

CASE SUMMARY

APPLICATION TYPE: TTCDA

SIGN PERMIT



File Number: 3-B-24-TOS Related File Number:
Application Filed: 2/7/2024 Date of Revision:
Applicant: KEITH PANKEY SIGNCO, INC

PROPERTY INFORMATION

General Location: South side of Dutchtown Rd, west of Century Park Blvd
Other Parcel Info.:
Tax ID Number: 118 17705 Jurisdiction: City
Size of Tract: 2.17 acres
Accessibility: Century Park Boulevard is a private right-of-way off of Dutchtown Road, a minor collector with a 60-ft pavement width inside a right-of-way that varies in width from 86 to 114 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Right-of-way
Surrounding Land Use:
Proposed Use: Revised monument sign for an office park. Density:
Sector Plan: Northwest County Sector Plan Designation: MU-SD, NWCO-2
Growth Policy Plan:
Neighborhood Context:

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

Street: 971 Century Park Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park), 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

Variations 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): Staff recommends Approval of a 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:

This is a request to revise a sign at the entry to the Century Park office development. The proposed sign is a redesign of a sign that was approved by the TTCDA in 2022 (Case # 9-A-22-TOS). The changes were significant enough to warrant a new sign approval by the TTCDA and not an administrative approval by staff.

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 proposed monument sign includes the name for the "Century Park" office park development. As a business park, the sign can be reviewed as what the TTCDA Guidelines call a "Planned Development" sign, referring to the types of yard signs seen at the entry to subdivisions and business parks. The sign is located in the Century Park Boulevard entryway and is setback 75 feet from the south side of Dutchtown Road. There is another sign for the business park in the roundabout that was included in the previous case and has already been constructed.

2) The sign is comprised of an aluminum arched sign featuring the business park name and a semi-circle logo above the arch on a 3-ft base. Both the body and the base of the sign consist of an aluminum sheet covering an aluminum angle frame painted with a polyurethane paint. The channel letters are internally lit with LED lighting and feature plastic faces and trim cap retainers.

3) The design has three colors, which meets the TTCDA guidelines.

4) Pursuant to 4.2 of the TTCDA Guidelines, only a message area should be counted toward the sign's overall size. A maximum of two subdivision/business park entrance signs can be used with a total maximum area not to exceed 300 square feet. The maximum height allowed is 12 ft.

A. The boulevard sign message area comprises 104 square feet (52.5 sq ft per side).

B. The roundabout sign message area comprises 52.5 square feet (26.25 sq ft per side).

C. Both signs are under the 12-ft maximum height and 200 square foot sign area allowances.

D. Together, the signs comprise 256.5 square feet, which is well below the maximum area allowed for 2 "Planned Development" signs in a business park.

B. RELATIONSHIP OF THE PROPOSED SIGNAGE TO SIGNAGE ON NEARBY PROPERTIES, IN TERMS OF SIZE, LOCATION, MATERIALS, AND COLOR.

1) The majority of the surrounding properties are either single family residential or vacant land, so there are not a lot of signs in the vicinity. The office across the street has a small yard sign. However, the proposed sign is well under the maximum allowed for a sign of this type, meets all of the TTCDA requirements, and is appropriate at this location.

Action: Approved

Meeting Date: 3/4/2024

Details of Action: Approval of a 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: 3/4/2024

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: