

CASE SUMMARY

APPLICATION TYPE: TTCDA

SIGN PERMIT



File Number: 12-A-23-TOS Related File Number:
Application Filed: 10/17/2023 Date of Revision:
Applicant: BERKLEY HALL COMPANIES

PROPERTY INFORMATION

General Location: Northwest of Murdock Dr, northeast of Cornerstone Dr
Other Parcel Info.:
Tax ID Number: 131 06908 Jurisdiction: County
Size of Tract: 12.35 acres
Accessibility: Access will be off of Murdock Dr., a minor arterial with a pavement width of 43.5 ft within a right-of-way width of 88 ft, and off of Cornerstone Dr., a local street with a pavement width of 39.2 ft within a right-of-way width of 50 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Apartment complex (under construction)
Surrounding Land Use:
Proposed Use: N/A Density:
Sector Plan: Northwest County Sector Plan Designation: O (Office)
Growth Policy Plan:
Neighborhood Context:

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

Street: 10600 Castlepointe Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB/TO
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): Staff recommends approval of a Certificate of Appropriateness for a Sign Permit, for the proposed building sign, with the following condition:

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

Comments: This request is to install 2 double-sided yard signs for a 9-building apartment complex. The property has two driveways, one on Cornerstone Drive and another on Murdock Drive.

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 double-sided sign face is a total of 88 sq. ft. The sign structure is 109.5 sq. ft., which is below the maximum of 300 sq. ft. required for subdivision signs.
- 2. The sign face is 12 in deep and is made of fabricated aluminum.
- 3. The sign structure is made of cultured stone veneer to match the stone on the property.
- 4. The yard sign structure is 6 ft tall, with a minor portion of the arch 6 ft, 6 in above the finished grade. This meets the TTCDA criteria for a subdivision sign, which cannot exceed 12 ft measured from the grade.

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

- 1. Both signs are set 20 feet from the property line. The sign structure is consistent with materials used on the apartment buildings. There are no other apartment complexes in the area currently, but the signage is consistent with signage found in apartment complexes in the broader general area.

Action: Approved **Meeting Date:** 12/11/2023

Details of Action: Staff recommends approval of a Certificate of Appropriateness for a Sign Permit, for the proposed building sign, with the following condition:

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

Summary of Action:

Date of Approval: 12/11/2023 **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:**