

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

▶ **FILE #:** 8-D-13-UR

**AGENDA ITEM #:** 49

**AGENDA DATE:** 8/8/2013

▶ **APPLICANT:** **SIGNCO, INC.**

OWNER(S): D/E Partners, c/o R M Moore Real Estate

TAX ID NUMBER: 119 029.25

JURISDICTION: City Council District 2

▶ **LOCATION:** **East side of N Cedar Bluff Rd., north of N. Peters Rd.**

▶ **APPX. SIZE OF TRACT:** **1.4 acres**

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Harry lane Blvd., a private street with a right-of-way width of 60 at this location.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** **PC-2 (Retail and Distribution Park)**

▶ **EXISTING LAND USE:** **Mixed commercial**

▶ **PROPOSED USE:** **Proposed ground sign**

HISTORY OF ZONING: The property was zoned PC-2 at the time it was annexed into the City of Knoxville. A development plan was approved for this site in 1993 (2-E-93-UR)

SURROUNDING LAND USE AND ZONING: North: Restaurant / PC-2 Commercial

South: Restaurant / PC-2 Commercial

East: Auto dealer / PC-2 Commercial

West: N. Cedar Bluff Rd. & mixed commercial / C-6 Commercial

NEIGHBORHOOD CONTEXT: Property in the area is zone PC-2, C-3 and C-6 commercial. Development in the area consists of restaurants and mixed retail and office uses.

**STAFF RECOMMENDATION:**

▶ **APPROVE the on premise free standing development directory sign for The Shops a Cedar Bluff Center on the N. Cedar Bluff Rd. frontage as shown on the site plan subject to 3 conditions.**

1. Meeting all applicable requirements of Knoxville's Sign Inspector.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted, this sign meets the requirements of the PC-2 commercial district and the other criteria for approval of a use on review.

**COMMENTS:**

The applicants are proposing to construct a new tenant directory sign at The Shops at Cedar Bluff Center.. The sign will be approximately 27' tall and will contain a message area of approximately 140' square feet. The current zoning of the site is PC-2 (Retail and Business Park) District. The PC-2 zoning regulations will permit one square foot of signage for each 10 square feet of building area. The building area is approximately 22,000 square feet which translates into the right to propose up to 2,200 square feet of signage. The existing and proposed signage is well within this requirement.

**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 the surrounding roads 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.

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

1. The Southwest County Sector Plan proposes commercial uses for this site.
2. The Knoxville One Year Plan proposes general commercial uses for this site.

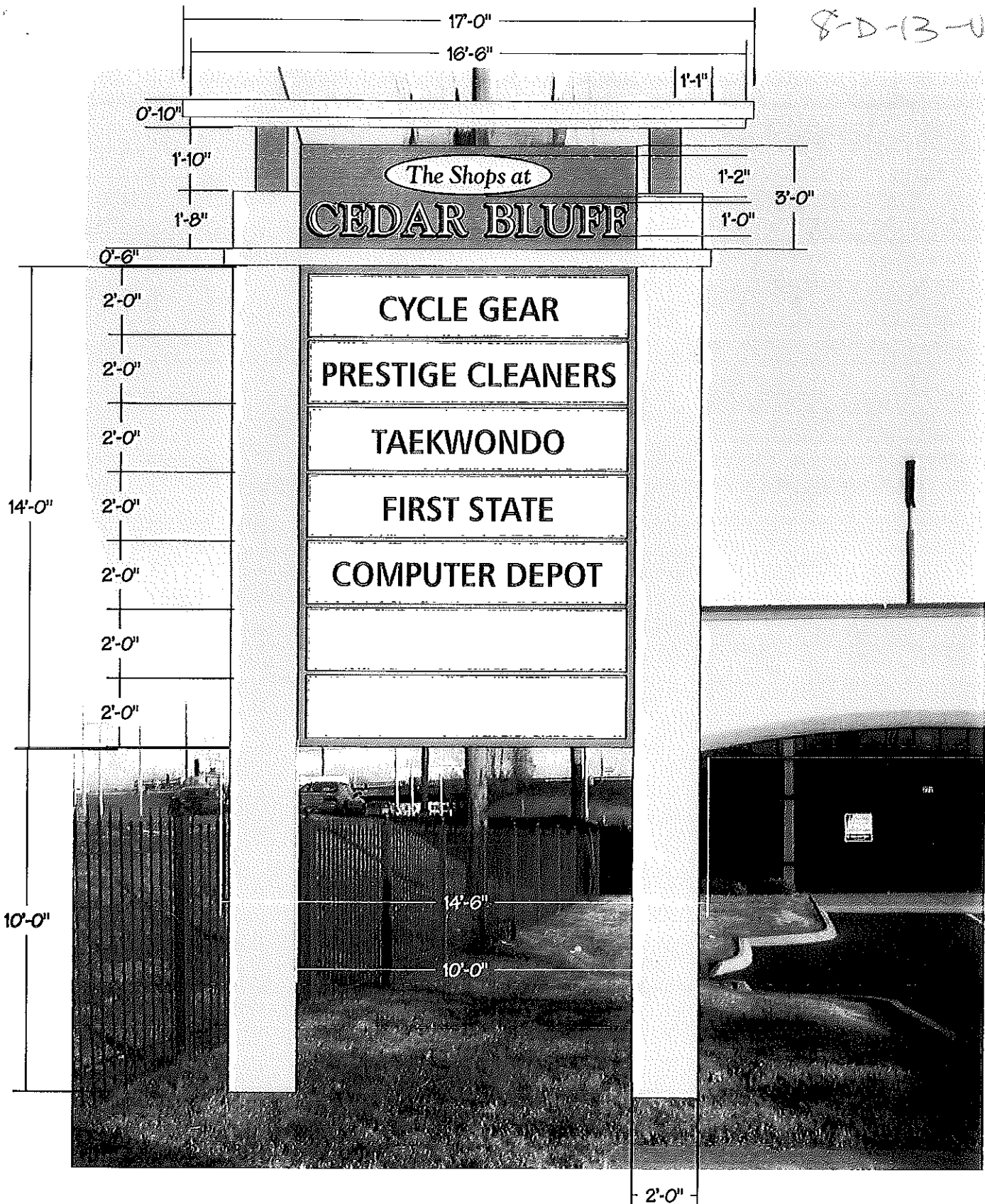
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



8-D-13-UR



**SIGNCO** inc.  
PLASTIC. NEON. ELECTRONIC

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VALUE OF THIS DRAWING: \$500.00

SIGN & FAX BACK SO THAT WE  Approved  
MAY APPROVE YOUR ORDER.  Approved with changes  
FAX: 865.947.2089  Revise & Resubmit

APPROVAL SIGNATURE \_\_\_\_\_

CUSTOMER <b>Customer</b>	SALES REPRESENTATIVE <b>Dewayne Holloway</b>	DATE <b>03/19/13</b>	SCALE <b>1/4" = 1'</b>
LOCATION <b>Location</b>	DATE <b>Cedar Bluff Shops Tenant</b>	DRAWN BY <b>Tiffany Poling</b>	
PMS COLORS <input type="checkbox"/> 7507 <input checked="" type="checkbox"/> 729 <input type="checkbox"/> 0000 <input type="checkbox"/> 0000 <input type="checkbox"/> 0000 <input type="checkbox"/> 0000			

