

CASE SUMMARY

APPLICATION TYPE: TTCD

SIGN PERMIT



File Number: 11-A-23-TOS Related File Number:
Application Filed: 10/11/2023 Date of Revision:
Applicant: JORDAN HUTCHINSON SIGNS-N-SUCH

PROPERTY INFORMATION

General Location: South side of Hardin Valley Rd, west of Schaeffer Rd
Other Parcel Info.:
Tax ID Number: 104 H D 002 Jurisdiction: County
Size of Tract: 1.47 acres
Accessibility: Access is via Hardin Valley Rd, a four lane, median-divided major arterial street with a 78-ft pavement width within a right-of-way that varies from 175 ft to 220 ft; and via Schaeffer Rd, a major collector with a pavement width of 45 ft within a right-of-way that varies from 50 ft to 70 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
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: 10612 Hardin Valley Rd.
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: Naomi Hansen

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: The applicant is proposing signage for a new business, Thrive Physical Therapy, locating in an existing tenant space. They are proposing a new building sign and a new panel sign within the tenant directory sign at the entrance of the site.

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.

-- Wall Sign

- 1. The new wall sign consists of individually lit LED channel letters individually mounted to the building via a raceway that will be painted to match the building. The letters will have an acrylic face.
- 2. The sign is internally lit with LED lights. The Guidelines discourage internal LED lighting, but do allow it if it does not detract from the design and appearance of the structure or building. The lighting of this sign does not detract from the building and staff supports the proposed internally lit sign.
- 3. The tenant space is 180 ft wide. The Guidelines allow 1 sq ft of building sign per linear ft of frontage. The sign comprises an area of 10.38 sq ft, so the sign is within the allotted amount.

-- Yard Sign

- 4. The existing tenant directory sign is a pylon panel that was previously approved by the TTCDA. The applicant is proposing a panel sign be applied to the existing tenant directory sign.
- 5. The panel will consist of the business name and logo and will be of matte, black, cut vinyl decals. The size of the new panel is 3.23 sq ft to fit within the existing panel space.

Action: Approved

Meeting Date: 11/6/2023

Details of Action:

Summary of Action:

Date of Approval: 11/6/2023

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: