

# CASE SUMMARY

APPLICATION TYPE: TTCDA

SIGN PERMIT



File Number: 8-D-19-TOS                      Related File Number:  
Application Filed: 7/9/2019                      Date of Revision:  
Applicant: IMAGE 360 WEST - KNOXVILLE

## PROPERTY INFORMATION

General Location: Southwest side of Solway Rd., south side of Greystone Summit Dr.  
Other Parcel Info.:  
Tax ID Number: 103 09905                      Jurisdiction: County  
Size of Tract: 32.39 acres  
Accessibility: Access is via Greystone Summit Dr., a local street with a 26' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Apartments  
Surrounding Land Use:  
Proposed Use: Yard sign                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 2310 Yellow Birch Way  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: OB (Office, Medical, and Related Services) / 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 conditions.

- 1) The yard sign must be located 20' back from the right-of-way line for both Solway Rd. and Greystone Summit Dr.
- 2) 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 an existing apartment development located on the southwest side of Solway Rd. and south side of Greystone Summit Dr. The apartment complex has an existing yard sign located at the entrance to the development off of Greystone Summit Dr.
- 2) The applicant is requesting approval of a new yard sign to be located along their Solway Rd. street frontage near the intersection with Greystone Summit Dr. The applicant is requesting this second yard sign to help identify The Preserve at Hardin Valley apartments since their other sign is not visible from Solway Rd. To further complicate things the yard sign for Greystone Summit Apartment Community is located in the street median for Greystone Summit Dr.
- 3) Section 3.90.15.C of the Knox County Zoning Ordinance states that "Additional signs may be permitted if approved by the Tennessee Technology Corridor Development Authority through the procedure described in subsection 5.90.11, "Revisions of development plans," provided that scale drawings of the signs indicate that they will not detract from the attractive, park-like character of the corridor; and that the development plan clearly shows that because of unusual topography, building locations and relationships of developments with multiple structures, additional signs are essential to inform and direct the public".
- 4) The yard sign must be located 20' back from the right-of-way line for both Solway Rd. and Greystone Summit Dr. As presently shown on the site plan, the sign is only 10' from the right-of-way of Greystone Summit Dr. The site plan will have to be revised to meet the minimum standard.
- 5) As proposed, the yard sign has a maximum height of 4.5 feet. The sign area per side is approximately 24.5 square feet for a total area of 49 square feet which is consistent with the Design Guidelines.
- 6) The sign structure will have a cream stucco finish with a custom stone base to match exterior finishes at the complex. The sign will include a logo and lettering for the Preserve at Hardin Valley. There will be no lighting for the sign.

Action: Approved

Meeting Date: 8/5/2019

Details of Action:

APPROVE a Certificate of Appropriateness for a Sign Permit, subject to the following conditions.

- 1) The yard sign must be located 20' back from the right-of-way line for both Solway Rd. and Greystone Summit Dr.
- 2) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.

Summary of Action:

Date of Approval: 8/5/2019

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:**