

# CASE SUMMARY

APPLICATION TYPE: TTCD

SIGN PERMIT



File Number: 7-A-22-TOS                      Related File Number:  
Application Filed: 5/26/2022              Date of Revision:  
Applicant: BENJAMIN ALLEN SIGN CO.

## PROPERTY INFORMATION

General Location: Northwest corner of the intersection of Hardin Valley Rd and Charlevoix Rd  
Other Parcel Info.:  
Tax ID Number: 103 E A 002                      Jurisdiction: County  
Size of Tract: 5.2 acres  
Accessibility: Access is via Hardin Valley Road, a minor arterial street with a 3-lane section consisting of a 44-ft pavement width within an 80-ft wide right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Commercial  
Surrounding Land Use:  
Proposed Use: Commercial                      Density:  
Sector Plan: Northwest County              Sector Plan Designation: GC (General Commercial)  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 10669 Hardin Valley Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: CA (General Business) / 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.:

## TTEDA ACTION AND DISPOSITION

**Planner In Charge:** Michelle Portier

**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:**

1) This is a request for approval of a change in a business building sign at the existing strip commercial center at the northeast corner of the intersection of Hardin Valley Road and Charlevoix Road east of Pellissippi Parkway.

2) The proposed building sign includes the business name for The Neptune Society, which replaces the existing Craft Beer Market sign. The sign will be located above the awning-canopied entrance to the business.

3) The new sign consists of individual channel letters mounted to the building via a raceway. The letters are acrylic and have a translucent vinyl, matte finish. The sign will not be lit.

4) The sign comprises an area of 24.8 square feet, which is within the limits allowed for this business based on the 25 feet of building frontage which yields a maximum sign area of 25 square feet.

**Action:** Approved

**Meeting Date:** 7/11/2022

**Details of Action:**

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:** 7/11/2022

**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:**