

# CASE SUMMARY

APPLICATION TYPE: TTCDA

SIGN PERMIT



File Number: 2-A-25-TOS                      Related File Number:  
Application Filed: 12/3/2024              Date of Revision:  
Applicant: CHRIS MORRIS DKLEVY

## PROPERTY INFORMATION

General Location: Northeast side of Cornerstone Dr, east side of Lovell Rd  
Other Parcel Info.:  
Tax ID Number: 131 069                      Jurisdiction: County  
Size of Tract: 19.1 acres  
Accessibility: Access is via Cornerstone Drive, a local street with a 40-ft pavement width within a 60-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Multi-Family  
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: 1003 Chelsea Place Way  
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 yard signs, with the following condition:

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

**Comments:**

The Chelsea on Cornerstone Multi-Family Development will have two driveway entrances on Cornerstone Drive: one main entrance and one resident-only entrance. The applicant is requesting to place one monument sign at the main entrance and one directional sign at the resident entrance. Per Section 4.2, planned developments are allowed one entrance sign per street frontage and additional signage for vehicle and pedestrian orientation or building identification.

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) Both signs would be composed of the same materials. They would have brick veneer bases that match the veneer of the buildings and gray rough-sawn board-formed concrete faces. All lettering would be blind stud-mounted onto the sign faces and illuminated with LED flood light fixtures aimed at the signs.

2) Monument Sign:

a. The proposed monument would be 5 ft—8 in tall and have an area of 96.3 sq ft, which is well within the 200 sq ft allowed based on the property's linear frontage. It would be placed near the main driveway entrance on Cornerstone Drive, 36 ft from the right-of-way.

b. The sign would feature the apartment complex name in black aluminum lettering and the address in white lettering with flat finishes.

3) Directional Sign:

a. The proposed directional sign would be 4 ft – 4 in tall and have an area of 17.3 sq ft. It would be placed near the secondary driveway entrance, 20 ft from the right-of-way.

B. The sign would feature the development name and 'Residential Entry' in aluminum lettering painted with a black flat finish.

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

1. The existing and proposed signs are in proportion with signs in the vicinity.

**Action:** Approved with Conditions **Meeting Date:** 2/10/2025

**Details of Action:** Approval of a Certificate of Appropriateness for a Sign Permit, for the proposed yard signs, with the following condition:

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

**Summary of Action:**

**Date of Approval:** 2/10/2025 **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:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**