

▶ **FILE #:** 6-E-11-UR

AGENDA ITEM # 31

AGENDA DATE: 6/9/2011

▶ **APPLICANT:** KINGSTON PIKE, LLC

OWNER(S): Kingston Pike, LLC

TAX ID NUMBER: 132 02703 - 02715

JURISDICTION: City Council District 2

▶ **LOCATION:** South side of Kingston Pike at Moss Grove Blvd., south of Market Place Blvd.

▶ **APPX. SIZE OF TRACT:** 100 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Moss Grove Blvd., a private Joint Permanent Easement with access out to Kingston Pike, a major arterial street with a four and five lane cross section within a required right-of-way of 100'.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek and Sinking Creek

▶ **ZONING:** PC-1 (k) Planned Commercial, O-1 (k) (Office, Medical, and Related Services) & RP-1 (k) Planned Residential

▶ **EXISTING LAND USE:** Vacant land with residential and commercial development under construction

▶ **PROPOSED USE:** Master Sign Plan

HISTORY OF ZONING: Rezoning to PC-1 (k), O-1 (k) & RP-1 (k) was approved by Knoxville City Council on 9/25/07.

SURROUNDING LAND USE AND ZONING: North: Shopping Center / SC-3 (Regional Shopping Center)

South: Residences / RA (Low Density Residential) & PR (Planned Residential)

East: Residences and shopping center / RB (General Residential) & SC (Shopping Center)

West: Residences / RAE (Exclusive Residential)

NEIGHBORHOOD CONTEXT: The Sherrill Hill Subdivision has residential development on three sides and commercial development to the north across Kingston Pike. Zoning in the area includes SC and SC-3 Shopping Center, RAE, PR and RB Residential.

STAFF RECOMMENDATION:

▶ **APPROVE the Master Signage Plan for the Sherrill Hill mixed use development to include a development directory sign at the intersection of Moss Grove Blvd and Kingston Pike subject to 4 conditions.**

1. Any revisions to the approved Master Signage Plan or requests for additional signage must be reviewed through the Planning Commission's Use-on-Review process.
2. Meeting all applicable requirements of the City 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.

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

COMMENTS:

The applicant is proposing to construct a development directory sign, as part of a Master Signage Plan, at the entrance to the Sherrill Hill mixed use development located on the south side of Kingston Pike at Moss Grove Blvd. The proposed sign will be located on tax parcel 132-02712 which is at the southwest corner of the intersection of Moss Grove Blvd. and Kingston Pike. As a corner parcel a monument sign is permitted for each street frontage. Since the property owner wants to retain the right for a monument sign along the Kingston Pike frontage, the proposed development directory sign will be located along the Moss Grove Blvd. frontage.

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. The Master Sign Plan provisions 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 allows a development directory sign that identifies the name of the development and lists individual tenants located within the development. The Planning Commission determines the limits of the development (unified development) that will be served by the development directory sign based on previous approvals for shopping centers, office parks, commercial subdivisions or mixed use developments. In this case the unified development includes the entire Sherrill Hill mixed use development which is zoned PC-1, O-1 and RP-1.

All proposed signage for the unified development will need to be approved by Knoxville's Sign Inspector. Pursuant to Article 5, Section 10. A.29, of the Knoxville Zoning Ordinance, no variances shall be granted for any other signage within the unified development approved for a master signage plan.

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

1. The proposed development directory sign will help to adequately identify businesses and other development that is located off of Kingston Pike within this mixed use development.
2. No additional traffic will be added to Kingston Pike or Moss Grove Blvd. with the approval of this request.
3. Staff does not believe that the proposed 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 development directory 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 PC-1 zoning district.

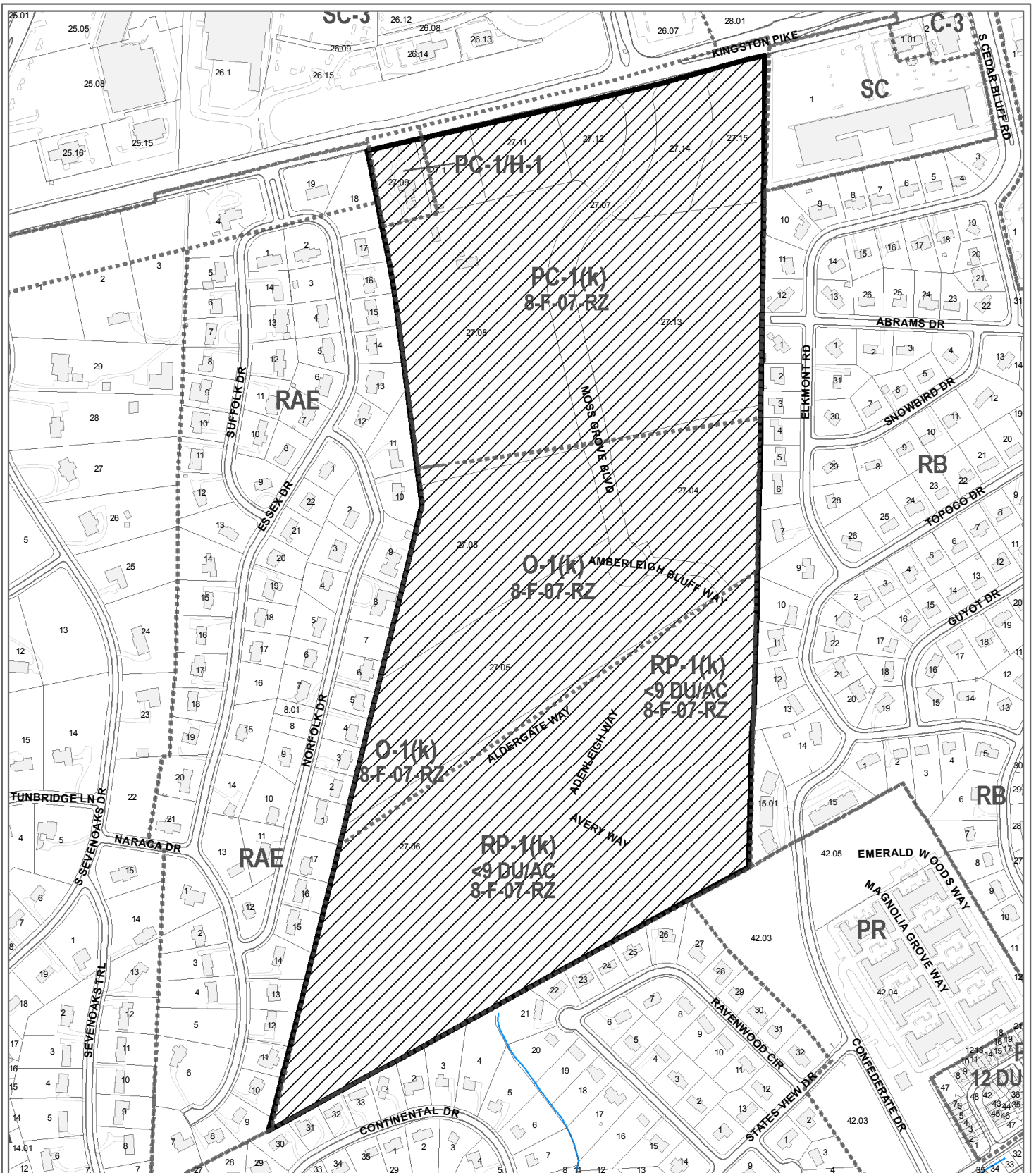
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The amended Southwest County Sector Plan identifies this as a mixed use development area allowing commercial use. The One Year Plan also designates the site for commercial use. The development complies with both the Sector Plan and One Year Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

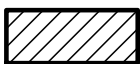
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



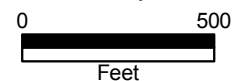
**6-E-11-UR
USE ON REVIEW**



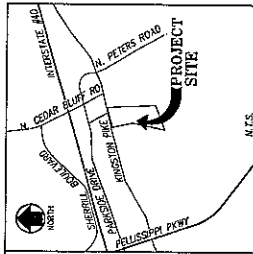
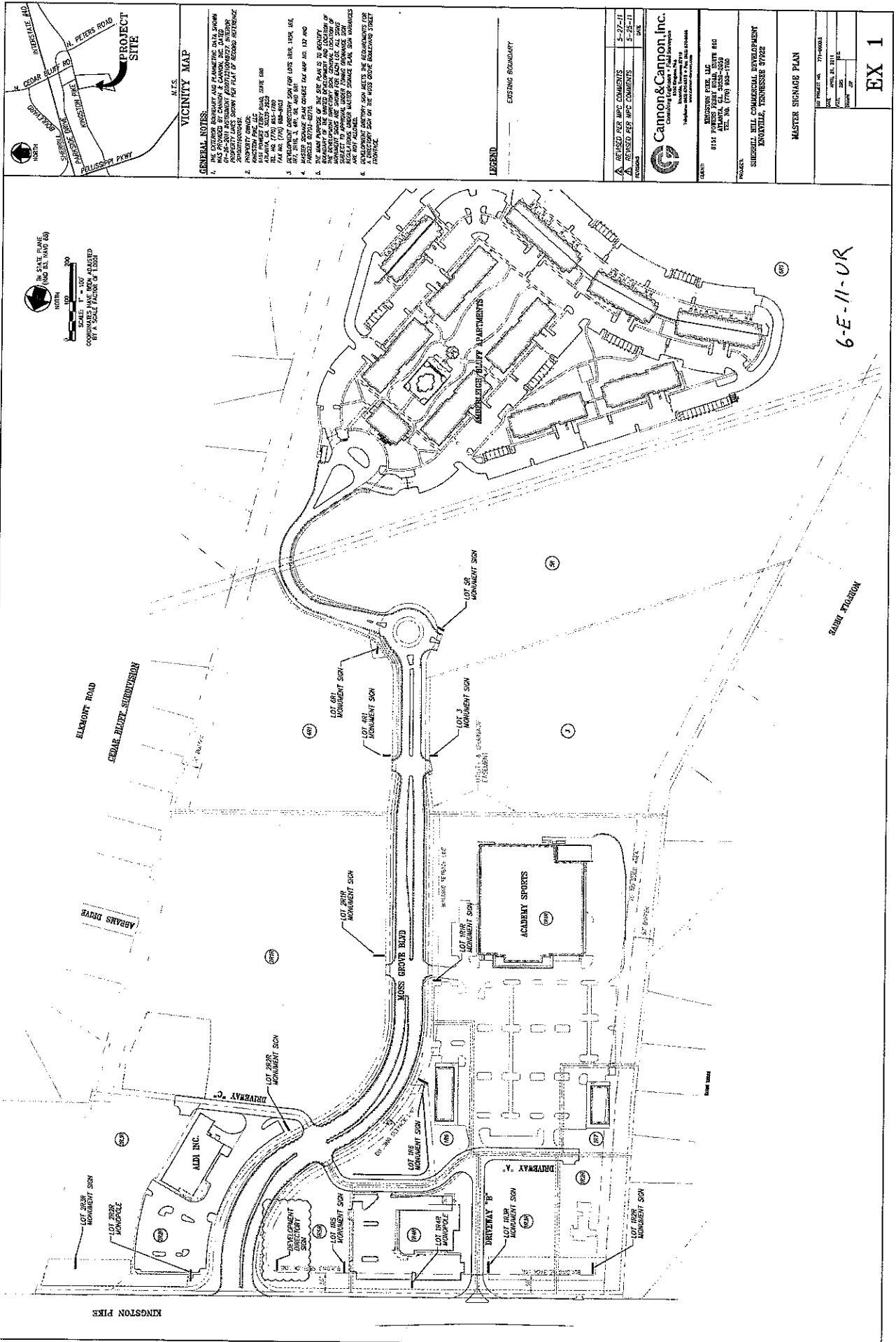
Master Sign Plan in PC-1 (k) Planned Commercial, O-1 (k) (Office, Medical, and Related Services) & RP-1 (k) Planned Residential)

Petitioner: Kingston Pike, LLC

Map No: 132
Jurisdiction: City



Original Print Date: 5/19/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



VICINITY MAP

GENERAL NOTES:

- THE EXISTING BOUNDARY AND PLANNING DATA SHOWN ON THIS PLAN IS FOR INFORMATION ONLY. THE EXISTING BOUNDARY AND PLANNING DATA SHOWN ON THIS PLAN IS NOT TO BE USED AS A BASIS FOR ANY LEGAL ACTION, INCLUDING BUT NOT LIMITED TO, THE PROPERTY LINES SHOWN ON THIS PLAN OR RECORD INSTRUMENTS.
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- REGISTERED PROFESSIONAL ENGINEER: [Firm Name], 1234 [Address], [City], TN [Zip]. TEL: [Phone Number]. FAX: [Phone Number].
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LEGEND

EXISTING BOUNDARY

REVISIONS

| | | |
|---|----------|---------|
| 1 | REVISION | DATE |
| 1 | REVISION | 5-27-11 |
| 2 | REVISION | 5-28-11 |

Canon & Cannon, Inc.
 Consulting Engineers & Architects
 11111 Highway 40 East
 Knoxville, Tennessee 37931
 Telephone: (615) 353-1111
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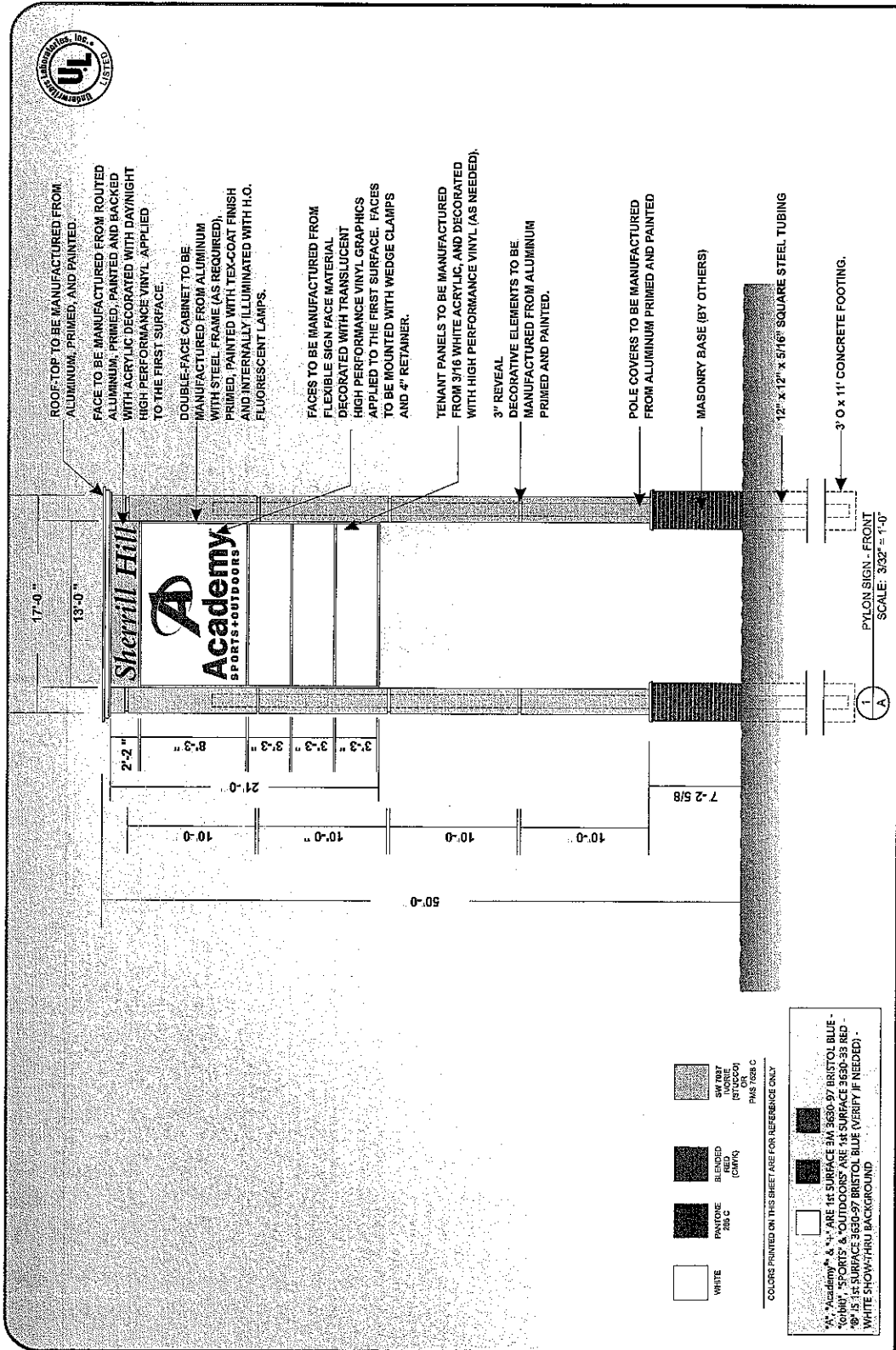
CLIENT: BRISTOL FIBER, LLC
 8114 PETERS PIKE, SUITE 800
 KNOXVILLE, TN 37921
 TEL. NO. (615) 943-1700

PROJECT: SHERBEE HILL COMMERCIAL DEVELOPMENT
 KNOXVILLE, TENNESSEE 37922

MASTER SIGNAGE PLAN

LOT PROJECT NO. 71-46003
 SCALE: AS SHOWN
 DATE: 5/27/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]

EX 1



ROOF TOP TO BE MANUFACTURED FROM ALUMINUM, PRIMED, AND PAINTED.

FACE TO BE MANUFACTURED FROM ROUTED ALUMINUM, PRIMED, PAINTED AND BACKED WITH ACRYLIC DECORATED WITH DAY/NIGHT HIGH PERFORMANCE VINYL APPLIED TO THE FIRST SURFACE.

DOUBLE-FACE CABINET TO BE MANUFACTURED FROM ALUMINUM WITH STEEL FRAME (AS REQUIRED), PRIMED, PAINTED WITH TEX-COAT FINISH AND INTERNALLY ILLUMINATED WITH 110V FLUORESCENT LAMPS.

FACES TO BE MANUFACTURED FROM FLEXIBLE SIGN FACE MATERIAL DECORATED WITH TRANSLUCENT HIGH PERFORMANCE VINYL GRAPHICS APPLIED TO THE FIRST SURFACE. FACES TO BE MOUNTED WITH WEDGE CLAMPS AND 4" RETAINER.

TENANT PANELS TO BE MANUFACTURED FROM 3/16 WHITE ACRYLIC, AND DECORATED WITH HIGH PERFORMANCE VINYL (AS NEEDED).

3" REVEAL DECORATIVE ELEMENTS TO BE MANUFACTURED FROM ALUMINUM PRIMED AND PAINTED.

POLE COVERS TO BE MANUFACTURED FROM ALUMINUM PRIMED AND PAINTED

MASONRY BASE (BY OTHERS)

12' x 12' x 5/16" SQUARE STEEL TUBING

3' O x 11' CONCRETE FOOTING.

1 PYLON SIGN - FRONT SCALE: 3/32" = 1'-0"

WHITE
PANTONE 286 C
BLENDED RED (GRA)
SW 7037 UICRILE (OR 7040) OR PMS 768 C

COLORS PRINTED ON THIS SHEET ARE FOR REFERENCE ONLY

"Academy" & "Hill" ARE 1/4" SURFACE 3M 3630-97 BRISTOL BLUE - "Sports" & "Outdoors" ARE 1/4" SURFACE 3630-33 RED - "2015" IS SURFACE 3630-97 BRISTOL BLUE (VERIFY IF NEEDED) - WHITE SHOW-THRU BACKGROUND

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| DATE: | DATE: |
| 1986 | |

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CLIENT: HUGHES / ACADEMY SPORTS
LOCATION: GREENVILLE, SC
DRAWING: 092811_R6
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DRAWN BY: K. KIRWIN
DATE: 03-28-2011
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