

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

▶ **FILE #:** 8-C-15-UR

AGENDA ITEM #: 59

AGENDA DATE: 8/13/2015

▶ **APPLICANT:** JIM MCMICHAEL SIGNS

OWNER(S): One Falling Waters, LLC

TAX ID NUMBER: 154 09901

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 2030 Falling Waters Rd

▶ **LOCATION:** East side of Falling Waters Rd., north of S. Northshore Dr.

▶ **APPX. SIZE OF TRACT:** 6.74 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Falling Waters Rd., a local street with a pavement width of 32' within an 80' wide right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

▶ **ZONING:** PC (Planned Commercial)

▶ **EXISTING LAND USE:** Business office

▶ **PROPOSED USE:** Wall mounted sign

HISTORY OF ZONING: The development plan for the existing office building was approved in 1997

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / RA residential

South: Mixed commercial / C-6 commercial

East: Detached dwellings / RA residential

West: Pellissippi Parkway / OS-1 open space

NEIGHBORHOOD CONTEXT: The existing office building was developed along with the Falling Waters Subdivision which adjoins this site on the north. Mixed commercial uses are located to the south of the site. Pellissippi Pkwy. and Northshore Town Center are located west of this site.

STAFF RECOMMENDATION:

▶ **APPROVE the request for an internally illuminated wall sign containing up to 60 sq. ft. as shown on the attached plan subject to 1 condition**

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

With the condition noted, this plan meets the requirements for approval in the PC and the other general criteria for approval of a use on review

COMMENTS:

The applicant is proposing to install a wall sign on this three story office building that was built in the late 1990's. At the present time there is no signage located on the building other than a temporary sign advertising space for lease. The applicant is proposing that the sign will be internally illuminated and it will be approximately 60 square feet in area. The sign is proposed to be located on the southwest facade of the building. The permitted square footage of wall signs in the PC (Planned Commercial) Zone is based on the amount building frontage. Based on the existing frontage this building would be permitted, if approved by MPC, to have up to 185 square feet of wall mounted signage.

The sign as proposed is well within the limits of signage that may be permitted on this building. Since the sign will be on the southwest side of the building, it will have no impact on the adjoining residential development.

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

1. All utilities are in place to serve the existing site.
2. The location of the proposed sign minimizes the impact of the proposed use on less intense uses in the area.
3. The proposal will have no impact on schools or roads

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

1. The proposed wall mounted 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 since it has direct access to a minor arterial street.
2. The proposal meets all requirements of the PC zoning district and all other applicable requirements of the Knox County Zoning Ordinance.

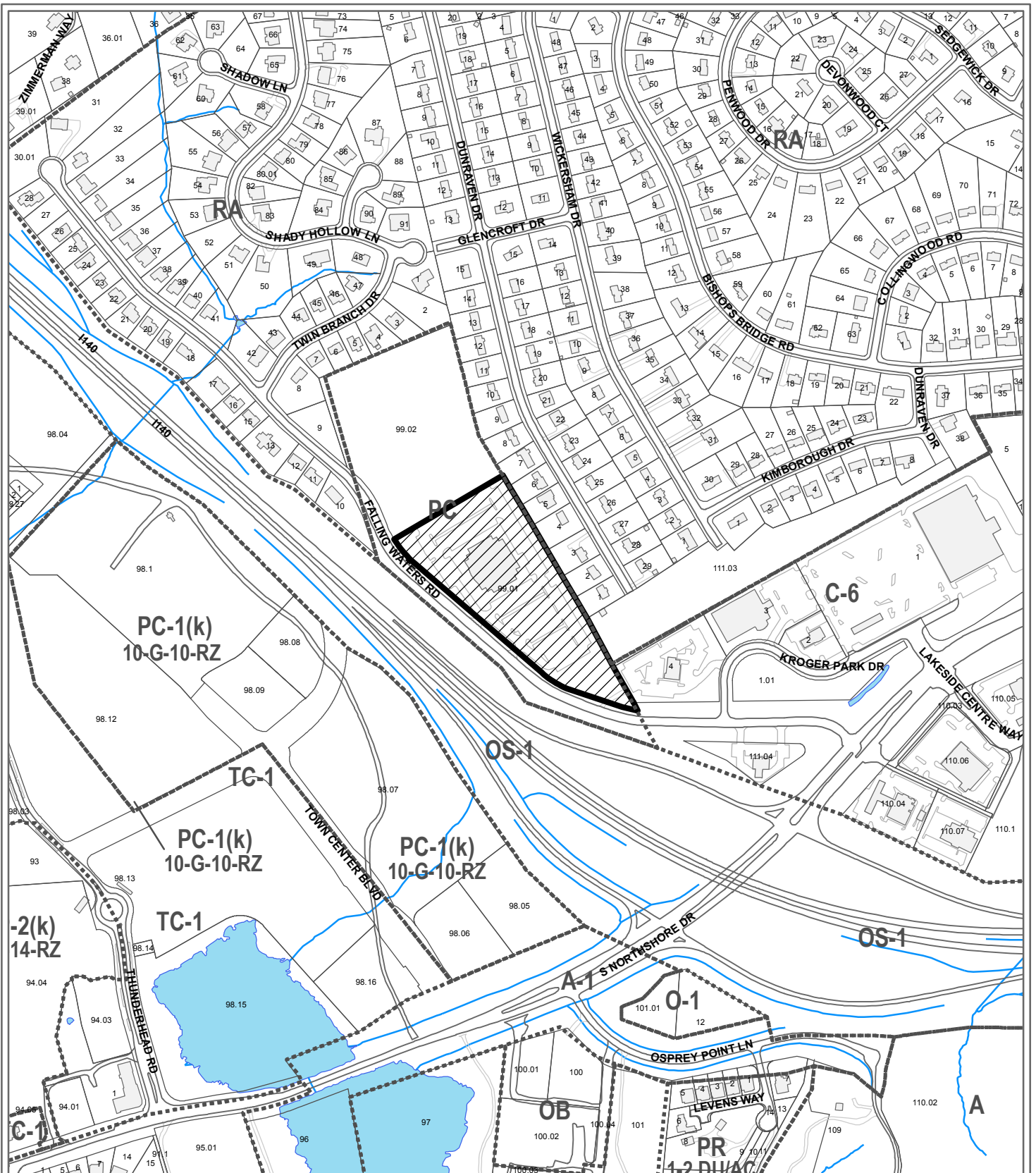
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan designates this site for office uses.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

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.



**8-C-15-UR
USE ON REVIEW**

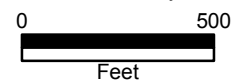


Wall mounted sign in PC (Planned Commercial)

Petitioner: Jim McMichael Signs

Map No: 154

Jurisdiction: County



Original Print Date: 7/24/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

CUSTOMER: AMEC FOSTER WHEELER - 2030 FALLING WATER RD. KNOXVILLE, TN 37922

28' WALL LENGTH

18 FT. COPY LENGTH

3'

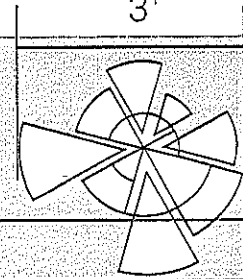
1.6'

amec foster wheeler

1.1'

2.9'

O.A.L. SIGNAGE LENGTH 21.7'

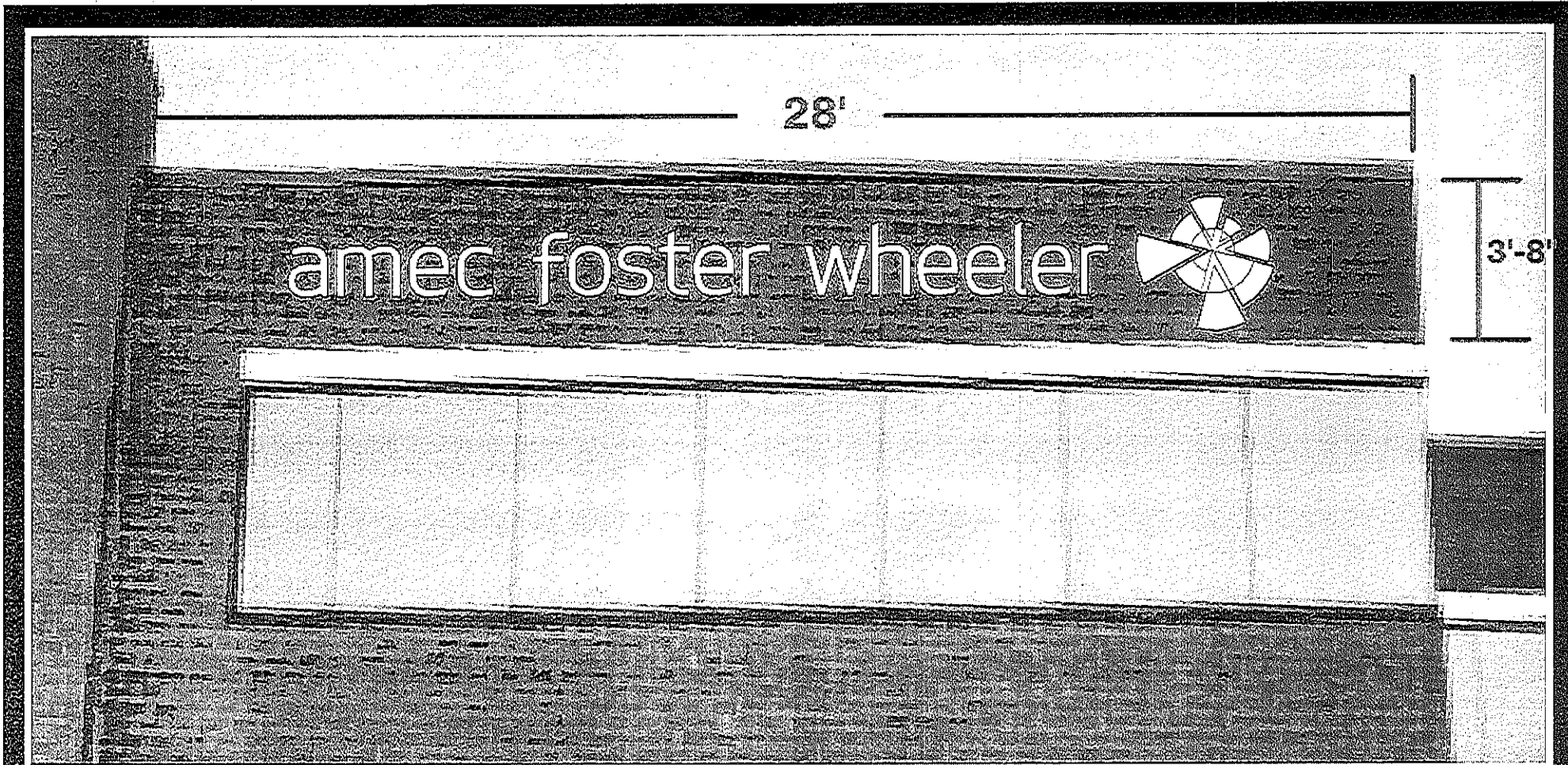


Jim McMichael Signs

411 DUTCH VALLEY RD. KNOXVILLE, TN 37918
(865) 688-3371

6/29/15

SPECS: CHANNEL LETTERS WITH ACRYLIC FACES INTERNALLY ILLUMINATED BY L.E.D. LIGHTING



Jim McMichael Signs

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