



TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

REPORT OF STAFF RECOMMENDATION

Meeting Date: 8/5/2019  
File Number: 8-D-19-TOS  
Applicant: IMAGE 360 WEST - KNOXVILLE  
Request: SIGN PERMIT

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Address: 2310 Yellow Birch Way  
Map/Parcel Number: 103 09905  
Location: Southwest side of Solway Rd., south side of Greystone Summit Dr.  
Existing Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)  
Proposed Zoning: NA  
Existing Land Use: Apartments  
Proposed Land Use: Yard sign  
Appx. Size of Tract: 32.39 acres  
Accessibility: Access is via Greystone Summit Dr., a local street with a 26' pavement width within a 50' right-of-way.  
Surrounding Zoning and Land Uses:  
North: OB (Office, Medical, and Related Services) / TO (Technology Overlay) - Vacant land  
South: BP (Business and Technology) / TO (Technology Overlay) - Pellissippi State  
East: BP (Business and Technology) / TO (Technology Overlay) - Business and vacant land  
West: BP (Business and Technology) / TO (Technology Overlay) - Pellissippi State

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Comments:

- 1) This is a request for a new 2-sided yard sign for an existing apartment development located on the southwest side of Solway Rd. and south side of Greystone Summit Dr. The apartment complex has an existing yard sign located at the entrance to the development off of Greystone Summit Dr.
- 2) The applicant is requesting approval of a new yard sign to be located along their Solway Rd. street frontage near the intersection with Greystone Summit Dr. The applicant is requesting this second yard sign to help identify The Preserve at Hardin Valley apartments since their other sign is not visible from Solway Rd. To further complicate things the yard sign for Greystone Summit Apartment Community is located in the street median for Greystone Summit Dr.
- 3) Section 3.90.15.C of the Knox County Zoning Ordinance states that "Additional signs may be permitted if approved by the Tennessee Technology Corridor Development Authority through the procedure described in subsection 5.90.11, "Revisions of development plans," provided that scale drawings of the signs indicate that they will not detract from the attractive, park-like character of the corridor; and that the development plan clearly shows that because of unusual topography, building locations and relationships of developments with multiple structures, additional signs are essential to inform and direct the public".
- 4) The yard sign must be located 20' back from the right-of-way line for both Solway Rd. and Greystone Summit Dr. As presently shown on the site plan, the sign is only 10' from the right-of-way of Greystone Summit Dr. The site plan will have to be revised to meet the minimum standard.
- 5) As proposed, the yard sign has a maximum height of 4.5 feet. The sign area per side

is approximately 24.5 square feet for a total area of 49 square feet which is consistent with the Design Guidelines.

6) The sign structure will have a cream stucco finish with a custom stone base to match exterior finishes at the complex. The sign will include a logo and lettering for the Preserve at Hardin Valley. There will be no lighting for the sign.

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**Design Guideline  
Conformity:** This request complies with the TTCDA Design Guidelines.

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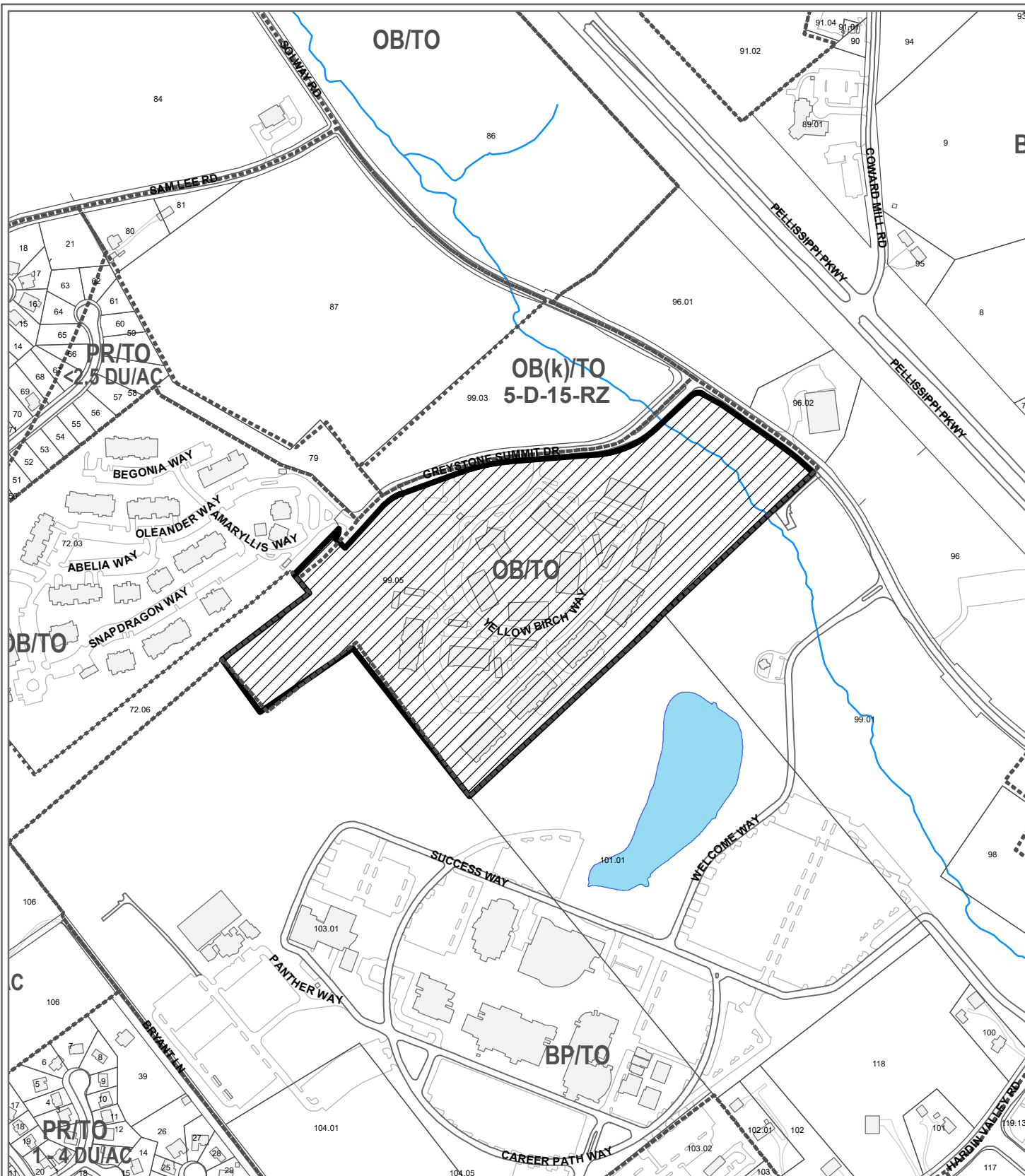
**Waivers and  
Variances  
Requested:** Not applicable at this time.

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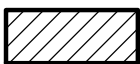
**Staff Recommendation:**

Based on the application and sign plans submitted, the staff recommends APPROVAL of a Certificate of Appropriateness for a Sign Permit, subject to the following conditions.

- 1) The yard sign must be located 20' back from the right-of-way line for both Solway Rd. and Greystone Summit Dr.
- 2) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.



**8-D-19-TOS  
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Signage

Original Print Date: 7/23/2019      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Image 360 West - Knoxville

Map No: 103  
 Jurisdiction: County

Feet





8-D-19-TOS

7'-0"

4'-6"

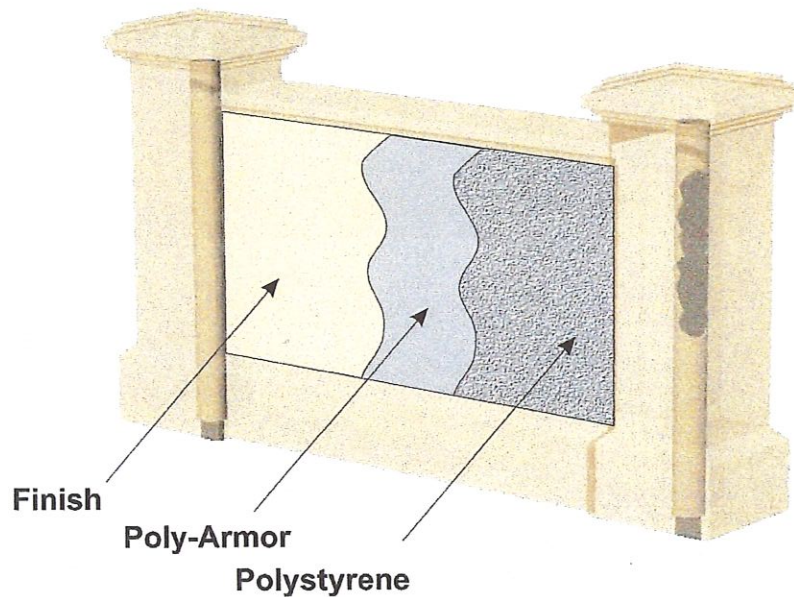
1' thick



**PRESERVE**  
*at Hardin Valley*



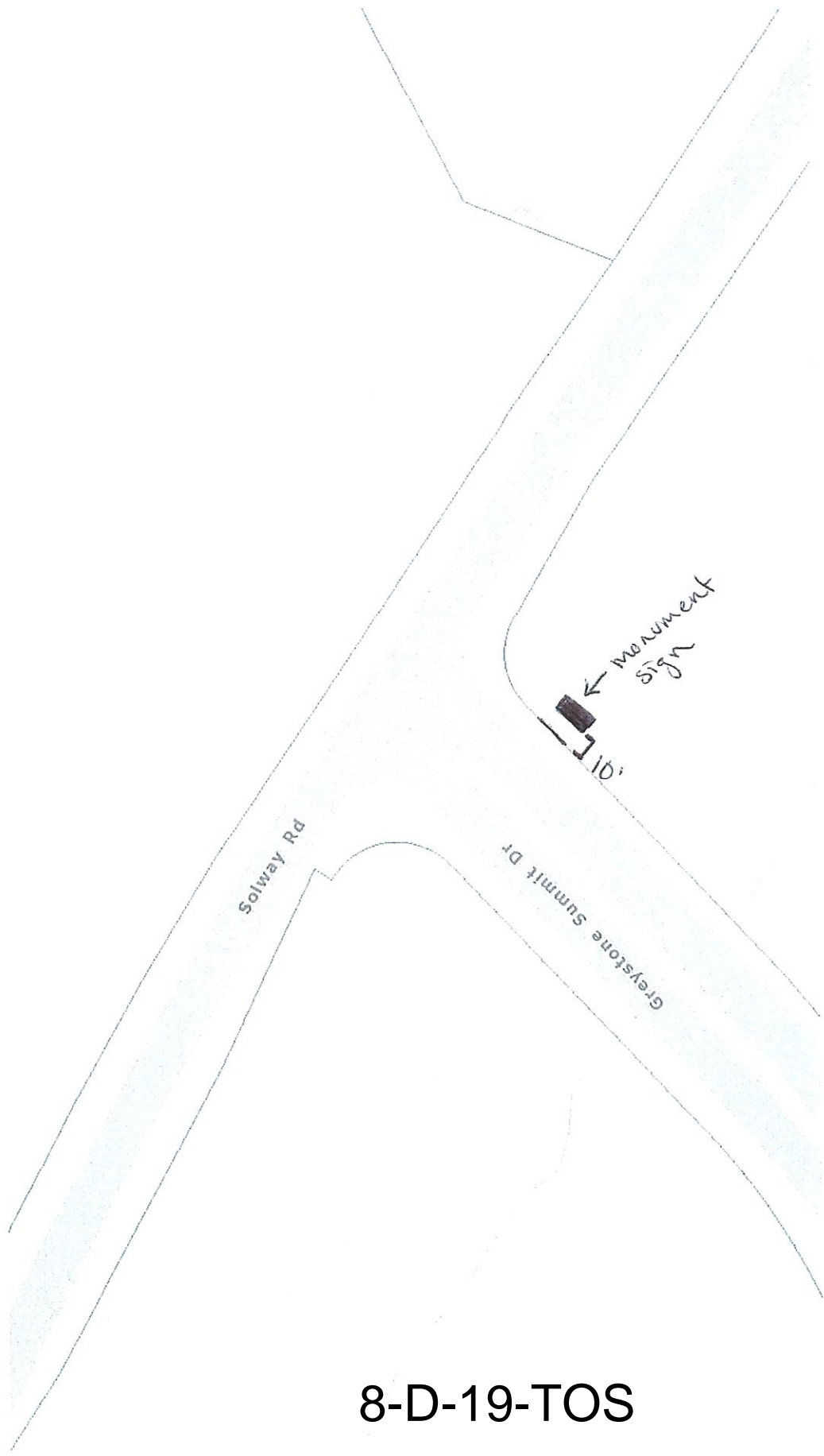
Expanded Polystyrene		
Description	Test Method	Results
Density, Minimum	ASTM D303	1.15
Density, Range	ASTM 1622	1.15 – 1.34
Thermal Conductivity @25F BTU @45F (sq ft) @75F (F/in)	ASTM C177	.22 .235 .255
Compression Strength @ 10% Deformation	ASTM D1621	13-18
Flexural Strength psi	ASTM C203	30-38
Tensile Strength psi	ASTM D1623	18-22
Shear psi	ASTM D723	23-25
Water absorption by immersion	ASTM C272	Less than 4%
Thermal Expansion, in/(in.)(F)	ASTM D696	0.000035
Oxygen Index, min, volume %	ASTM C578	24%
Flame Spread	ASTM E-84	20
Smoke developed	ASTM E-84	150-300
Termite Resistance	ASTM D3345(mod)	Passed
Carpenter Ant Resistance	ASTM D3345(mod)	Passed



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Finish		
Description	Test Method	Results
Freeze / Thaw	ASTM C-67	No Cracking, checking, crazing, erosion or Other deleterious effects
Freeze / Thaw	ICBO AC24	No Cracking, checking, crazing, erosion, Delamination or other deleterious effects
Water Resistance	ASTM D2247-94	No Cracking, crazing, blistering, erosion or Other deleterious effects
Humidity Resistance	ASTM D-2247	No deleterious change in surface
Mold Resistance	ASTM D3273-94	No growth of mold observed
Abrasion Resistance	ASTM D-968-93	No cracking, checking or loss of film Integrity was observed
Salt Spray	ASTM B117-95	No cracking, crazing, blistering, erosion or o deleterious effects
Accelerated Weathering	ASTM G-53	No surface changes such as cracking, Checking, crazing, erosion
Accelerated Weathering	ASTM G23-93	No surface changes such as cracking, Checking, crazing, erosion
Fade Resistance	ASTM D-1729-89	Passed

SBE



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## Substrate Information

- Monument sign is constructed of durable, light weight foam core, which is made from expanded poly-styrene (EPS)
- Hard coat applied to provide a protective shell offering superior impact resistance.
- Stucco finish texture is 100% aggregated acrylic.
- Custom stone base will be hand carved and custom painted to match Clubhouse exterior stone at the Preserve at Hardin Valley.

## Mounting

- Breakaway poles will be used