

# CASE SUMMARY

APPLICATION TYPE: TTCDA

SIGN PERMIT



File Number: 12-A-25-TOS                      Related File Number:  
Application Filed: 12/10/2025              Date of Revision:  
Applicant: KENNETH HOWARD HOWARD HOME SERVICES

## PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd, west of Cherahala Blvd  
Other Parcel Info.:  
Tax ID Number: 103 E A 002                      Jurisdiction: County  
Size of Tract: 5.22 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Commercial  
Surrounding Land Use:  
Proposed Use: N/A                      Density:  
Planning Sector: Northwest County      Plan Designation: TCMU (Town Center Mixed-use)  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 10657 Hardin Valley Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)/TO (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.:

## TTEDA ACTION AND DISPOSITION

**Planner In Charge:** Kelsey Bousquet

**Staff Recomm. (Abbr.):**

**Staff Recomm. (Full):** Staff approved a Certificate of Appropriates for a sign permit on January 2nd, 2026.

**Comments:** This is a request to replace one storefront building sign for VIPets.

1) The proposed building sign consists of the company name in individual channel lettering and the parent company name in a pill cabinet. The proposed lettering and cabinet will feature aluminum backings and returns with matte acrylic faces, internally illuminated with white LED lighting. The signage will be mounted onto the existing raceway above the storefront entrance.

2) The proposed sign will have three colors: green, black, and white.

3) The total square footage for the proposed signage is 17.91 sq ft, which is within the maximum 24 sq ft allowed based on the tenant's 24-ft linear frontage.

**Action:** Approved

**Meeting Date:** 1/2/2026

**Details of Action:**

**Summary of Action:**

**Date of Approval:** 1/2/2026

**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**Withdrawn prior to publication?:**  **Action Appealed?:**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:**