

▶ **FILE #:** 1-J-14-UR

AGENDA ITEM #: 41

AGENDA DATE: 1/9/2014

▶ **APPLICANT:** **GEORGE EWART**

OWNER(S): Parkwest Medical Center

TAX ID NUMBER: 119 01809

JURISDICTION: County Commission District 3

STREET ADDRESS: 9320 Parkwest Blvd

▶ **LOCATION:** **South side of Parkwest Bv., west of N. Cedar Bluff Rd.**

▶ **APPX. SIZE OF TRACT:** **2.05 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Parkwest Bv., a four lane median divided collector street located within a right-of-way that varies in width from 80' to 100'.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** **PC (Planned Commercial)**

▶ **EXISTING LAND USE:** **Office building**

▶ **PROPOSED USE:** **Ground sign**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Medical Office / PC & PC-1 Commercial

South: Interstate 40/75 / C-3 Commercial

East: Medical Office / PC Commercial

West: Parkwest Hospital / PC Commercial

NEIGHBORHOOD CONTEXT: The site is located on Parkwest Bv., and it is surrounded by medical office uses. The site is adjacent to Parkwest Hospital

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a 38 square foot monument sign as shown on the site plan subject to one condition

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

COMMENTS:

The applicant is requesting approval of a new monument sign which will stand approximately six feet high and will contain approximately 38 square feet of message area. While the professional office building on this site has been completed for sometime, there has never been a free standing sign approved for this site. The PC (Planned Commercial) zoning regulations require MPC to approve all new signs through the use on review

process.

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

1. The proposed sign will have no impact on local services.
2. The sign will be situated in a location that will not impede sight distance at the driveway intersection.
3. The sign will have indirect illumination.

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

1. The proposed sign, with the recommended condition, meets the standards for development within the PC Zone and all other requirements of the Zoning Ordinance.
2. The proposed sign is consistent with the general standards for uses permitted on review: The sign 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 draw significant traffic through residential neighborhoods since the subdivision entrance is located off of a minor arterial street. The use will not significantly injure the value of adjacent property.

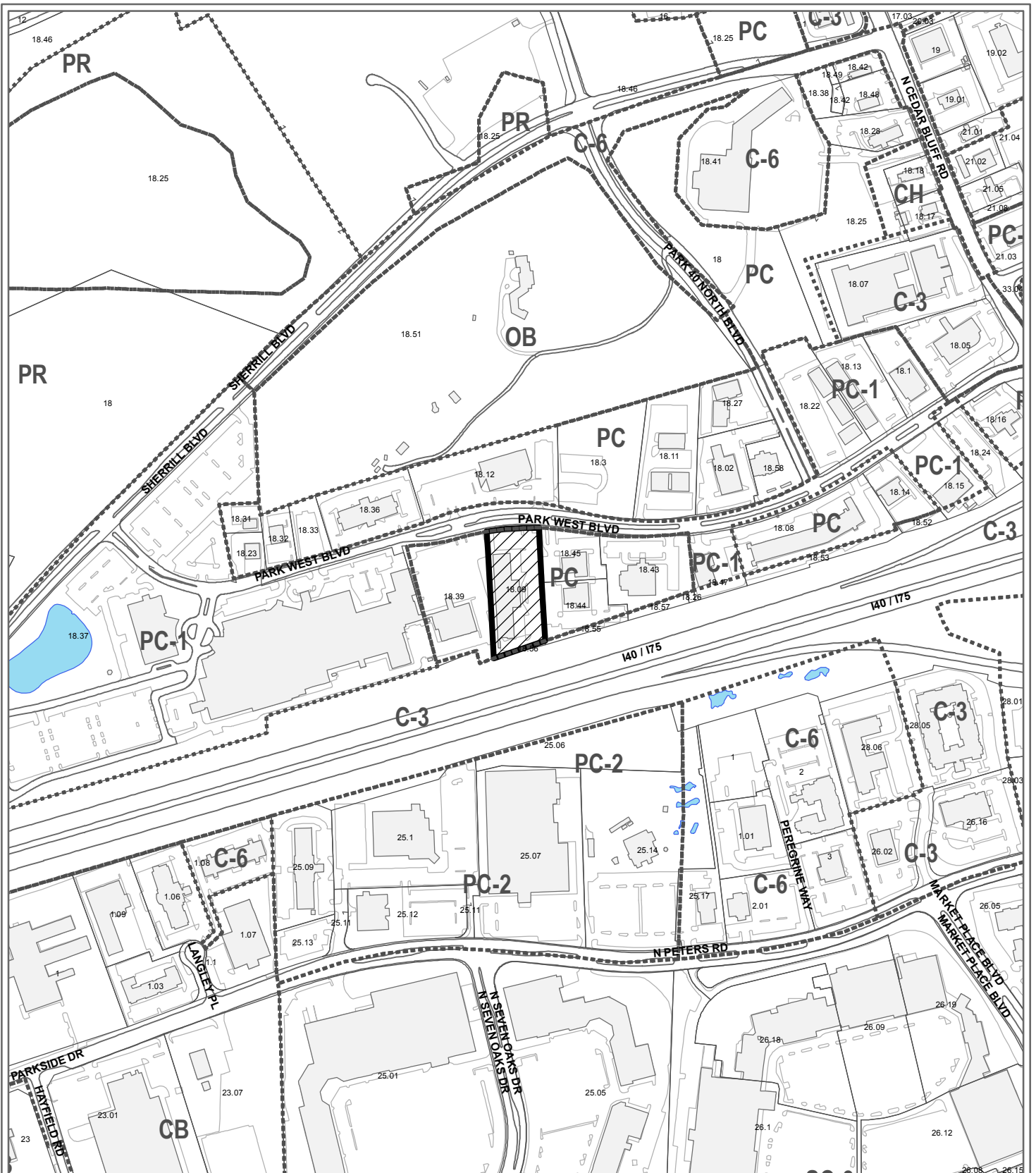
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this site for office uses. The proposed sign is consistent with the Sector Plan and approved zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**1-J-14-UR
USE ON REVIEW**

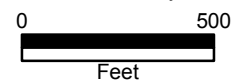


Ground sign in PC (Planned Commercial)

Petitioner: Ewart, George

Map No: 119

Jurisdiction: County



Original Print Date: 12/19/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Parkwest
MEDICAL CENTER
CORPORATE

Providing the Best with Integrity

Cardiology Assoc. of East TN

Date: 08/26/13

Revised: 10/31/13 - CTP

Drawn by: CTP

Scale: 3/4" = 1'-0"

File Name: Tenant Monument.dwg

P> Parkwest Medical Center> Cardiology Assoc of East TN> Shop Drawing> Exterior

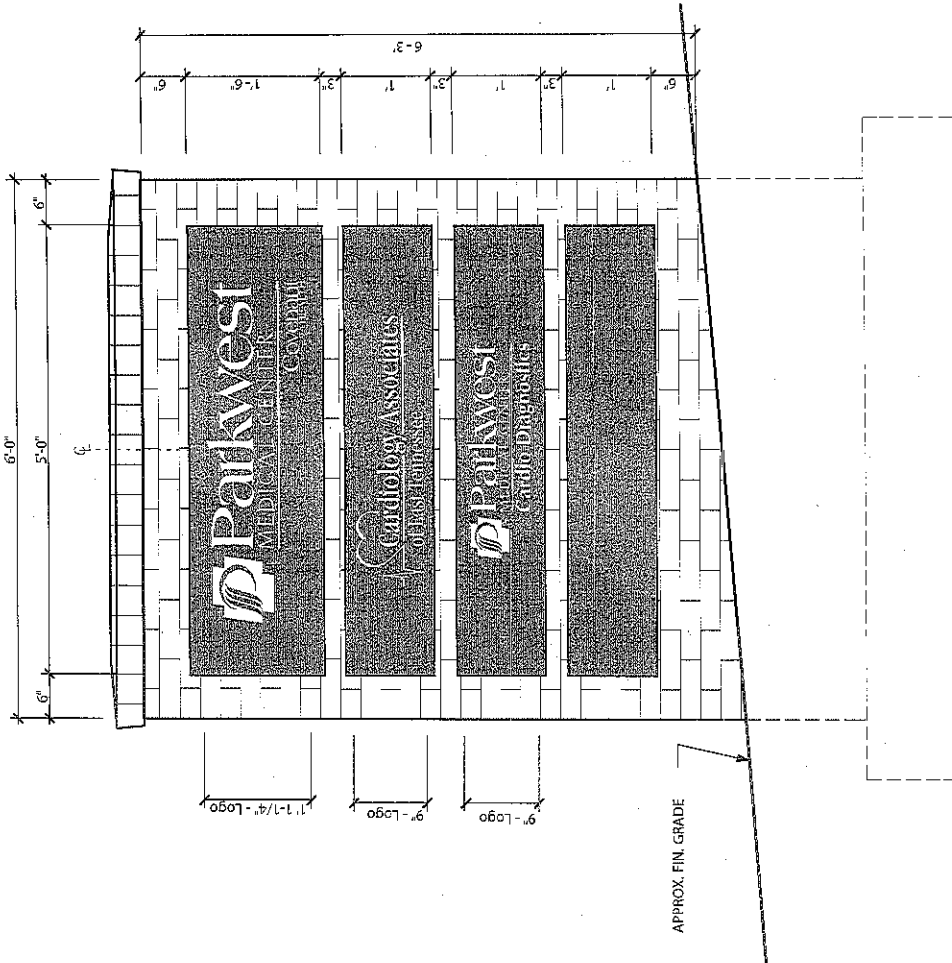
Project Manager: CRF

Sign Type: **Tenant Monument**
Bronze Pan Signs on Existing Monument - Exterior

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Manufacturing your way

1301 Antioch Pike
Nashville, TN 37211
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NOTES:

1" Deep Fabricated Aluminum Pan signs with Satin Bronze Finish

Exterior Grade Vinyl - White

Monument Provided by others

Pan Signs Mechanically Fastened to Monument using non-corrosive hardware

For additional Names - Times New Roman font - Upper Case, White Vinyl

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Front Elevation
Scale: 3/4" = 1'-0"