

CASE SUMMARY

APPLICATION TYPE: TTCDA

SIGN PERMIT



File Number: 7-B-24-TOS Related File Number:
Application Filed: 5/16/2024 Date of Revision:
Applicant: SHANNON SAPP MERIT CONSTRUCTION, INC

PROPERTY INFORMATION

General Location: South side of Murdock Dr, west side of Cogdill Rd
Other Parcel Info.:
Tax ID Number: 118 17315 Jurisdiction: County
Size of Tract: 10.92 acres
Accessibility: Access is via Murdock Drive, a minor arterial street with a pavement width of 40-ft within a 95-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: N/A Density:
Planning Sector: Northwest County Plan Designation: BP (Business Park)
Growth Policy Plan:
Neighborhood Context:

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

Street: 10542 Murdock Dr.
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.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Based on the application and plans as submitted, the staff recommends Approval of a Certificate of Appropriateness for a Sign Permit, for the proposed building sign, with the following condition:

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

Comments:

This is a request to add a new sign to a building located at 10542 Murdock Drive. The building is situated on a 10.92-acre property located on the south side of Murdock Drive, and east of Simmons Road. The proposed building sign is for Harper Collision Realty, Inc, the sole occupant of the building. The sign will be placed on the front of the building facing Murdock Drive. The surrounding area largely consists of office and commercial uses.

PURSUANT TO ARTICLE V, SECTION 4 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA 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 sign would be approximately 66.45 sq ft. This is well within the 100 sq ft maximum allowable square footage, based on the building's linear frontage of 240 sq ft.
2. The proposed sign consists of the company name and will be composed of aluminum letters with plastic faces. The lettering will be directly mounted to the building façade and will not protrude above the building. The face will have a matte black finish and blue LED illumination visible at night. The placement, composition, and design of the sign comply with all policies highlighted under section 4.4 of the TTCDA guidelines.

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

1. The proposed signs is in proportion with signs in the vicinity and is not out of character with the area.

Action: Approved

Meeting Date: 7/8/2024

Details of Action:

Approval of a Certificate of Appropriateness for a Sign Permit, for the proposed building sign, with the following condition:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.

Summary of Action:

Date of Approval: 7/8/2024

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: