

# CASE SUMMARY

APPLICATION TYPE: TTCD

SIGN PERMIT



File Number: 6-B-24-TOS

Related File Number:

Application Filed: 5/1/2024

Date of Revision:

Applicant: PAT BOLES

## PROPERTY INFORMATION

General Location: Southeast of Dutchtown Rd, west of Cogdill Rd and Pellissippi Pkwy

Other Parcel Info.:

Tax ID Number: 118 17605

Jurisdiction: City

Size of Tract: 1.94 acres

Accessibility: Access is via Cogdill Rd, a minor collector street with 37 ft of pavement width within the Pellissippi Parkway right-of-way of 396 ft.

## GENERAL LAND USE INFORMATION

Existing Land Use: Office

Surrounding Land Use:

Proposed Use: N/A

Density:

Planning Sector: Northwest County Plan Designation: TP (Technology Park)

Growth Policy Plan:

Neighborhood Context:

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

Street: 9729 Cogdill Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: C-H-1 (Highway Commercial), TO-1 (Technology Park 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: None

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**TTCDA ACTION AND DISPOSITION**

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Based on the application and plans as submitted, staff recommends Approval of a Certificate of Appropriateness for the requested sign permit with the following condition:

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

Comments: This is a request for approval of a building sign for a business in the existing 26,340 ft office building on Cogdill Rd near the Dutchtown Rd interchange.

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 building sign includes the business name for "RidgeBrooke Tax & Retirement" and the logo. The sign will be located on the north side of the building that faces Cogdill Rd on the brick façade of the second floor of the building. There are 2 existing signs on the north side, one for Denton Financial Group and one for Gentiva Hospice.

2) The new sign consists of halo LED-illuminated reverse channel letters mounted to the building via a raceway. The sign will have a matte brushed aluminum paint finish.

3) The sign size allowed is up to 100 sq ft, which is based on the building frontage. Since there are multiple building signs, the square footage for all 3 signs on the building will be up to 100 sq ft. The proposed sign comprises an area of 52 sq ft. Denton Financial Group and Gentiva Hospice have sign sizes 27.5 sq ft and 11.896 sq ft respectively. The total for this office building is 99.276 sq ft, which is within the 100 sq ft maximum allowed.

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

1) The sign materials are similar to the others on the building.

Action: Approved

Meeting Date: 6/10/2024

Details of Action: Based on the application and plans as submitted, staff recommends Approval of a Certificate of Appropriateness for the requested sign permit with the following condition:

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

Summary of Action:

Date of Approval: 6/10/2024

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:**