

CASE SUMMARY

APPLICATION TYPE: TTCDA

SIGN PERMIT



File Number: 4-C-23-TOS Related File Number:
Application Filed: 3/9/2023 Date of Revision:
Applicant: BAKER JONES SIGNCO INC.

PROPERTY INFORMATION

General Location: South side of Pentwater Rd, east of Charlevoix Rd and north of Hardin Valley Rd
Other Parcel Info.:
Tax ID Number: 104 00107 Jurisdiction: County
Size of Tract: 0.464 acres
Accessibility: Access is via Pentwater Dr, a local road with a 29-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
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: 2320 Charlevoix Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business)/TO
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): Based on the application and plans as submitted, 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:

1) This is a request for approval of a new business building sign on a new building at the corner of Charlevoix Road and Pentwater Drive.

2) The proposed building sign includes the business name for "Brown Bag" and the slogan "Food with a Purpose." The sign will be located on the west side of the building facing Charlevoix Road.

3) The new sign consists of non-lighted channel letters mounted to the building via a raceway. The letters are 1-in deep channel letters. The letters are white, green and brown with brown trim and returns. The paint finish is flat or matte.

4) The sign comprises an area of 52.5 square feet, which is within the limits allowed for this business based on the 96 feet of building frontage, which yields a maximum sign area of 96 square feet.

Action: Approved

Meeting Date: 4/10/2023

Details of Action:

Based on the application and plans as submitted, 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.

Summary of Action:

Date of Approval: 4/10/2023

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: