

CASE SUMMARY

APPLICATION TYPE: TTCDA

SIGN PERMIT



File Number: 12-C-24-TOS Related File Number:
Application Filed: 10/22/2024 Date of Revision:
Applicant: BENJAMIN BOOHER ALLEN SIGN CO.

PROPERTY INFORMATION

General Location: South side of Cherahala Blvd, north of Charlevoix Rd
Other Parcel Info.:
Tax ID Number: 103 E A 005 Jurisdiction: County
Size of Tract: 5.55 acres
Accessibility: Access is via Cherahala Boulevard, a 3-lane minor collector street with a pavement width of 40-45 ft, within an 85-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Office
Surrounding Land Use:
Proposed Use: N/A Density:
Planning Sector: Northwest County Plan Designation: BP (Business Park)
Growth Policy Plan:
Neighborhood Context:

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

Street: 2375 Cherahala Blvd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology), 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:**
1. Reduce the minimum setback for a monument sign from 20 ft to 5 ft.
 2. Increase the allowable monument sign height from 6 ft to 6 ft-7 in.

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, subject to one condition, and recommends the actions listed below on the waivers required from the Design Guidelines.

WAIVER REQUEST RECOMMENDATION:

- 1) Reduce the minimum setback for a monument sign from 20 ft to 5 ft (Guideline 4.3.2) because it has been in place since 2003 and does not impact sight distance.
- 2) Increase the maximum allowable sign height from 6 ft to 6 ft-7 in (Guideline 4.3.3) to maintain a cohesive signage theme for the property.

APPROVE WITH THE FOLLOWING CONDITION:

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

Comments:

This is a request to replace the existing monument sign for the Y-12 Federal Credit Union Operating Center. Currently, the monument sign is double-sided and features a stone masonry base. The applicant plans to remove and dispose of the existing sign cabinet while reusing the stone base for the new signage.

A Certificate of Appropriateness was issued to replace the monument sign for the bank building on the south side of the property (11-B-24-TOS). Per Guideline 4.3.1, one monument sign is permitted per building, which allows two monument signs for this property.

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 proposed signage will be double-sided and feature the company name and logo. It will be composed of aluminum with acrylic push-thru lettering and illuminated with white LED lighting. The sign will have three colors: white, blue, and red, with a matte finish.
2. In 2003, a stone masonry base was installed with the existing monument sign without prior TTCDA approval. The base was installed 5 ft from the right-of-way and 26 ft from the curb. Because the stone mount has been present since 2003 and does not impact sight distance, Planning supports a waiver to reduce the minimum setback to 5 ft.
3. The proposed sign, with the existing ground mount, is 6 ft-7 in, 7 inches over the allowable height per TTCDA Guideline 4.3.3. The approved monument sign on the south side of the property has an identical stone mount and received a waiver to increase the allowable height to 6 ft-7 in. As both signs are for the same company, Planning supports a waiver to exceed the maximum signage height by 7 inches to maintain a cohesive signage theme.
4. The existing stone mount has an area of 15 sq ft on each side, and the proposed sign has a message area of 39.14 sq ft on each side. The total area for both sides is 108.28 sq ft, which is within the maximum allowable area of 150 sq ft.

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

1. The proposed signage 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, subject to one condition, and recommends the actions listed below on the waivers required from the Design Guidelines.

WAIVER REQUEST RECOMMENDATION:

- 1) Reduce the minimum setback for a monument sign from 20 ft to 5 ft (Guideline 4.3.2) because it has

been in place since 2003 and does not impact sight distance.
2) Increase the maximum allowable sign height from 6 ft to 6 ft-7 in (Guideline 4.3.3) to maintain a cohesive signage theme for the property.

APPROVE 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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: