

CASE SUMMARY

APPLICATION TYPE: TTCD

SIGN PERMIT



File Number: 4-E-18-TOS Related File Number:
Application Filed: 3/2/2018 Date of Revision:
Applicant: SOUTHERN SIGNS, INC.

PROPERTY INFORMATION

General Location: Southeast side of Spring Bluff Way, southwest side of Greenland Way.
Other Parcel Info.:
Tax ID Number: 103 M A 005 Jurisdiction: County
Size of Tract: 3.52 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial with a 3 lane pavement section within an 80' wide right-of-way using Spring Bluff Way, a joint permanent easement, with approximately 26 feet of pavement.

GENERAL LAND USE INFORMATION

Existing Land Use: Mixed use center
Surrounding Land Use:
Proposed Use: Proposed signage for a fitness center. Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 10926 Spring Bluff Way
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / 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

Variances Requested: Not applicable at this time.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTEDA ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

Based on the application and sign plans as submitted, the staff recommends APPROVAL of a Certificate of Appropriateness for a Sign Permit, Subject to the following conditions:

- 1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.
- 2) Meets the approved sign plans for the development included in the application package 12-A-08-UR

Comments:

- 1) This is a request to add a building sign for a multi-tenant commercial development located on the southeast side of Spring Bluff Way, southwest side of Greenland Way.
- 2) The sign will be LED illuminated flush mounted channel logo and letters, with vinyl overlay and shall be matte or flat finish (not glossy or reflective), using 3 colors only.
- 3) The sign will be affixed to the building façade on the commercial tenant space for 10926 Spring Bluff Way and the business will occupy the adjacent tenant locations with the addresses of 10922 and 10930 Spring Bluff Way.
- 4) The building sign size is demonstrated as being 40.36 square feet, which is within the maximum allowable based on the leased building frontage of 77 feet.
- 5) A new tenant panel is also proposed for the existing shopping center directory monument sign as allowed by the use-on-review signage approval for 12-A-08-UR and the TTEDA Design Guidelines.

Action: Approved with Conditions

Meeting Date: 4/9/2018

Details of Action:

Based on the application and sign plans as submitted, APPROVE the Certificate of Appropriateness for a Sign Permit, Subject to the following conditions:

- 1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.
- 2) Meets the approved sign plans for the development included in the application package 12-A-08-UR

Summary of Action:

Date of Approval: 4/9/2018

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: