Ln, Ste 101
Knoxville, TN 37932

Dear Kim Henry of SITE Incorporated:

On 12/20/2006 the Knox County Board of Zoning Appeals approved a variance of the Knox County Zoning Resolution for To appeal Knox County Code Administration's interpretation that it is an off premise sign Property is located at 7550 Norris Freeway****, Subdivision, CLT Map 028, parcel 205.02, lot .

Sincerely,

Debbie Edington
Code Administration

ph 865 215 7325 • fax 865 215 4255 • code.admin@knoxcounty.org