



Shannondale

of **KNOXVILLE**

A COVENANT LIVING COMMUNITY

801 Vanosdale Rd, Knoxville, TN 37909

Master Sign Plan

October 2, 2025

Regulation

Comment

9.2. Application Requirements. Master sign plans required pursuant to other provisions of this ordinance shall be submitted for review and consideration by the Metropolitan Planning Commission as a use permitted on review, and shall include the following information in the application package:

- | | |
|---|---|
| a. Master sign plan application and a consent form signed by all the property owners), or owners' representatives, for the unified development under consideration. | |
| b. A site plan showing the location and dimensions of all property lines, rights-of-way, easements, improvements (buildings, driveways, street access points, etc.) within the unified development, the location of all existing and proposed signs, and if required pursuant to other provisions of this ordinance, building elevations showing all building signs. | See Page 3 |
| c. Scale drawings showing the dimensions and construction details for all proposed signs including sign illumination and landscaping plans. | See Pages 5-8.
Note that these layouts show the signs to be implemented now, but this does not limit future signs or changes to the sign messages |
| d. Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of freestanding signs allowed on the lots included in the unified development under consideration. | The total sign area for all signs on this campus shall not exceed 200 square feet.
No sign shall be taller than 8'-0" above grade.
There shall not be more than 15 freestanding signs on this campus. |
| e. A copy of any sign restrictions proposed or implemented for the unified development. | |
| f. Documentation including an accurate site plan for the development shall be provided showing that the development was approved as a shopping center, commercial subdivision, office park, or, mixed use development within the TC-1 (Town Center) district. The development may be located on both sides of a street or streets if it is determined by the Metropolitan Planning Commission that it functions as a unified development. | |
| g. The minimum size of a development eligible for consideration as a unified development shall be twenty-five thousand (25,000) square feet of gross floor area and must contain three (3) or more businesses or tenants. | |
| h. For the purposes of approving a master sign plan, the Metropolitan Planning Commission shall determine the boundaries of the unified development based on the application and evidence submitted in support of the application. | |
| i. The approved signs shall be located on property within the area defined by the Metropolitan Planning Commission as the unified development. | |



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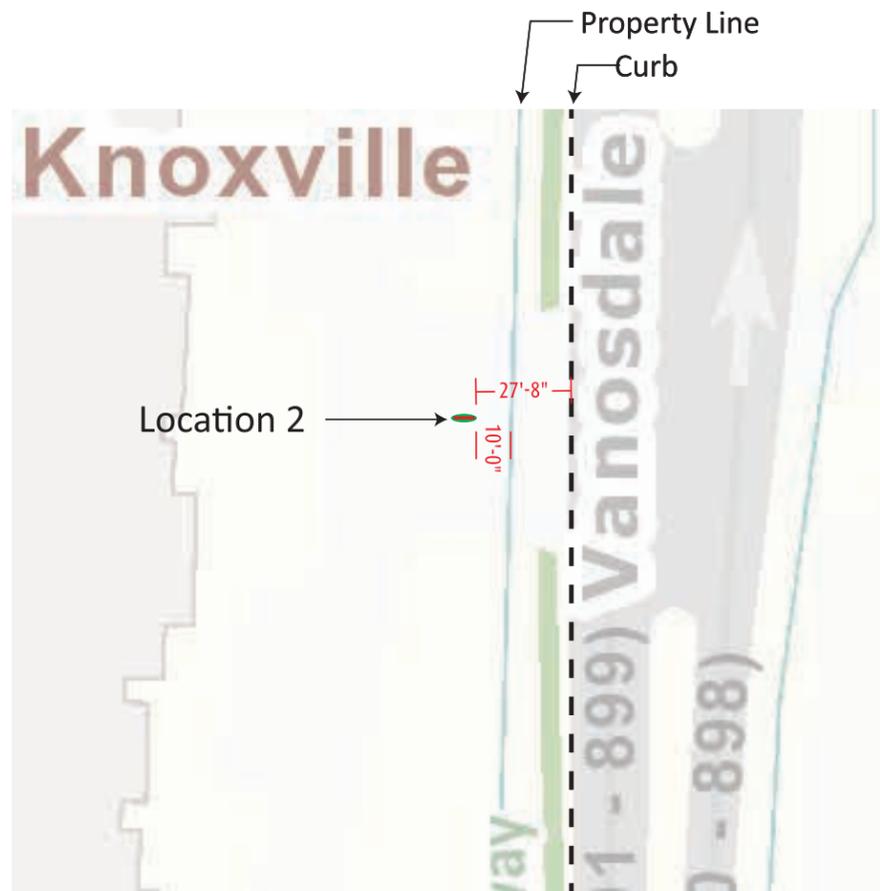
TabloidLandscape

■ PROPOSED SIGNS ■ EXISTING SIGNS

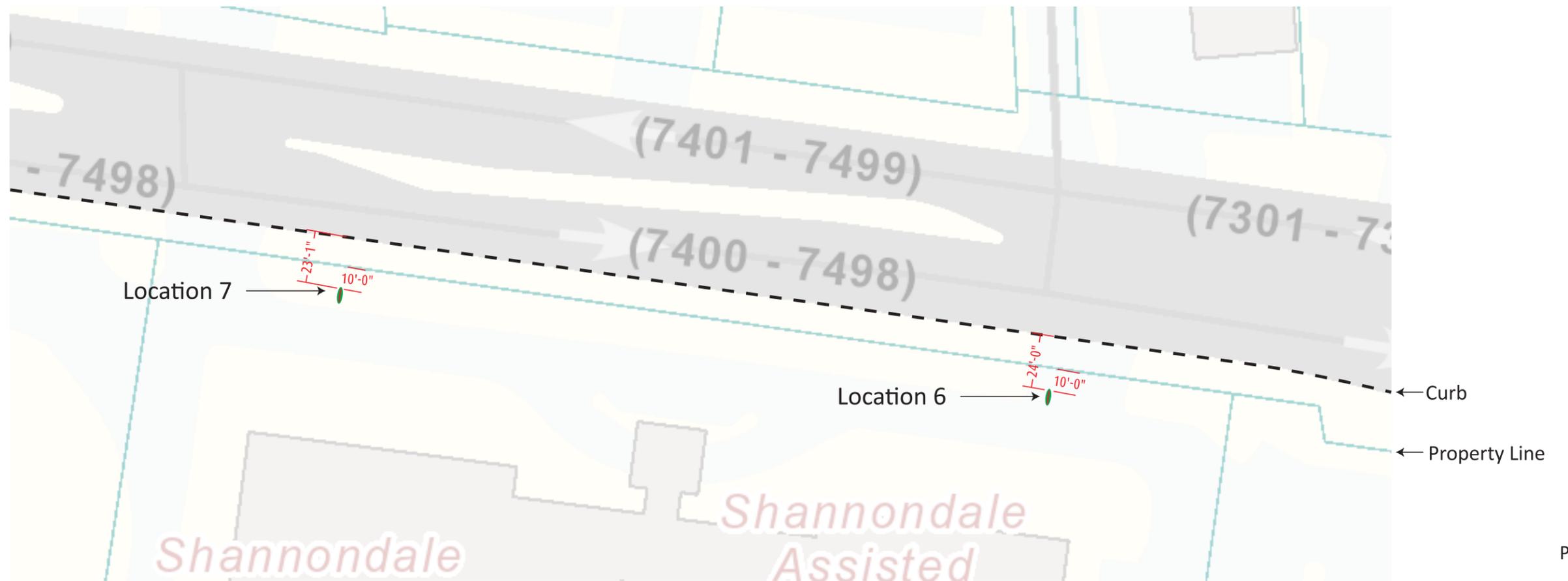
Knoxville - Knox County - KUB Geographic Information System

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Remaining signs are more than 30 from public roads.

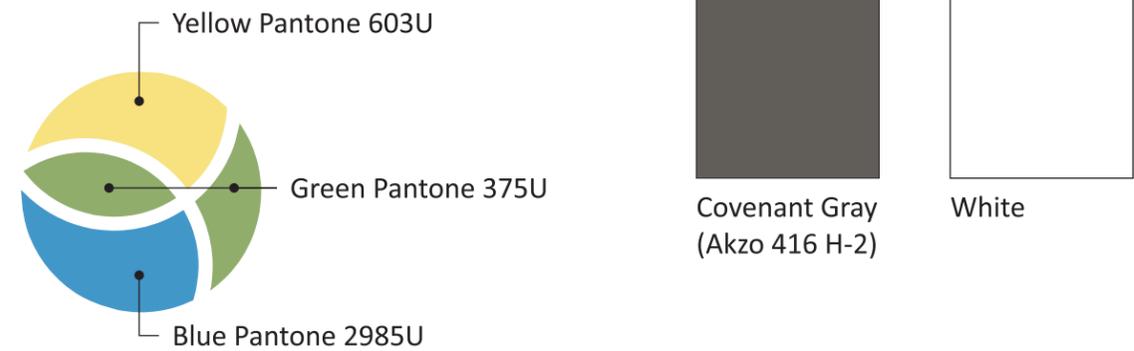


Dimensions

Location	Overall Height	Panel Size	Panel Square Footage
1	2'-7.75"	2'-7.75"h x 7'-2.5"w	19.07 sq. ft.
2	2'-7.75"	2'-7.75"h x 7'-2.5"w	19.07 sq. ft.
3	4'-4"	34"h x 48"w	11.33 sq. ft.
4	4'-4"	34"h x 48"w	11.33 sq. ft.
5	4'-4"	34"h x 48"w	11.33 sq. ft.
6	4'-3"	28"h x 48"w	9.33 sq. ft.
7	4'-3"	28"h x 48"w	9.33 sq. ft.
8	4'-3"	28"h x 48"w	9.33 sq. ft.
9	4'-3"	28"h x 48"w	9.33 sq. ft.
10	4'-3"	28"h x 48"w	9.33 sq. ft.
11	4'-3"	28"h x 48"w	9.33 sq. ft.
12	4'-3"	28"h x 48"w	9.33 sq. ft.
			137.44 sq. ft.

Note: All signs are non-illuminated

Colors



Letter Styles

Avenir LT 65 Medium

ABCDEFGHIJKLMNOPQRSTUVWXYZ

abcdefghijklmnopqrstuvwxyz1234567890

Avenir LT Std

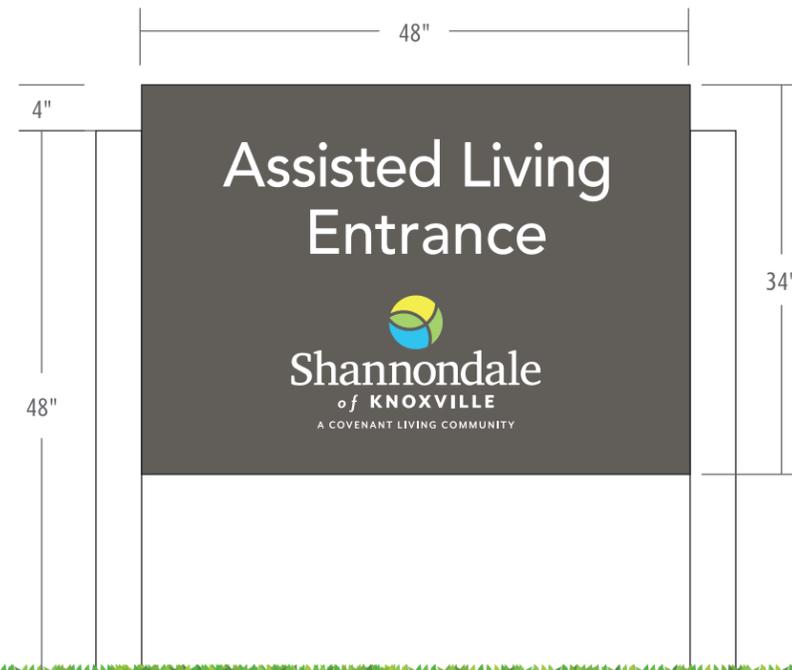
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abcdefghijklmnopqrstuvwxyz1234567890

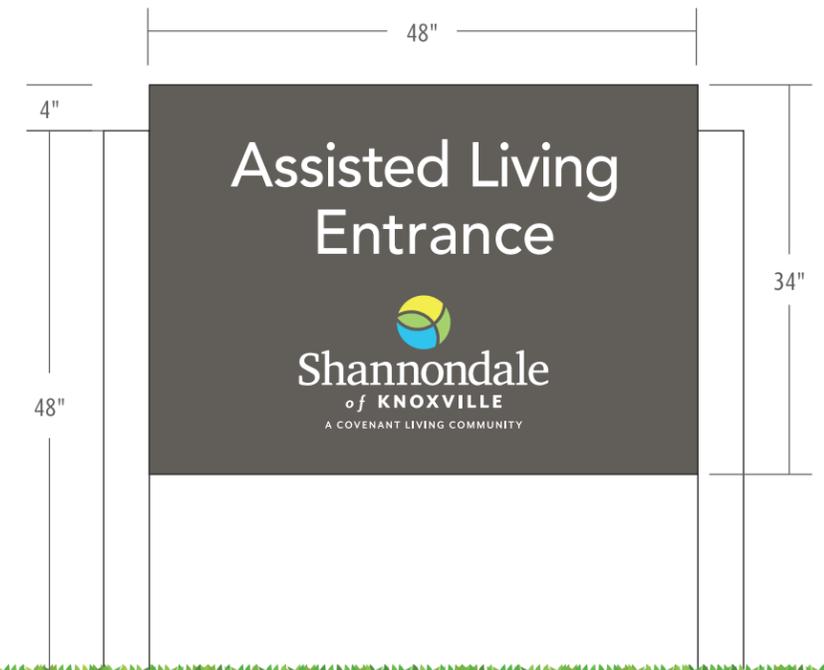
Layouts



Location 3



Location 4



Location 5



SIGN TO BE REMOVED

Layouts



Location 6

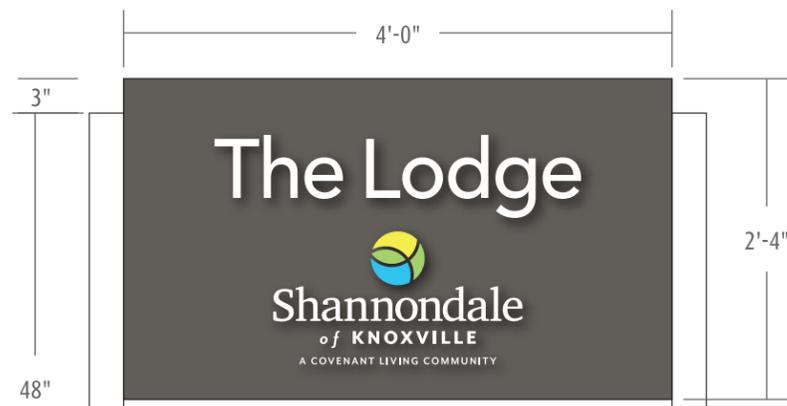


Location 7

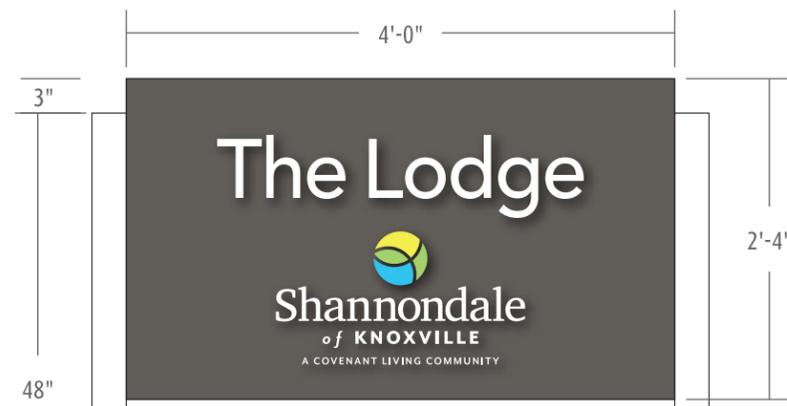


Location 8

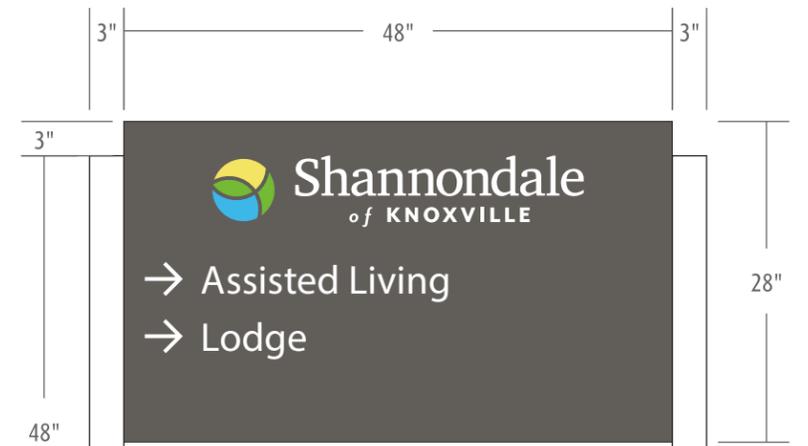
Layouts



Location 9



Location 10



Location 11

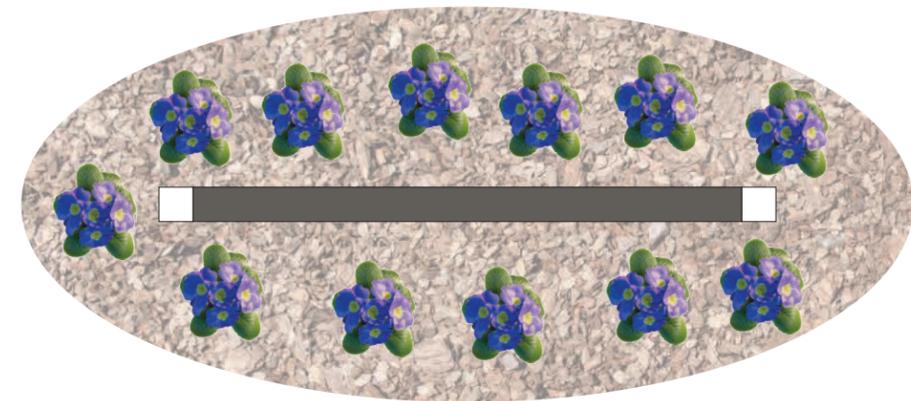
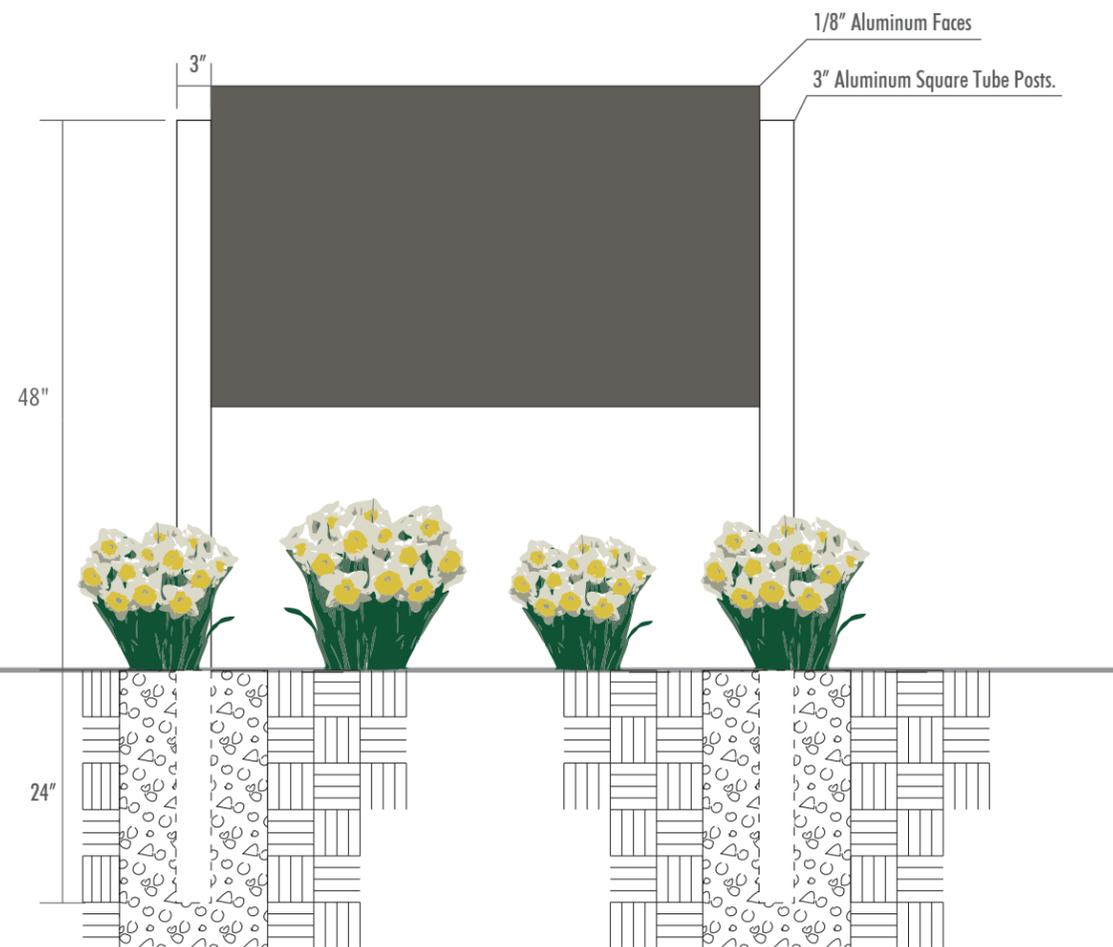
Layouts



Location 12

Footer Detail & Landscaping

NO EXTERNAL OR INTERNAL ILLUMINATION



Owner to maintain landscaping to include mulch and seasonal plantings. The minimum square footage shall be 1/2 of the sign area.

Sign Type **2.1**

Monument Identification

OPTION: Dimensional Letters

ILLUMINATION: External Illumination Present

ASI-LPS-500-ALU-SPX-EPX-STM

Thickness: 1/2"

Graphics Color: Logo Colors (see below) **Black**

Paint: Surface Applied

Letter Style: Charter Roman & Custom Logo

Graphics: Dimensional, Non-illuminated

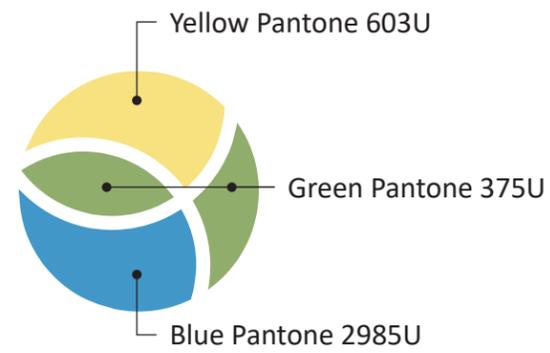
Paint: Surface Applied

Detail: Painted Edges

Mounting: Stud Mounted with 1/2" Spacers

Material: Acrylic

Brick Wall is existing.



Location 1 - Existing

1/4" = 1'-0"



Location 2 - Existing

1/4" = 1'-0"