

# CASE SUMMARY

APPLICATION TYPE: TTCDA

SIGN PERMIT



File Number: 5-D-20-TOS                      Related File Number:  
Application Filed: 4/3/2020                      Date of Revision:  
Applicant: SOUTHERN SIGNS, INC.

## PROPERTY INFORMATION

General Location: South side of Hardin Valley Road, west of Valley Vista Road and east of Gliding Hawk Ln.  
Other Parcel Info.:  
Tax ID Number: 103 11508                      Jurisdiction: County  
Size of Tract: 1.33 acres  
Accessibility: Hardin Valley Rd. is a minor arterial with a pavement width of 45.5 feet and a right-of-way width of 88 feet.

## GENERAL LAND USE INFORMATION

Existing Land Use: Tire service business  
Surrounding Land Use:  
Proposed Use: Tire service business                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 10838 Hardin Valley Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)  
Former Zoning:  
Requested Zoning: No change  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

## WAIVERS AND VARIANCES REQUESTED

**Variances Requested:** The applicant is requesting a waiver to allow a reduction of the required 20' front yard setback from the right-of-way to 12 ft for the proposed yard sign.

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

## TTEDA ACTION AND DISPOSITION

**Planner In Charge:** Michelle Portier

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

**Staff Recomm. (Full):** Staff recommends APPROVAL of the requested Waiver to allow a reduction of the required 20' front yard setback from the right-of-way to 12 ft for the proposed yard sign. Staff is recommending approval of the waiver due to existing site conditions that restrict compliance with this standard.

Based on the application and sign plans as revised, the staff recommends APPROVAL of a Certificate of Appropriateness for a Sign Permit for the proposed yard and wall signs, subject to 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 yard sign and wall sign for Matlock Tire & Service, located on the south side of Hardin Valley Road, between Gliding Hawk Lane and Valley Vista Road. The building was approved in 2019 (# 9-A-19-TOB). Based on the 80-ft linear building frontage, both the yard sign and wall sign could have a sign area of up to 80 sq. ft.

2. The proposed sign area for the double-sided yard sign is 67.66 sq ft (33.83 sq ft per side). The proposed sign structure would be a 6-ft tall fabricated aluminum cabinet painted to match the building. It would have a 2-in arched cap and a 12-in base with a grounded junction box on the side to provide electric power. The sign itself consists of the business logo, which is proposed as an internally illuminated aluminum channel with a flat acrylic face. It includes the business name and logo on the main body of the sign, and is illuminated with 12V LED lighting. The logo consists of a green background with white letters, and a black outline for "Matlock". The street numbers are black and are ½" thick flat cut PVC mounted to the base. The sign is proposed 12-ft back from the street right-of-way, and a waiver is being requested to allow the reduction from the 20 ft setback requirement.

3. The proposed sign area for the wall sign is 50.38 sq ft. It consists of the business name, constructed of internally illuminated aluminum channel letters with a flat, white, acrylic face. The sign would be mounted to the front façade centered beneath the gable.

**Action:** Approved

**Meeting Date:** 5/11/2020

**Details of Action:** APPROVAL of the requested Waiver to:

1. Allow a reduction of the required 20' front yard setback from the right-of-way to 12 ft for the proposed yard sign.

APPROVE the Certificate of Appropriateness for a Sign Permit, subject to the following condition:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance, as appropriate.

**Summary of Action:**

**Date of Approval:** 5/11/2020

**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:**

