

CASE SUMMARY

APPLICATION TYPE: TTCD

SIGN PERMIT



File Number: 12-A-24-TOS Related File Number:
Application Filed: 10/10/2024 Date of Revision:
Applicant: BRITTANY GREENE EXCEL SIGNS LLC

PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd, east of Hardin Farms Ln
Other Parcel Info.:
Tax ID Number: 104 01102 Jurisdiction: County
Size of Tract: 0.93 acres
Accessibility: Access is via Hardin Valley Road, a major arterial street with a median and dedicated left turn lane.
The right-of-way has a width of 203 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: N/A Density:
Planning Sector: Northwest County Plan Designation: CMU (Corridor Mixed-use)
Growth Policy Plan:
Neighborhood Context:

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

Street: 10437 Hardin Valley Rd.
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: 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: Kelsey Bousquet

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends approval of a Certificate of Appropriateness for a Sign Permit, for the proposed monument sign, with the following condition:

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

Comments:

This is a request to replace an existing monument sign for Pillar Primary Care. A Certificate of Appropriateness for a single-sided monument sign was approved in 2016 (7-D-16-TOS). The applicant intends to utilize the existing stone veneer base that was approved in 2016.

PURSUANT TO ARTICLE V, SECTION 4 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A SIGN MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE SIGN PROPOSAL WITH THE DESIGN GUIDELINES.

1. The monument sign is 4 ft-10 in tall and has a structure area of 38.67 sq ft. The sign has a message area of 20.13 sq ft, which is well within the maximum allowable area of 64 ft based on the building's linear frontage. The sign's structure area of 38.67 sq ft is below the maximum allowed for the structural elements, which is to be no greater than 1.5 times the message area.

2. The monument sign will feature the company name, logo, and address. The existing stucco sign surface would be retained. The applicant proposes to remove the existing letters and then repair and repaint the background in a flat, gray finish. New dark and light blue acrylic letters will be applied to the stucco surface. The existing gray stone pillars would be retained.

The sign face will be composed of stucco with a flat finish and acrylic lettering with a matte finish. The stucco will be a warm grey, and the logo and lettering will be dark and light blue.

3. The sign will be illuminated with an LED flood light fixture aimed at the sign and concealed in a landscape bed.

4. The sign is situated at the driveway entrance at Hardin Valley Road, 20.2 ft from the right-of-way, which meets the TTCDA yard sign location criteria.

B. RELATIONSHIP OF THE PROPOSED SIGNAGE TO SIGNAGE ON NEARBY PROPERTIES, IN TERMS OF SIZE, LOCATION, MATERIALS, AND COLOR

1. The proposed sign is in proportion with signs in the vicinity.

Action: Approved

Meeting Date: 12/9/2024

Details of Action:

Approval of a Certificate of Appropriateness for a Sign Permit, for the proposed monument sign, with the following condition:

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

Summary of Action:

Date of Approval: 12/9/2024

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: