

# CASE SUMMARY

APPLICATION TYPE: TTCDA

SIGN PERMIT



File Number: 8-B-20-TOS                      Related File Number:  
Application Filed: 7/9/2020                      Date of Revision:  
Applicant: LORI COLBURN / T AND T SIGNS, INC

## PROPERTY INFORMATION

General Location: Northwest side of Hardin Valley Rd., northeast side of Performing Arts Way  
Other Parcel Info.:  
Tax ID Number: 103 103                      Jurisdiction: County  
Size of Tract: 4.1 acres  
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a 3-lane section with 44' pavement width within an 80' right-of-way

## GENERAL LAND USE INFORMATION

Existing Land Use: Shopping Center  
Surrounding Land Use:  
Proposed Use: Sherwin Williams paint store                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 10867 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: 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:** The applicant is requesting a waiver to reduce the required 20-ft front yard setback from the right-of-way to 10 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):** Based on the application and sign plans as submitted, staff recommends APPROVAL of a Certificate of Appropriateness for a sign permit, 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 two building signs and a yard sign in the shopping center located at 10867 Hardin Valley Rd. The signage is for Sherwin Williams, which is located in an infill building at the front of the lot. This building has two frontages, one on Hardin Valley Road and the other on Performing Arts Way. The building design was recently approved by the TTEDA in December 2019 (Case # 12-A-19-TOB).

2) To determine the maximum square footage allowed, staff used the longer building façade facing Performing Arts Way, which measures 108 linear feet. Therefore, the maximum building signage area allowed is 100 square feet.

3) There are two signs proposed for the building, and each will be placed on a facade facing a right-of-way. Both signs are identical in design. They comprise 45.46 square feet each, for a total area of 90.92 square feet. Each sign will be 5" deep aluminum channel directly mounted to the building façade and internally lit with a matte finish. The signs will consist of processed graphics applied to the sign surface. They will utilize LED lights for the internal illumination.

4) The double-sided yard sign is 6-ft high and comprises 50 square feet on each side for a total of 100 square feet. The proposed sign face material is panned clear lexan with vinyl graphics applied to the surface. The sign cabinet will be fabricated aluminum with an internal tube steel frame. It will be backlit with LED lighting mounted on aluminum bent channels set 12" apart.

5) The yard sign is proposed to be located 10 feet from the right-of-way at the entry into the shopping center and would require a 10-ft waiver from the front setback requirement. The existing parking lot and previously approved landscaping plan limit the space available for the sign, and Knox County Engineering has confirmed the sign position would not limit sight distance for vehicles making left turns out of the parking lot. For these reasons, staff recommends approval of the waiver.

6) The applicant is also proposing a temporary sign for the grand opening. It meets the requirements of the TTEDA Guidelines and would be allowed for a maximum of 15 days.

7) The applicant submitted parking lot signage, but these are not reviewed by TTEDA. They will be reviewed by Knox County at the time of the signage permit review.

**Action:** Approved with Conditions

**Meeting Date:** 8/10/2020

**Details of Action:** APPROVE the waiver to reduce the required 20-ft front yard setback from the right-of-way to 10 ft for the proposed yard sign.

APPROVE the Certificate of Appropriateness for a Sign Permit, subject to the condition that it meet all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

**Summary of Action:**

**Date of Approval:** 7/6/2020

**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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**