

CASE SUMMARY

APPLICATION TYPE: TTCDA

SIGN PERMIT



File Number: 2-A-24-TOS Related File Number:
Application Filed: 12/29/2023 Date of Revision:
Applicant: JORDAN HUTCHINSON SIGNS-N-SUCH

PROPERTY INFORMATION

General Location: Southern terminus of Omni Land, north side of I-40/I-75
Other Parcel Info.:
Tax ID Number: 131 G A 00703 Jurisdiction: City
Size of Tract: 1.82 acres
Accessibility: Access is via Omni Lane, a local street with 30 ft of pavement width within 50-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: N/A Density:
Sector Plan: Northwest County Sector Plan Designation: LI (Light Industrial)
Growth Policy Plan:
Neighborhood Context:

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

Street: 501 Omni Ln.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: I-MU (Industrial Mixed-Use) / TO-1 (Technology Park 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 a sign permit with the following condition:

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

Comments:

This is a request for a new sign for the building at the southern terminus of Omni Lane. The Pipe Wrench Plumbing Company is relocating to this site and is moving the existing sign from their current location to this location. The sign was permitted and reviewed under the regulations for the existing zoning, but the TTCDA Guidelines have requirements for sign size based on the building frontage. The building faces the street at an angle, and Planning staff used the larger frontage to calculate the sign size allotted. The signage can be placed on any façade, and in this case, the sign is placed on the shorter façade.

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 relocated sign consists of channel letters individually mounted to the building via a raceway that will be painted to match the building. The sign has a matte finish.

2. Based on the longer building length, the area of the proposed sign could be up to 135.5 sq ft. The sign to be relocated is 75.56 sq. ft. and is within the maximum 100 square footage allotted.

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 area.

Action: Approved

Meeting Date: 2/5/2024

Details of Action:

Staff recommends Approval of a Certificate of Appropriateness for a sign permit with the following condition:

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

Summary of Action:

Date of Approval: 2/5/2024

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: