

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

▶ **FILE #:** 7-A-08-UR

**AGENDA ITEM #:** 61

**AGENDA DATE:** 7/10/2008

▶ **APPLICANT:** **MACKEY BROWNLEE**

OWNER(S): 5000 PARTNERS, LLC.

TAX ID NUMBER: 93 O A 020.01 & 020.03

JURISDICTION: City Council District 2

▶ **LOCATION:** **Southeast side of S. Middlebrook Pike, southeast of Knott Rd.**

▶ **APPX. SIZE OF TRACT:** **7.5 acres**

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via S. Middlebrook Pk. Which is a 4 lane divided arterial street at this location

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

▶ **ZONING:** **I-2 (Restricted Manufacturing and Warehousing) & I-3 (General Industrial)**

▶ **EXISTING LAND USE:** **Office / warehouse**

▶ **PROPOSED USE:** **Master sign plan**

HISTORY OF ZONING: none noted

SURROUNDING LAND USE AND ZONING: North: Equipment rental & house / I-3 industrial & A-1 agricultural

South: Detached dwellings / R-1 residential

East: Vacant land / C-6 commercial

West: Office warehouse / I-2 & I-3 industrial

NEIGHBORHOOD CONTEXT: The site is located in the Middlebrook Pike Industrial Park. Timbercrest Subdivision is to the south of this site.

**STAFF RECOMMENDATION:**

▶ **APPROVE the Master Signage Plan for 5000 Park to include a development directory sign on the S. Middlebrook Pike frontage as shown subject to 5 conditions.**

1. Any revisions to the approved Master Signage Plan or requests for additional signage must be reviewed through MPC's Use on Review process.
2. Meeting all applicable requirements of Knoxville's Sign Inspector.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Knoxville City Arborist.

With the conditions noted, this Master Signage Plan meets the requirements for approval of a Use-on-Review.

**COMMENTS:**

The applicants are proposing to construct a new tenant directory sign, as part of a Master Signage Plan, at 5000 Park which is located on the south side of the 5000 block of S. Middlebrook. The sign will be approximately 9' tall and will contain a message area identifying the tenants in the development.

The Knoxville Zoning Ordinance was amended in 2002 to include the provisions for approval of a Master Signage Plan by the Planning Commission as a Use on Review. These amendments were made in response to the concern on the impact that the ban on new billboards within the City would have on multi-tenant directory signs for shopping centers, industrial parks and other similar developments.

The amendments are designed to provide flexibility and incentives for coordinated, well designed sign systems for shopping centers, commercial subdivisions, office parks and other large scale commercial and mixed use developments, through approval of a Master Signage Plan by the Planning Commission. The Master Signage Plan will allow development directory signs that identify the name of the development and list individual tenants located within the development, and project directional signs, that direct traffic from collector and arterial streets to businesses located on lower classification streets. The Planning Commission determines the limits of the development (unified development) that will be served by the development directory sign(s) and project directional sign(s), based on previous approvals for shopping centers, office parks, commercial subdivisions or mixed use developments.

**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 Kingston Pike or N. Seven Oaks Dr. 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.
2. The proposal meets all requirements of the I-2 & I-3 zoning districts and a use on review with the approval of the waiver.

