

CASE SUMMARY

APPLICATION TYPE: TTCDA

SIGN PERMIT



File Number: 10-A-23-TOS Related File Number:
Application Filed: 9/19/2023 Date of Revision:
Applicant: JORDAN HUTCHISON SIGNS-N-SUCH

PROPERTY INFORMATION

General Location: South side of Spring Bluff Way, west side of Greenland Way
Other Parcel Info.:
Tax ID Number: 103 M A 005 Jurisdiction: County
Size of Tract: 3.52 acres
Accessibility: Access is via Spring Bluff Way, a private joint permanent access easement, with a 25-ft pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: N/A Density:
Sector Plan: Northwest County Sector Plan Designation: GC (General Commercial)
Growth Policy Plan:
Neighborhood Context:

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

Street: 10914 Spring Bluff Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC /TO (Planned Commercial) / (Technology Overlay)
Former Zoning:
Requested Zoning: N/A
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Based on the application and plans as submitted, staff recommends Approval of a Certificate of Appropriateness for the requested sign permit with the following condition:

1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.

Comments: This is a request for approval of a building sign for a new business at the existing strip center at Greenland Way and Spring Bluff Way.

PURSUANT TO ARTICLE V, SECTION 4 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A SIGN MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE SIGN PROPOSAL WITH THE DESIGN GUIDELINES

- 1) The proposed building sign includes the business name for "Glow Up with Dee & Co." and the logo. The sign will be located above the awning on the front of the business facade for identification.
- 2) The new sign consists of an LED internally-illuminated channel cabinet for the logo and channel letters mounted to the building via a raceway. "Glow Up" is internally lit with LEDs and translucent matte faces. "With Dee & Co." is non-illuminated aluminum with cut black vinyl.
- 3) The sign comprises an area of 21.9 sq ft, which is within the limits allowed for this business based on the 24 ft-6 in of building frontage, which yields a maximum sign area of 24.5 sq ft.

B. RELATIONSHIP OF THE PROPOSED SIGNAGE TO SIGNAGE ON NEARBY PROPERTIES, IN TERMS OF SIZE, LOCATION, MATERIALS, AND COLOR

- 1) The sign is similar in size, location and materials to the others in the strip center.

Action: Approved **Meeting Date:** 10/2/2023

Details of Action: Based on the application and plans as submitted, staff recommends Approval of a Certificate of Appropriateness for the requested sign permit with the following condition:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance

Summary of Action:

Date of Approval: 10/2/2023 **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:**