

CASE SUMMARY

APPLICATION TYPE: TTCD

SIGN PERMIT



File Number: 10-B-22-TOS Related File Number:
Application Filed: 8/29/2022 Date of Revision:
Applicant: HIGHWAY TRANSPORT

PROPERTY INFORMATION

General Location: Southeast quadrant of the intersection of Century Park Blvd and Investment Dr
Other Parcel Info.:
Tax ID Number: 118 17708 Jurisdiction: City
Size of Tract: 5.16 acres
Accessibility: Access is proposed off of Investment Drive, a private right-of-way with a 34-ft pavement width inside a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office Building
Surrounding Land Use:
Proposed Use: Sign for office building/new tenant Density:
Sector Plan: Northwest County Sector Plan Designation: MU-SD, NWCO-2 (Mixed Use Special District)
Growth Policy Plan:
Neighborhood Context:

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

Street: 10024 Investment Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park) / TO-1
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.:

TTEDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

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:

1) This is a request for approval of new building sign on an office building in the Century Park Office Park on the south side of Dutchtown Road east of Pellissippi Parkway.

2) The proposed building sign includes the business name for Highway Transport. The sign will be located above a bay of windows in the top right corner of the building facing Investment Drive.

3) The new sign consists of individual channel letters mounted to the building via ¼-inch spacers. The letters have an aluminum face with a matte finish. The sign will be back-lit to create a halo around the signs at night.

4) The sign comprises an area of 57.32 square feet, which is below the maximum 100 square feet that is allowed for a building of this size. The measurement is of the overall sign. The TTEDA allows for signs to be measured using each individual letter, and if calculated that way, the sign size would be smaller and would leave more square footage for remaining tenants since the maximum size is for the building and not for an individual tenant. Should additional signs be needed in the future, this may need to be recalculated as part of the future signage application package.

Action: Approved

Meeting Date: 10/3/2022

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, as appropriate.

Summary of Action:

Date of Approval: 10/3/2022

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: