

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 9-B-24-SU **Related File Number:**
Application Filed: 7/17/2024 **Date of Revision:**
Applicant: HERSCHEL JACKSON

PROPERTY INFORMATION

General Location: South side of Kingston Pike, west side of Morrell Rd
Other Parcel Info.:
Tax ID Number: 120 K A 00104 **Jurisdiction:** City
Size of Tract: 44.97 acres
Accessibility: Access is via Morrell Rd, a minor arterial with varying pavement width of 68 ft and 80 ft within a varying right-of-way width of 88 ft to 100 ft, and via Kingston Pike, a major arterial with a pavement width of 125 ft within a 215 ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: Amendment to the master sign plan for West Town Mall (4-B-18-UR) **Density:**
Planning Sector: West City **Plan Designation:** MU-RC (Mixed Use Regional Center)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context: This site is in the northeast corner of the West Town Mall property, at the intersection of Kingston Pike and Morrell Road.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7600 KINGSTON PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-R-2 (Regional Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category: MU-RC (Mixed Use Regional Center)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the request to modify the West Town Mall master sign plan (4-B-18-UR) to allow one additional project directional sign as proposed in the attached plan, subject to 3 conditions.

Staff Recomm. (Full):

- 1) Meeting the requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 13 (Signs).
- 2) The project directional sign must not exceed six feet in height and a maximum surface area of 36 square feet per Article 13.7.F.
- 3) If the existing pedestrian connection to the public sidewalk is removed, a paved sidewalk connection must be maintained from the site to the public sidewalk in the general area of the northeast corner of the West Town Mall site.

With the conditions noted above, this request meets the criteria for approval of a special use for a master sign plan in the C-R-2 zoning district and modifications to previously approved planned districts per Article 1.4.G.

Comments:

This proposal is for a new project directional sign to identify West Town Mall. The sign will face the intersection of Kingston Pike and Morrell Road. The channel letters will be illuminated.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.
 - A. The One Year Plan and West City Sector Plan designation for this site are MU-RC (Mixed Use Regional Center), which recommends a high-intensity mix of residential, office, and commercial uses in areas served by sidewalks and transit.
 - B. The proposed sign is moderate in scale and identifies the site which has visitors that may not be familiar with the area.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
 - A. With the recommended conditions, the proposed sign meets the standards for a project directional sign, which must be approved as part of a master sign plan. This request amends the previously approved master sign plan for West Town Mall (4-B-18-UR).
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
 - A. The proposed sign is of modest size, with a maximum height of 6 ft and surface area of 36 ft.
 - B. The sign will be located approximately 60 ft from the sidewalk along Kingston Pike.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.
 - A. The sign will be located near the northeast edge of the West Town Mall parking lot.
- 5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
 - A. No additional traffic will be generated.
- 6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

Action: Approved with Conditions **Meeting Date:** 9/12/2024

Details of Action:

Summary of Action: Approve the request to modify the West Town Mall master sign plan (4-B-18-UR) to allow one additional project directional sign as proposed in the attached plan, subject to 3 conditions.

Date of Approval: 9/12/2024 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**