

CASE SUMMARY

APPLICATION TYPE: TTCDA

SIGN PERMIT



File Number: 2-C-18-TOS Related File Number:
Application Filed: 1/9/2018 Date of Revision:
Applicant: BAKER JONES - SIGNCO INC.

PROPERTY INFORMATION

General Location: Northeast side of Schaeffer Rd., east side of Waterville Ln.
Other Parcel Info.:
Tax ID Number: 104 11501 Jurisdiction: County
Size of Tract: 8.92 acres
Accessibility: Access is via Waterville Ln., a local street with an approved 26' pavement width within a 50' right-of-way. Waterville Ln. accesses Schaeffer Rd., a minor collector street with a 22' pavement width within a required 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Assisted Living Facility
Surrounding Land Use:
Proposed Use: Assisted living facility Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 10520 Waterville Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: NA
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variations Requested: A waiver is being requested from the Design Guidelines to allow a reduction of the minimum setback for a yard sign from the street right-of-way, from 20 feet to 10 feet (or 15 feet from the edge of pavement whichever is greater). The waiver is being requested due to existing site conditions that include utility equipment boxes at the development entrance and limited site area that is available due to the creek that parallels the street frontage.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends APPROVAL of the requested Waiver to:

- 1) Reduce the minimum setback for a yard sign from the street right-of-way, from 20 feet to 10 feet (or 15 feet from the edge of pavement whichever is greater).

Staff recommends APPROVAL of a Certificate of Appropriateness for a Sign Permit for the proposed yard sign, subject to the following 2 conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) The final placement of the yard sign is subject to staff approval. The applicant shall stake out the proposed location of the sign and provide documentation that the location will comply with the Zoning Ordinance setback requirement and will not interfere sight distance requirements for vehicles that will be exiting the site.

Comments:

- 1) This is a request for approval of a proposed yard sign for Pinnacle Assisted Living which was approved by the TTCDA on September 6, 2016. The development site of 8.92 acres is located on the northeast side of Schaeffer Rd. and east side of Waterville Ln. The site will have direct access to Waterville Ln.
- 2) The proposed yard sign will be located along the Waterville Ln. street frontage. The sign is proposed at a height of 6 feet. The sign will be single faced with a sign face area of 18.67 square feet. With a building frontage of approximately 155', a maximum sign area of 100 square feet would be allowed. The sign will be an aluminum cabinet with a routed face with acrylic push-thru letters. The letters and border will be brown on a cream background and will be internally illuminated with LED lighting. The sign structure will be timber framing with a stone base.
- 4) The yard sign has a 20' setback requirement from the right-of-way line for Waterville Ln. While the plan shows the sign meeting the required setback, there are existing site conditions that will make it difficult to comply with that requirement. These site conditions include the existing utility equipment boxes located on the north side of the development entrance and limited site area that is available due to the creek that parallels the entire street frontage. The applicant has requested a waiver from the 20 foot setback.
- 5) Staff is recommending approval of the waiver with the condition that the final placement of the yard sign will be subject to staff approval.

Action: Approved with Conditions

Meeting Date: 2/5/2018

Details of Action: APPROVE the requested Waiver to:

- 1) Reduce the minimum setback for a yard sign from the street right-of-way, from 20 feet to 10 feet (or 15 feet from the edge of pavement whichever is greater).

APPROVE a Certificate of Appropriateness for a Sign Permit for the proposed yard sign, subject to the following 2 conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) The final placement of the yard sign is subject to staff approval. The applicant shall stake out the proposed location of the sign and provide documentation that the location will comply with the Zoning Ordinance setback requirement and will not interfere sight distance requirements for vehicles that will be exiting the site.

Summary of Action:

Date of Approval: 2/5/2018

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: