

# CASE SUMMARY

APPLICATION TYPE: TTCD

SIGN PERMIT



File Number: 3-A-23-TOS                      Related File Number:  
Application Filed: 2/14/2023                      Date of Revision:  
Applicant: BENJAMIN BOOHER ALLEN SIGN CO.

## PROPERTY INFORMATION

General Location: Northwest quadrant of the intersection of Hardin Valley Rd and Charlevoix Rd  
Other Parcel Info.:  
Tax ID Number: 103 E A 002                      Jurisdiction: County  
Size of Tract: 5.2 acres  
Accessibility: Access is via Hardin Valley Road, a minor arterial street with a 3-lane section consisting of a 44-ft pavement width within an 80-ft wide right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Commercial strip center  
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: 10673 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:** Michelle Portier

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

**Staff Recomm. (Full):** Approve the certificate of appropriateness for the requested sign permit with the following condition:  
1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.

**Comments:**

- 1) This is a request for approval of new building sign in the commercial strip center at the intersection of Hardin Valley Road and Charlevoix Road. The proposed sign is for a new business replacing The Casual Pint.
- 2) The proposed building sign includes the business name for Xul Beer Company. The sign will be located above the awning sheltering a bay of windows facing Hardin Valley Road.
- 3) The new sign consists of front-lit individual channel letters individually mounted to the building via a raceway that will be painted to match the building. The letters have an acrylic face.
- 4) 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.
- 5) The tenant space is 40.5 ft wide. The Guidelines allow 1 square foot of building sign per linear feet of frontage. The sign comprises an area of 40.22 square feet, so the sign is within the allotted amount.

**Action:** Approved

**Meeting Date:** 3/6/2023

**Details of Action:** Approve the certificate of appropriateness for the requested sign permit with the following condition:  
1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.

**Summary of Action:**

**Date of Approval:** 3/6/2023

**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:**