

# CASE SUMMARY

APPLICATION TYPE: TTCD

SIGN PERMIT



File Number: 8-D-18-TOS                      Related File Number:  
Application Filed: 7/2/2018                      Date of Revision:  
Applicant: H V DEVELOPMENT, LLC

## PROPERTY INFORMATION

**General Location:** Northwest side of Hardin Valley Rd., northeast side of Cherahala Boulevard.  
**Other Parcel Info.:**  
**Tax ID Number:** 103 E A 018                      **Jurisdiction:** County  
**Size of Tract:** 1.65 acres  
**Accessibility:** Access is via Cherahala Boulevard, a local, 2-lane street, with a right-of-way width of 80 to 143' feet (at the entrance), off of Hardin Valley Road, a 4-lane, median-divided minor arterial street, within 190-200' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Multi-tenant commercial building (restaurants)  
**Surrounding Land Use:**  
**Proposed Use:** Yard sign for restaurants                      **Density:**  
**Sector Plan:** Northwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:**  
**Neighborhood Context:**

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

**Street:** 10573 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:** NA  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**WAIVERS AND VARIANCES REQUESTED**

Variances Requested: Not applicable at this time.

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**TTEDA ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Based on the application and sign plans submitted, the 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 a new 2-sided yard sign for a multi-tenant commercial building on Hardin Valley Road, along the northeast side of Cherahala Boulevard.
- 2) The yard sign for Stefanos Pizza and Salsarita's will be placed at least 20' feet from property line adjacent to Hardin Valley Road and at least 20' feet from property line adjacent Cherahala Boulevard.
- 3) The total area of the proposed sign will be 53.35 square feet (26.67 square feet per side), which is within the limits allowed based on the linear building frontage of 100 feet.
- 4) The height of the sign will be 6 feet.
- 5) The sign will be illuminated with LED raceway channel letters.
- 6) The proposed yard sign meets the requirements of the Design Guidelines.

Action: Approved Meeting Date: 8/6/2018

Details of Action: APPROVE the 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.

Summary of Action:

Date of Approval: 8/6/2018 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: