



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

▶ **FILE #:** 1-G-08-UR **AGENDA ITEM #:** 63  
POSTPONEMENT(S): 1/10/2008-2/14/2008 **AGENDA DATE:** 3/13/2008  
▶ **APPLICANT:** SIGN-CO., INC.  
OWNER(S): WINDSOR SQUARE, LLC

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TAX ID NUMBER: 132 025.04  
JURISDICTION: City Council District 2  
▶ **LOCATION:** North side of Kingston Pk., west of N. Seven Oaks Dr.  
▶ **APPX. SIZE OF TRACT:** 1.44 acres  
SECTOR PLAN: Southwest County  
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)  
ACCESSIBILITY: Access is via N. Seven Oaks Dr., a local street with a pavement width of 32' within a 60' wide right-of-way.  
UTILITIES: Water Source: First Knox Utility District  
Sewer Source: First Knox Utility District  
WATERSHED: Sinking Creek

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▶ **ZONING:** SC-3 (Regional Shopping Center)  
▶ **EXISTING LAND USE:** Shopping center  
▶ **PROPOSED USE:** Pylon sign

HISTORY OF ZONING: The development plan for this McDonald's Restaurant was approved in May of 1989  
SURROUNDING LAND USE AND ZONING: North: Shopping center / SC-3 commercial  
South: Detached residential / RB residential & A agricultural  
East: Shopping center / SC-3 commercial  
West: Shopping center / C-3 & C-4 commercial  
NEIGHBORHOOD CONTEXT: This site is located within the Windsor Square Shopping Center. Other development in the area consists of other major retail commercial uses and Seven Oaks Subdivision. Zoning in the area consists of SC-3, C-3 and C-4 commercial, RB and RA residential and A agricultural.

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**STAFF RECOMMENDATION:**

▶ **WITHDRAW** as requested by the property owner's representative

**COMMENTS:**

The applicants are proposed to replace an existing monument sign with a pylon sign. The pylon sign would have been approximately 25' tall and will contain a message area of approximately 100' square feet. The current zoning of the site is SC-3 (Regional Shopping Center) zone. The SC-3 zoning regulations will permit a pylon sign on sites that are less than six acres to contain up to 275 square of message area with a maximum

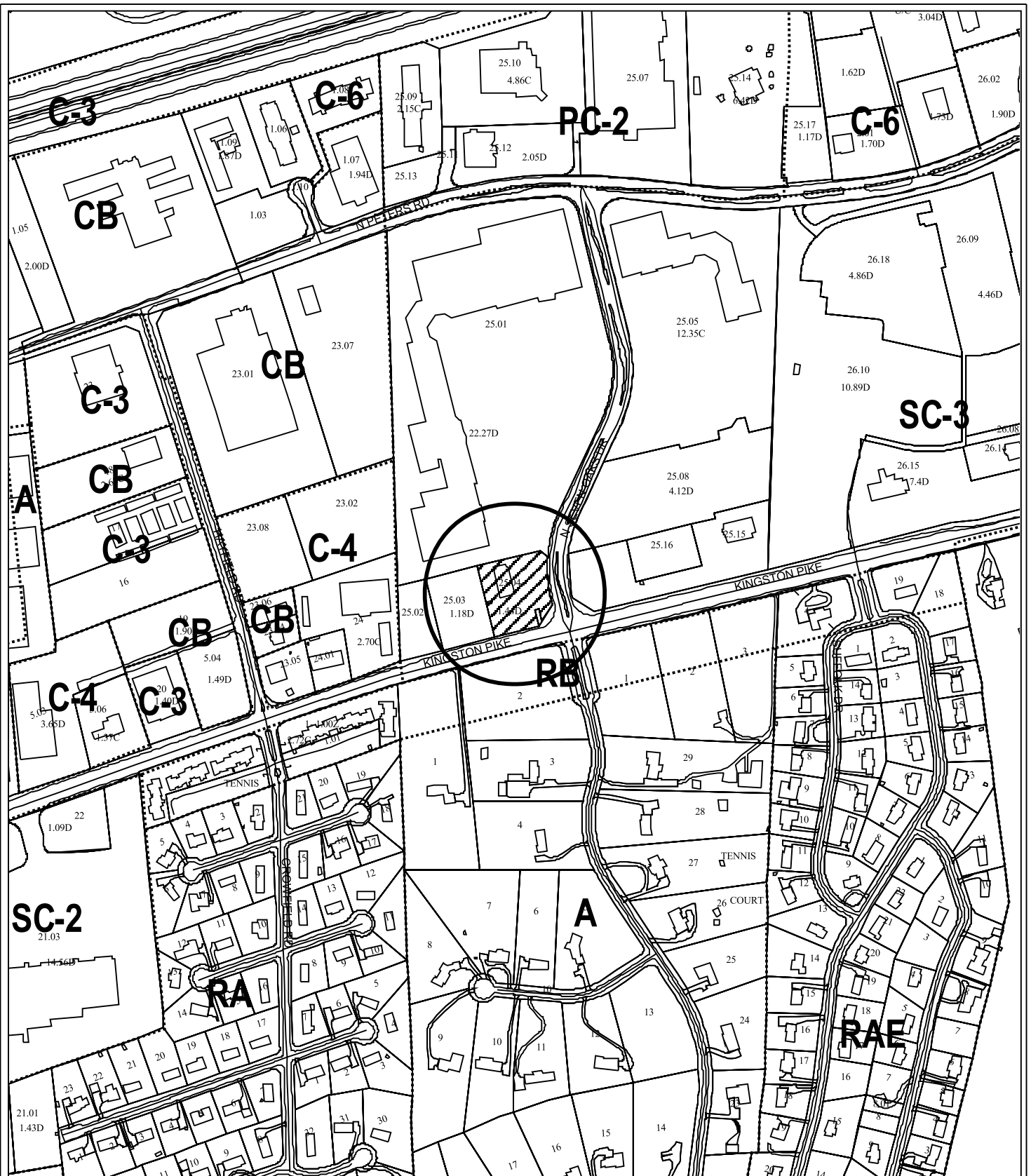
height of 50'.

The property owner's representative has requested this matter be withdrawn. The McDonalds' sign will be located on the shopping center tenant directory sign.

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.



1-G-08-UR  
USE ON REVIEW



Pylon sign in SC-3 (Regional Shopping Center)

Original Print Date: 12/28/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

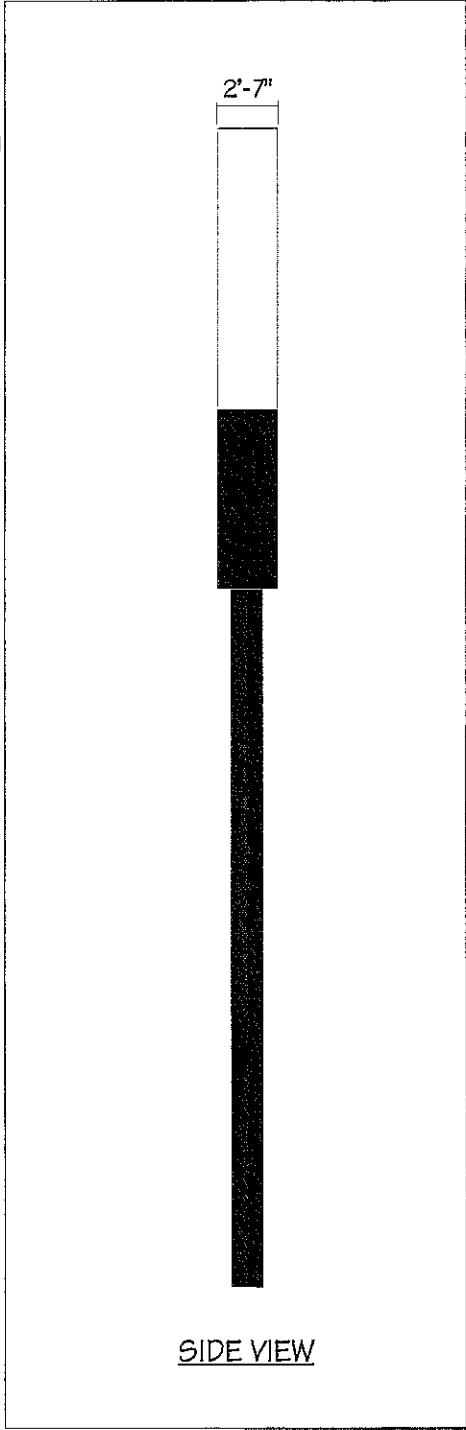
Petitioner: Sign-Co., Inc.

Map No: 132

Jurisdiction: City



1-G-08-UR



SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER. FAX: 865.947.2089		<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/changes <input type="checkbox"/> Revise & Resubmit	APPROVAL SIGNATURE _____
PROPERTY OF <b>SIGNCO, INC.</b> <small>This drawing is the property of SIGNCO, Inc. and is to be used for contractual purposes between the customer and SIGNCO, Inc. only. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of SIGNCO, Inc. All rights reserved.</small> <b>MPC March 13, 2008</b> VALUE OF THIS DRAWING: \$500.00	CUSTOMER: Customer	SALES REPRESENTATIVE: Mike Carpenter	DATE: 06/28/07 SCALE: 1/4" = 1'
LOCATION: Location	FILE: McDonalds Pole Sign	DRAWN BY: Tiffany Poling	
PMS COLORS: <input type="checkbox"/> 0000 <input type="checkbox"/> 0000 <input type="checkbox"/> 0000 <input type="checkbox"/> 0000		<b>Agenda Item # 63</b> <input type="checkbox"/> 0000 <input type="checkbox"/> 0000	

**From:** Betty Jo Mahan  
**To:** Buz Johnson; Dan Kelly  
**Subject:** Fwd: MPC Commissioners Meeting Agenda Item 90

>>> LARRY LOWELL <[Inlowell@flash.net](mailto:Inlowell@flash.net)> 1/9/2008 9:20 AM >>>  
Agenda Item: Gentlepeople,

Re: MPC Commissioners Meeting 1/10/08 Use on Review  
Agenda Item: 90. SIGN-CO., INC. 1-G-08-UR  
North side of Kingston Pk., west of N. Seven Oaks Dr. Proposed  
use: Pylon sign in SC-3 (Regional Shopping Center) District. Council  
District 2.

We are opposed to this McDonald's sign. This is across from 7 Oaks West subdivision entrance and will be an eyesore. The monument sign has been sufficient for 20 years. There needs to be some discretion in adding signs across from sub-divisions entrances.

Larry Lowell, Chairman  
Planning and Development Committee  
Seven Oaks, Cedar Bluff, Statesview and Wedgewood Hills Subdivisions