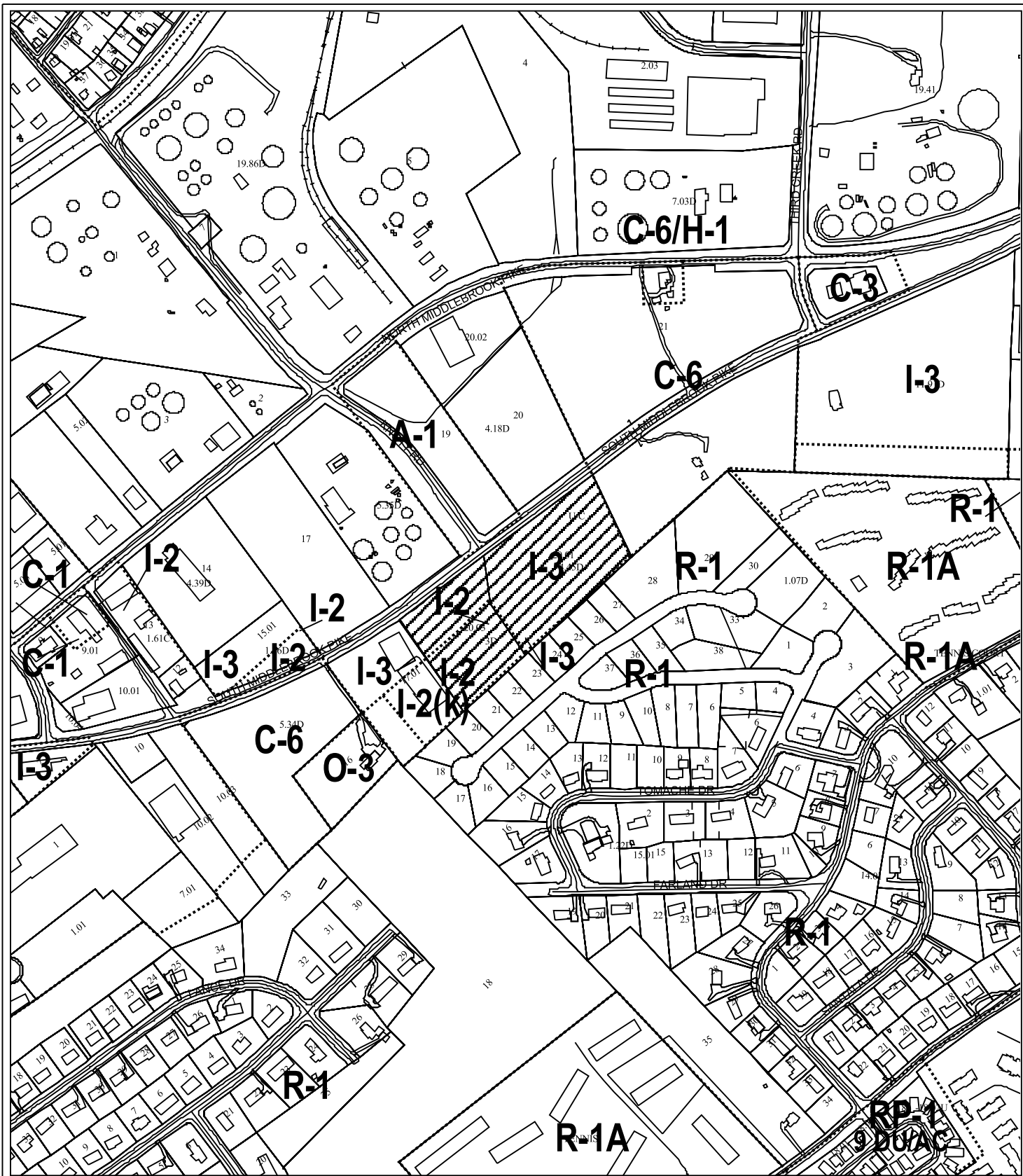
**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest City Sector Plan and Knoxville One Year Plan propose light industrial uses for this site.


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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



7-A-08-UR  
 USE ON REVIEW

 Master sign plan in I-2 (Restricted Manufacturing and Warehousing) & I-3 (General Industrial)

Original Print Date: 06/19/08    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Mackey Brownlee

Map No: 93

Jurisdiction: City



9'-0"

**5000 PARK**

**SOUTHERN KITCHEN**

5100

**JOHNSTONE SUPPLY**

5012

**(VACANT)**

5000

6" (TYP.)

3" (TYP.)

7'-6"

GROUND

9'-11"

CONCRETE FOOTING

9'-11"

7-A-08-VR

**REVISED**

6/25/08