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[MPC Comment] Comments: 10-B-13-OA

1 message

Carlene Malone <carlene.malone@gmail.com>

Tue, Jun 9, 2015 at 12:00 PM

Reply-To: carlene.malone@gmail.com

To: commission@knoxmpc.org

Dear MPC Commissioners:

Attached are comments regarding the sign ordinance. I appreciate the work of the MPC staff. This is indeed a frustrating business.

I remained concerned that the type of Attached sign is not specified in those individual zoning districts (not all zoning districts) where it would make sense to specify type of Attached sign. It seems to me that it would add tremendous clarity to the sign regulations.

It must be noted that what is proposed is a departure from the existing ordinance. Also, Exhibit F, ATTACHED SIGN TYPES, includes a list of signs Permitted based on zone district. Most of the signs listed are permitted in every district that allows Attached signs and are not specific to zone districts.

Thank you.

Carlene V. Malone, 687-8148

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This message was directed to commission@knoxmpc.org

Sign Ordinance--MPC, 6-15.docx

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**Knoxville Sign Ordinance: MPC, June 11, 2015 Meeting
June 9, 2015
Carlene V. Malone**

Dear MPC Commissioner:

Listed below are comments regarding agenda Item **10-B-13-OA**, Amendments to the City of Knoxville Zoning Ordinance Article II, Definitions, and Article V. Section 10, sign regulations.

Section 2. Definitions. 2.1, Introduction. (page 1.)

Change From: "The words, terms, and phrases set out below shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning."

Change To the same language as Article II, Definitions, of the Zoning Ordinance:

"For the purpose of this ordinance and in order to carry out the provisions and intentions as set forth herein, certain words, terms, and phrases are to be used and interpreted as defined hereinafter. Words used in the present tense shall include the future tense; words in the singular number include the plural and words in the plural number include the singular; the word "person" includes a firm, partnership or corporation as well as an individual; the term "shall" is always mandatory and not directory; and the word "may" is permissive. The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied."

The following words, terms, and phrases are hereby defined as follows and shall be interpreted as such throughout this ordinance. Terms not herein defined shall have the meanings customarily assigned to them."

Rationale: This change would keep the definition sections of the sign ordinance consistent with Article II, Definitions, of the Zoning Ordinance. It provides for less confusion regarding use of plurals and singulars, etc. The language proposed in the Task Force draft is very weak.

Section 11. Signs Permitted in Specific Districts.

11.5 Office zone districts (O-1, O-2, and O-3), b. 2. (page 30)

Was something inadvertently left out?

My recollection of the City Council vote was to include a detached sign with restrictions, specifically limiting the detached sign to: One (1) monument or column sign is allowed per parcel or lot. The sign shall not exceed thirty-six (36) square feet in area and the maximum height shall not exceed six (6) feet.

Staff recommendation to not specify type of Attached Sign permitted in each zoning district:

City Council's request dealt with attached signs in residential zoning districts.

In my opinion, the request should have included Office zoning districts and some of the less intense Commercial districts. It is important to be very clear about the type of attached sign permitted in each zoning district. Dependence on Use on Review approval and other mechanisms to control the "sign package" (Staff Memo, June 11, 2015, page 3.) needlessly inserts uncertainty and opportunities for disagreements, with little or no advantage to the overall good. It is the long way around.

In unplanned base districts and for uses permitted by right, there is no use on review or development plan review.

Additionally, the provisions regarding Changeable Price Signs and EMCs (Sections 8.6 and 8.7) raise concerns that might be resolved if the type of Attached Sign was specified in each zoning district.

I appreciate and agree with the recommendations made by the MPC staff regarding Section 4.22; Street sign banners; and Section 11.4. Subsection a.2.

Thank you for considering these comments.
Sincerely, Carlene V. Malone