

CASE SUMMARY

APPLICATION TYPE: TTCDA

SIGN PERMIT



File Number: 9-B-18-TOS Related File Number:
Application Filed: 7/26/2018 Date of Revision:
Applicant: ARBY'S / DESIGN TEAM SIGN CO.

PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Rd., southwest of Valley Vista Rd.
Other Parcel Info.:
Tax ID Number: 103 11506 Jurisdiction: County
Size of Tract: 1.06 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a 3 lane section with a 44' pavement width within an 100' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial building under construction.
Surrounding Land Use:
Proposed Use: Signs for Restaurant Density:
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan:
Neighborhood Context:

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

Street: 10816 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: 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 as submitted, the staff recommends APPROVAL of a Certificate of Appropriateness for a Sign Permit for the proposed yard and building signs, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) The yard sign shall meet the 20' setback requirement from the street right-of-way line.

Comments:

1) This is a request for approval of the proposed sign system for an Arby's restaurant that will be located in a portion of commercial building of approximately 6,345 square feet. The restaurant will occupy approximately 2,385 square feet of the building and has just over 33' of building frontage along Hardin Valley Rd. The restaurant includes a drive-thru window. The 1.06 acre development site is located on the southeast side of Hardin Valley Rd, approximately midway between Greenland Way and Valley Vista Rd. Access to the site will be the eastern entrance to Palmer Subdivision. The site is located just west of Zaxby's restaurant.

2) The proposed yard sign will be located along the Hardin Valley Rd. street frontage on the east side of the access driveway. The yard sign has a 20' setback requirement from the right-of-way line for Hardin Valley Rd. The sign is proposed at a height of 6 feet. The sign is a double faced monument sign with 37.36 square feet per sign face for a total sign area of 74.72 square feet. With a total building frontage of approximately 90 feet, a maximum sign area of 90 square feet would be allowed. The sign will include the Arby's logo in red and white with a sign area of approximately 10 square feet. The Arby's sign will be internally illuminated with LED lighting. The yard sign includes additional space for other tenant panels. The monument sign structure will include brick and dark bronze coping to match the materials used in the building.

3) There will be one building sign with the sign being located above the main entrance. The sign is proposed at 33.1 square feet which is the maximum allowed for the restaurant which has a building frontage of 33' 2". The sign will include the Arby's logo in red and white and will be internally illuminated with LED lighting.

4) The sign system also includes small directional signs throughout the site.

Action: Approved

Meeting Date: 9/10/2018

Details of Action:

APPROVE the Certificate of Appropriateness for a Sign Permit for the proposed yard and building signs, subject to the following conditions:

- 1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.
- 2) The yard sign shall meet the 20' setback requirement from the street right-of-way line.

Summary of Action:

Date of Approval: 9/10/2018

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:

