

CASE SUMMARY

APPLICATION TYPE: TTCD

SIGN PERMIT



File Number: 9-A-22-TOS Related File Number:
Application Filed: 8/1/2022 Date of Revision:
Applicant: NICHOLAS G. CAZANA PELLISSIPPI DUTCHTOWN GENERAL PARTNERSHIP

PROPERTY INFORMATION

General Location: Private right-of-way off of Dutchtown Rd east of Pellissippi Pkwy
Other Parcel Info.:
Tax ID Number: 118 17705 Jurisdiction: City
Size of Tract: 2.17 acres
Accessibility: Century Park Boulevard is a private right-of-way off of Dutchtown Road, a minor collector with a 60-ft pavement width inside a right-of-way that varies in width from 86 to 114 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land (office building recently approved)
Surrounding Land Use:
Proposed Use: New monument sign for an office park Density:
Sector Plan: Northwest County Sector Plan Designation: MU-SD, NWCO-2 (Mixed Use Special District)
Growth Policy Plan:
Neighborhood Context:

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

Street: 0 Century Park Blvd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: OP (Office Park) / TO-1 (Technology Park 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: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Approve the request for two business park signs, subject to the following condition:

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

Comments:

1) This is a request for approval of two monument signs for the Century Park Office Park on Century Park Boulevard.

2) The first sign is proposed at the front of the existing landscaped boulevard entry, set far enough back so as not to block visibility of drivers waiting to exit the site onto Dutchtown Road.

3) The other sign is placed inside the roundabout on the northern side where traffic enters the roundabout from Dutchtown Road. It does not block the visibility of traffic entering the roundabout from the other 3 entry points.

4) The design of both signs is similar and provides a consistent signage experience. Both signs feature a brick base and concrete cap with the sign rising out of the base, and both signs feature reverse channel letters painted dark green spelling out the name of the office park and mounted onto the brushed aluminum panel sign surface.

5) To introduce a little variety, each sign has some unique features from the other.

a. The monument sign in the boulevard entry features a sign panel anchored in the corner where the base and column meet with a smaller logo sign sitting on top of the column.

b. The roundabout sign's footprint is in the shape of an arc to match the shape of the roundabout and features just the base and the sign area without a column on the end.

6) For size requirements, both signs were reviewed under Section 4.2 of the TTCDA Guidelines, which pertains to subdivisions, planned developments, and business parks. The provisions of this section call for only a sign's message area to be counted toward the sign's overall size, a maximum of 2 subdivision/business park entrance signs, and a maximum signage height of 12 feet.

a. The boulevard sign message area comprises 56.5 square feet (includes both sides).

b. The roundabout sign message area comprises 52.5 square feet (includes both sides).

c. Both signs are well under the 12-ft maximum height and 200 square foot sign area allowances.

d. Together, the signs comprise 109 square feet, which is well below the 300 maximum square feet allowed for 2 entry signs in a business park.

7) The roundabout sign will be lit by a ground-mounted LED light fixture with a full light shield aimed directly at the sign. The boulevard entry sign will not be lit.

8) The proposal also includes 3 flags inside the roundabout. However, the TTCDA Guidelines do not address flags, so these would be reviewed under the Knox County Zoning Ordinance regulations during the permit review process.

9) The proposed yard sign package meets the TTCDA Design Guidelines.

Action: Approved

Meeting Date: 9/6/2022

Details of Action:

Approve the request for two business park signs, subject to the following condition:

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

Summary of Action:

Date of Approval: 9/6/2022

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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: