

CASE SUMMARY

APPLICATION TYPE: TTCDA

SIGN PERMIT



File Number: 7-A-24-TOS Related File Number:
Application Filed: 5/13/2024 Date of Revision:
Applicant: KEITH PANKEY SIGNCO, INC

PROPERTY INFORMATION

General Location: East side of Valley Vista Rd, south of Hardin Valley Rd
Other Parcel Info.:
Tax ID Number: 103 12011 Jurisdiction: County
Size of Tract: 10.55 acres
Accessibility: Access is via Valley Vista Road, a minor collector street with a pavement width of 40-ft within a 70-ft right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: N/A Density:
Planning Sector: Northwest County Plan Designation: SMR (Suburban Mixed Residential)
Growth Policy Plan:
Neighborhood Context:

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

Street: 2116 Valley Vista Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC(k) (Planned Commercial), 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): Based on the application and plans as submitted, the staff recommends Approval of a Certificate of Appropriateness for a Sign Permit, for the proposed building signs, with the following condition:

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

Comments:

This is a request to add three new building signs to a church located at 2116 Valley Vista Road. The church is situated on a 10.55-acre property on the east side of Valley Vista Road, and north of Carmichael Road. The church name and logo signage will face Pellissippi Parkway, and two logo signs will be placed on the front and west side of the building.

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 colors of the sign, black, white, and gold are neutral colors that are compatible with the building design and other building designs in the area. The finish on the signs will be matte black.
2. The proposed signs meet each of the relevant requirements under policy 4.4 building signs. The three proposed signs will not protrude above the building, and the contents of the signs have been kept minimal; solely the church name and logo. The total square footage of the three requested signs is 139.67 sq ft which is well within the allowable amount of signage of 200 sq ft for two building frontages. The primary sign with the logo and church name is a total of 79.17 sq ft, while the two logos on either side of the building are each 30.25 sq ft.
3. All three requested signs will be illuminated with LED lighting.

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

1. The proposed signs are in proportion with signs in the vicinity and are not out of character with the area.

Action: Approved

Meeting Date: 7/8/2024

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

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

Summary of Action:

Date of Approval: 7/8/2024

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: