

# CASE SUMMARY

APPLICATION TYPE: TTCD

SIGN PERMIT



File Number: 1-A-21-TOS                      Related File Number:  
Application Filed: 12/3/2020                      Date of Revision:  
Applicant: BRADY CARLUCCI / SEVAN MULTI SITE SOLUTIONS

## PROPERTY INFORMATION

General Location: North side of Hardin Valley Road and west side of Charlevoix Road, just east of Pellissippi Parkway  
Other Parcel Info.:  
Tax ID Number: 103 E A 002                      Jurisdiction: County  
Size of Tract: 5.2 acres  
Accessibility: Access is via Hardin Valley Road, a minor arterial street with a 3-lane section consisting of a 44-ft. pavement width within an 80-ft. right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Commercial strip center  
Surrounding Land Use:  
Proposed Use: Pet clinic                      Density:  
Sector Plan: Northwest County                      Sector Plan Designation:  
Growth Policy Plan:  
Neighborhood Context:

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

Street: 10627 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: 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):** Based on the application and sign plans as submitted, staff recommends APPROVAL of a Certificate of Appropriateness for a Sign Permit, 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 a new building sign for My Pets Wellness in The Shops at Hardin Valley Station shopping center. The business is located in the main building at the rear of the parking lot.

2) The sign will be located on the wall above the awning over the front doors. The building has a 25-ft. frontage, which will allow a building sign area of up to 25 sq. ft. The proposed sign has an area of 15.11 sq. ft. when measured by individual letter, which is allowed per the TTCDA Guidelines.

3) The aluminum channel letters will be covered with a digital print on vinyl film with a flat finish. The digital print will be blue with perforations so that the sign appears blue during the day and white at night. The sign will be attached to the building on 5" stand-offs so that the letters are separated from the façade wall by 5".

4) The sign will be internally illuminated using low-wattage LED lighting.

5) The signage package also features a door sign, but these are not regulated by TTCDA and will be reviewed by the County when the signage package is submitted for permitting.

**Action:** Approved

**Meeting Date:** 1/11/2021

**Details of Action:**

APPROVE the Certificate of Appropriateness for a Sign Permit for the proposed building sign, subject to the following condition:

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

**Summary of Action:**

**Date of Approval:** 1/11/2021

**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:**