

CASE SUMMARY

APPLICATION TYPE: TTCD

SIGN PERMIT



File Number: 6-B-25-TOS Related File Number:
Application Filed: 5/6/2025 Date of Revision:
Applicant: JORDAN HUTCHINSON SIGNS-N-SUCH

PROPERTY INFORMATION

General Location: South side of Spring Bluff Way, east of Award Winning Way
Other Parcel Info.:
Tax ID Number: 103 M A 005 Jurisdiction: County
Size of Tract: 3.52 acres
Accessibility: Access is via Spring Bluff Way, a private street with a 26 ft pavement width within 40-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: N/A Density:
Planning Sector: Northwest County Plan Designation: CMU (Corridor Mixed-use), HP (Hillside Protection Area)
Growth Policy Plan:
Neighborhood Context:

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

Street: 10950 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: 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.:

TTCCA ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff approved this request for a Certificate of Appropriateness for a Sign Permit for the proposed building sign.

Comments: This is a request to add one building sign for a storefront in the multi-tenant building located in the Village at Hardin Valley Shopping Center. The proposed sign is for New Image Medical Spa.

PURSUANT TO ARTICLE V, SECTION 4 OF THE TTCCA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCCA TO APPROVE A SIGN MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE SIGN PROPOSAL WITH THE DESIGN GUIDELINES.

1. The area of the proposed signage is 31.52 sq ft. This is well within the 58.67 sq ft maximum allowed, based on the tenant's linear frontage of 58.67 ft.
2. The proposed signage consists of the company name, logo, and tagline 'Medical Spa.' The company name will be made of individual aluminum channel lettering, and the logo and tagline will be made of aluminum cabinets. All signage will have matte white acrylic faces with black returns and be internally illuminated with LED lighting. The proposed design and illumination do not distract from the overall appearance of the multi-tenant building.
3. The signage will be directly mounted onto the building façade and will not protrude above the height of the building.

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

1. The proposed sign is in proportion with the signs in the vicinity.

Action: Approved

Meeting Date: 5/5/2025

Details of Action:

Summary of Action:

Date of Approval: 5/22/2025

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: