

▶ **FILE #:** 10-A-07-UR

AGENDA ITEM #: 83

AGENDA DATE: 10/11/2007

▶ **APPLICANT:** SOUTHERN SIGNS, INC.

OWNER(S): SOUTHEASTERN FREIGHT

TAX ID NUMBER: 141 74 - 78

JURISDICTION: County Commission District 5

▶ **LOCATION:** North side of Palestine Ln. southeast side of I-40/75

▶ **APPX. SIZE OF TRACT:** 27.88 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Palestine Ln., a local street with a pavement width that varies from 22' down to 15'. At the proposed entrance to this project, the road has a gravel a surface that is only 12' wide.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Hickory Creek

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Distribution center under construction

▶ **PROPOSED USE:** Revised signage plan

HISTORY OF ZONING: Development plan for distribution center approved by MPC in October, 2006

SURROUNDING LAND USE AND ZONING: North: I-40 / I-75 right-of-way / A agricultural

South: Residences, Town of Farragut / NZ no zone

East: Vacant land, Town of Farragut / NZ no zone

West: Truck stop & residencies / PC & CB commercial

NEIGHBORHOOD CONTEXT: This undeveloped property is part of the area around the Watt Rd. I-40/75 interchange that has been developing with highway oriented commercial uses in the CA, CB and PC zones.

STAFF RECOMMENDATION:

▶ **APPROVE the request for the proposed sign for the distribution center at the location shown on the development plan subject to 2 conditions**

1. Meeting all requirements of the previously approved use on review 10-R-06-UR
2. Meeting all applicable requirements of the Knox County Zoning Ordinance

COMMENTS:

Southeastern Freight Lines is constructing a distribution center as shown on the development plan. The site is located on Palestine Ln., adjacent to the Interstate, in the southeast quadrant of the I-40/75 Watt Road interchange. The plan for the distribution center was approved by MPC October, 2006. This applicant is now

requesting approval of a pole sign that will be located in close proximity to the Interstate right-of-way.

This site was zoned PC in 2001. At that time conditions were placed on this site that required that an open space buffer be maintained between this site and the residential development to the south and southeast. This project does not encroach on to the parcel that was designated as the buffer at that time (parcel 79). The boundary of this site will be approximately 475' from the nearest residentially zoned property and well over 700 to the nearest house. Since the residential property is higher in elevation, the staff will require that all lighting associated with this project be directed downward toward the ground. This should lessen the visual impact of this use in the evening hours.

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. With the widening of Palestine Ln., the proposal will have minimal impact on the local streets.
3. Utilities are available to serve the development.

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

1. The proposed distribution center 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 area 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.
2. The proposal meets all relevant requirements of the PC (Planned Commercial) zoning district and a use on review.

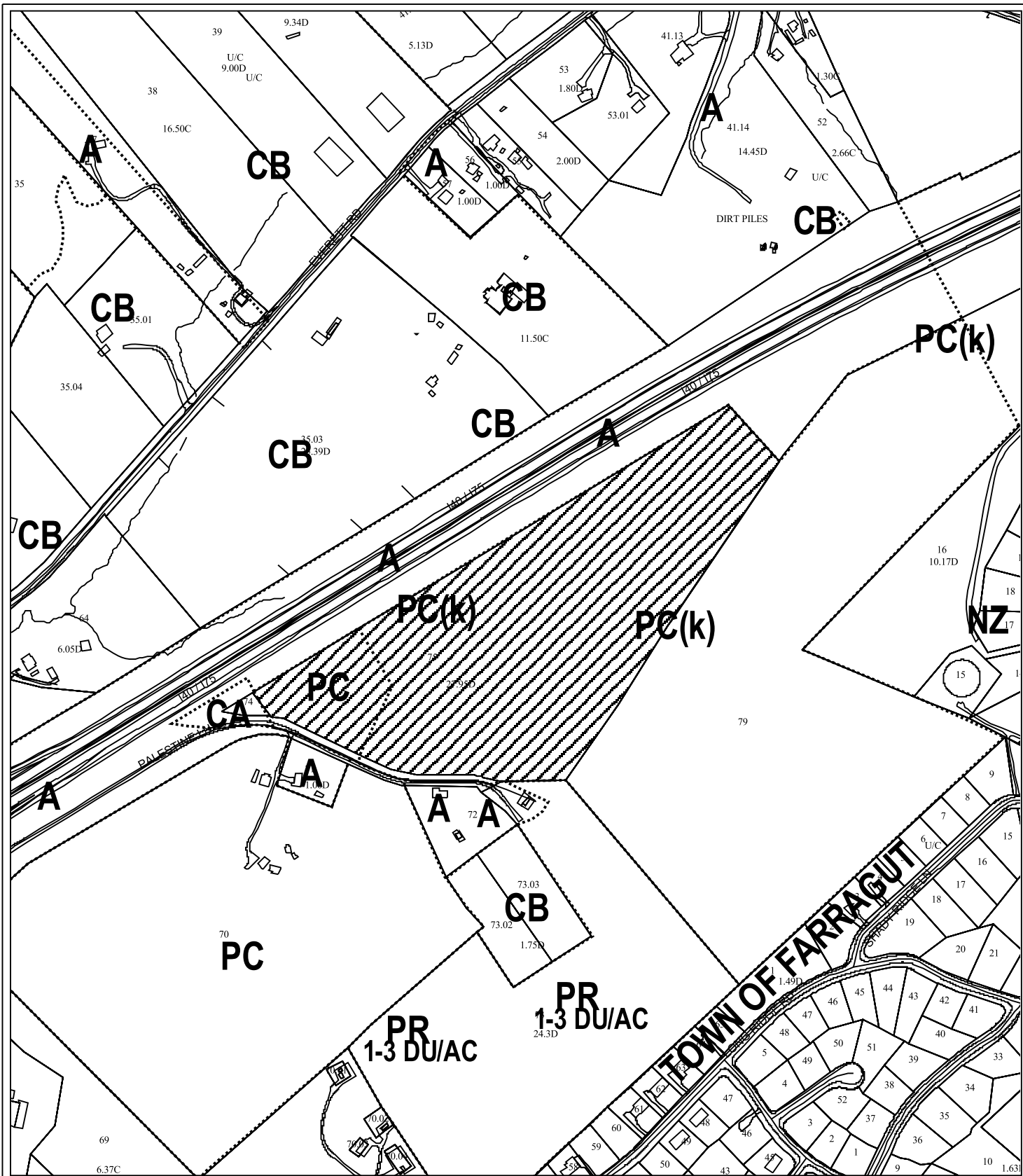
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes commercial use and slope protection for this site.
2. The site is located in the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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.




10-A-07-UR
 USE ON REVIEW

Petitioner: Southern Signs, Inc.

Map No: 141

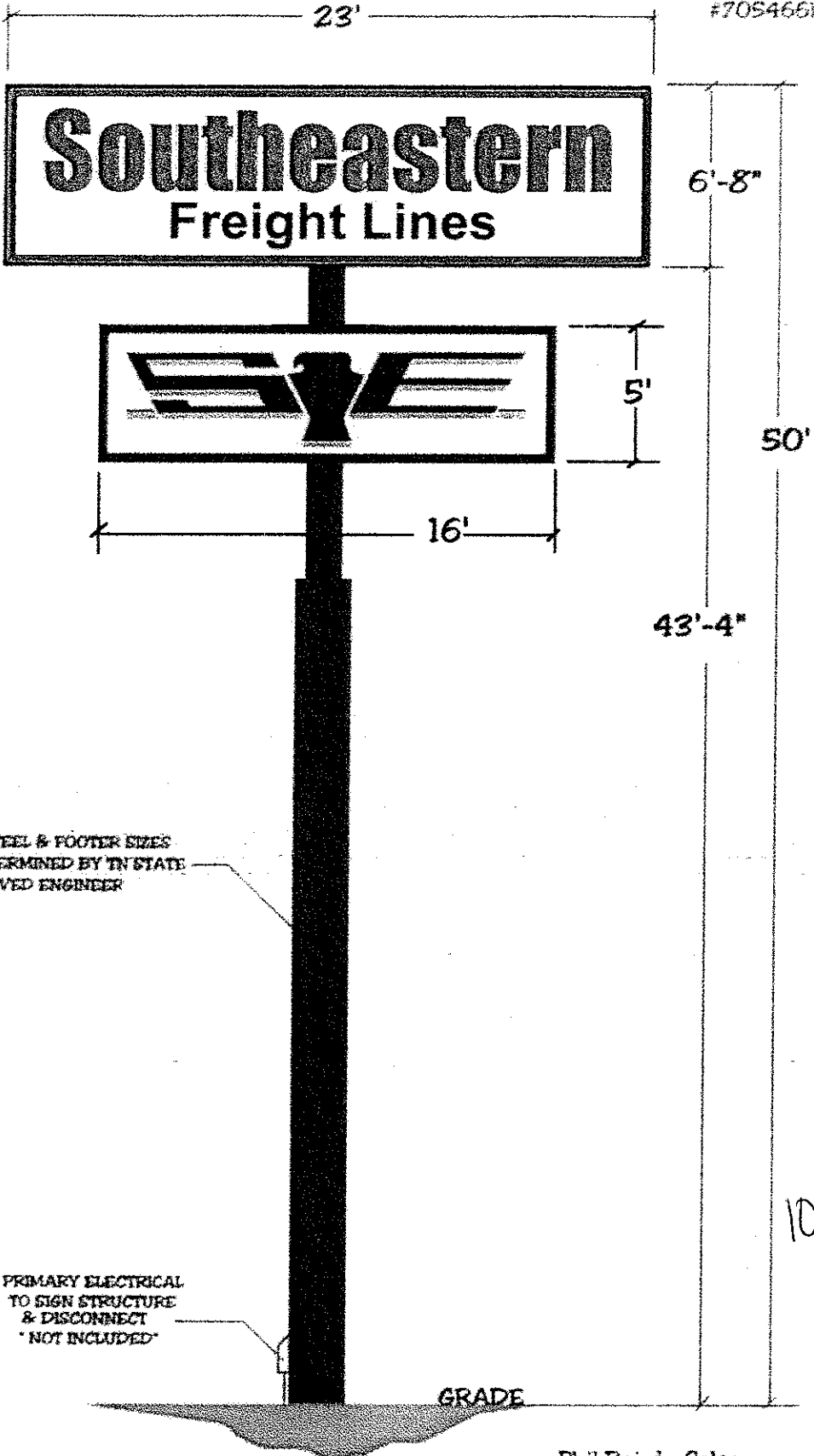
Jurisdiction: County

 Revised signage plan in PC (Planned Commercial)

Original Print Date: 09/27/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



DRAWING #70S4651



10-A-07-UR

8/31/07

FRONT ELEVATION

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APPROVED BY JBS DATE 7/17

MPC October 11, 2007

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