

CASE SUMMARY

APPLICATION TYPE: TTCD

SIGN PERMIT



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

PROPERTY INFORMATION

General Location: South side of Hardin Valley Rd, east side of Pellissippi Pkwy interchange
Other Parcel Info.:
Tax ID Number: 104 09401 Jurisdiction: County
Size of Tract: 2.34 acres
Accessibility: Access is via Hardin Valley Road, a major arterial with four lanes and a center median with turn lanes. It has 90 ft of pavement width within 200 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: GC (General Commercial)
Growth Policy Plan:
Neighborhood Context:

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

Street: 10636 Hardin Valley Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), 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.:

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 request is to replace the existing sign with a new business sign for Country Burrito Mexican Grill in this strip commercial center at the corner of Hardin Valley Road and the Pellissippi Parkway interchange.

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 new sign consists of channel letters individually mounted to the building via a raceway that will be painted to match the building. The proposed letters have an acrylic face with black matte lettering. The words "Country Burrito" are located on the façade of the tower that anchors the corner of the building, and the words "Mexican Grill" are located to the side on the building façade above a pair of awnings.

2. Using only the sign area of the letters and the logo since these elements are mounted individually, the area of the proposed sign would be approximately 36.5 sq ft. The building sign is based on the linear feet of business frontage, which in this case is 37 ft. The proposed sign is within the maximum square footage allotted.

3. The sign is internally lit with LED lights. The guidelines discourage 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.

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: