

Report of Staff Recommendation

File No.: 4-A-21-TOS

Applicant: SPINE & SPORT / SIGNCO INC.

Request: SIGN PERMIT

Meeting Date: 4/5/2021

Address: 10966 Spring Bluff Way

Map/Parcel Number: 103 M A 005

Location: South side of Spring Bluff Way, south of Hardin Valley Road and west of Pellissippi Parkway

Existing Zoning: PC (Planned Commercial) / TO (Technology Overlay)

Proposed Zoning: N/A

Existing Land Use: Commercial strip center

Proposed Land Use: Spine & Sport physical therapy facility

Appx. Size of Tract: 3.52 acres

Accessibility: The site is accessed off of Spring Bluff Way, a private right-of-way connecting Award Winning Way and Greenland Way, both of which are also private rights-of-way. Spring Bluff Way has a 24-ft pavement width inside a 40-ft right-of-way.

Surrounding Zoning and Land Uses:

North:	PC (Planned Commercial) / TO (Technology Overlay) - Undeveloped land
South:	BP (Business and Technology Park) / TO (Technology Overlay) - Office complex
East:	OB (Office, Medical and Related Services) / TO (Technology Overlay) - Apartment complex
West:	OB (Office, Medical and Related Services) / TO (Technology Overlay) - Undeveloped land

Comments:

- 1) This is a request for a new building sign for Spine and Sport Physical Therapy, located in "The Market" shopping center on the south side of Spring Bluff Way, a private right-of-way that runs parallel to and south of Hardin Valley Road.
- 2) The business is located on the far western end of the building. The sign will be located on the wall above the front doors. The business has a 48'-7" frontage within the building, which will allow a building sign area of up to 48.58 sq. ft. The proposed sign has an area of 39.41 sq. ft.
- 3) The sign consists of 3 parts - the logo, channel letters, and a pillbox. The various signage components are faced in plexiglass and feature aluminum surrounds. They have a flat finish.
- 4) The sign uses three colors, which is the maximum allowed by TTCDA Guidelines. The letters will be blue with white surrounds, and the pillbox sign is blue letters within a white background. The logo will have a dark blue background matching the letters of the signage, with white and light blue graphics.
- 5) The signage will be attached flush to the building and internally illuminated with LED lighting.

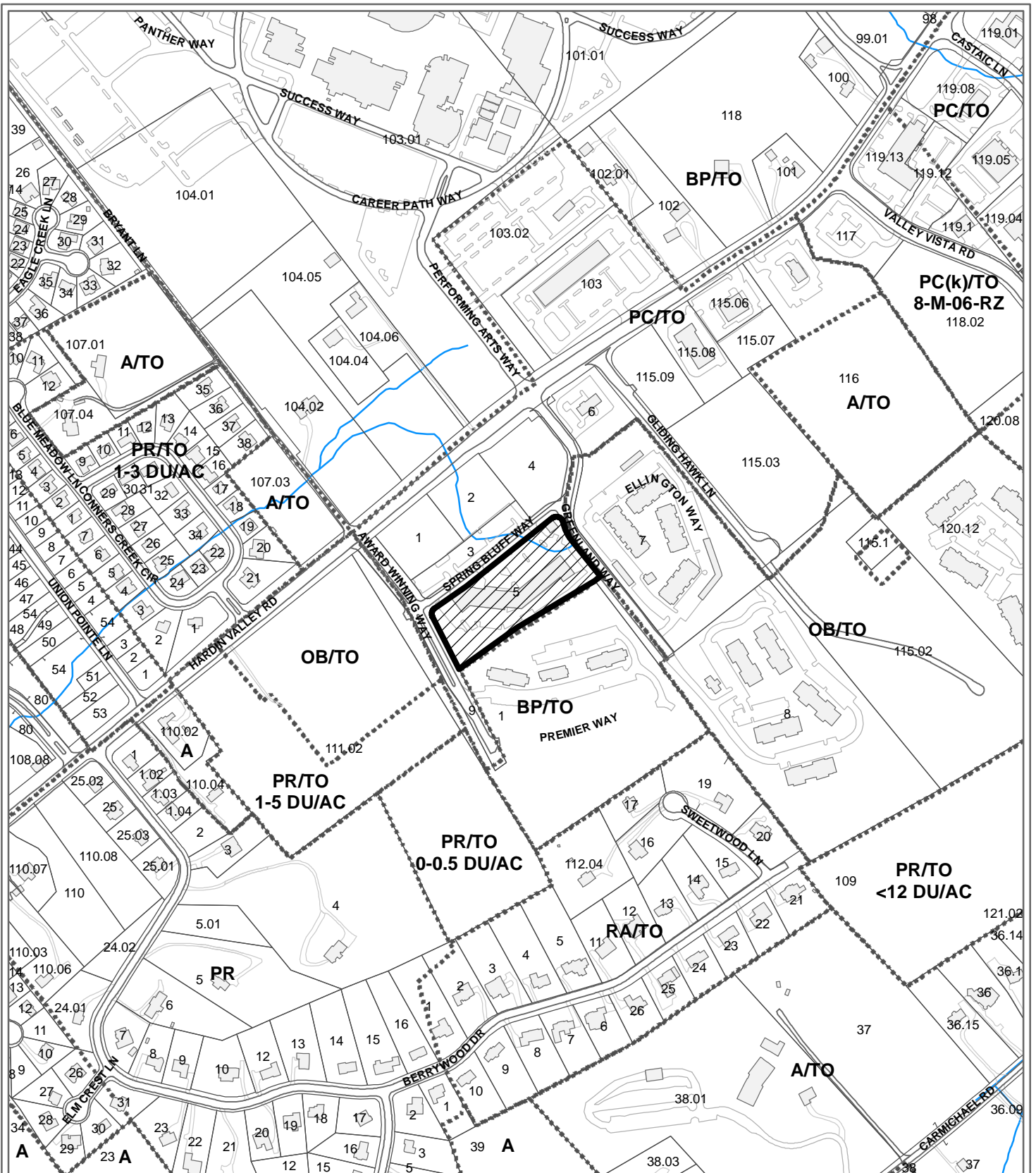
Design Guideline Conformity: The sign is in conformance with TTCDA Guidelines.

Waivers and Variances Requested: N/A

Staff Recommendation:

Based on the application and plans as submitted, the staff recommends APPROVAL of a Certificate of Appropriateness for a Sign Permit, subject to the following condition:

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



**4-A-21-TOS
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Signage

Original Print Date: 3/15/2021
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Spine & Sport / Signco Inc.

Map No: 103

Jurisdiction: County

0 500
Feet



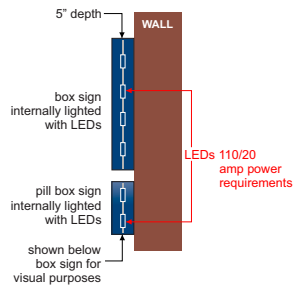
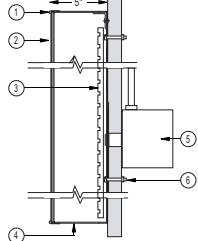
PHYSICAL THERAPY



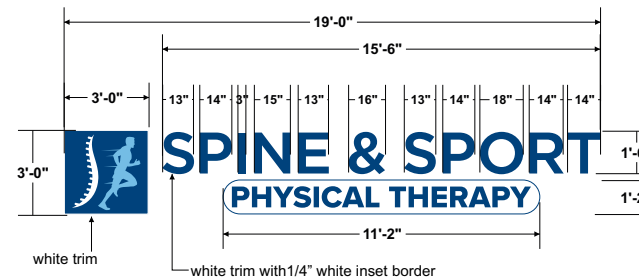
Pantone 541 C

INDIVIDUALLY-MOUNTED CHANNEL LETTERS L.E.D. ILLUMINATION

1. TRIM CAP WITH RETAINING SCREW
2. PLEX FACE
3. WHITE L.E.D.
4. ALUMINUM .063" BACKS / .040" RETURN
5. 30 ma TRANSFORMER
6. FASTENERS AS REQUIRED
7. SIGN CABINET WALL



individually mounted channel letters separate sign cabinets for tag line & logo

The logo for SIGNCO inc. features the word "SIGNCO" in a large, bold, orange sans-serif font, with "inc." in a smaller, white sans-serif font to its right. The logo is positioned in the bottom right corner of the page.

PLASTIC.NEON.ELECTRONIC

**SIGN & FAX BACK SO THAT
WE MAY APPROVE YOUR ORDER.**

WE MAY APPROVE YOUR ORDER.
FAX: 865.947.2089 info@signco-inc.com

— 3 —

FILE LOCATION:

FILE LOCATION:
Pat/S/Spine & Sport

LOCATION:
Hardin Valley, TN

☐ APPROVED
☐ APPROVED W/CHANGES
☐ REVISE & RESUBMIT

SALES REPRESENTATIVE:

SALES REPRESENTATIVE
Pat Boles

FILE: Spine & Sport Bldg Hardin Valley

APPROVAL SIGNATURE

DATE: _____ SCALE: _____

DATE:	03-17-2021	SCALE:	3/16" = 1'
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CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Signco Inc

Date Filed: 03/03/21 Fee Paid: \$175 File Number: 4-A-21-TOS

Map Number: 103 Zoning District: PC/TO

Jurisdiction: ☐ City 6th Councilmanic District ☒ County _____ Commission District

PROPERTY INFORMATION

ADDRESS: 10966 Spring Bluff Way Knoxville Tn

STREET NUMBER AND NAME

GENERAL LOCATION: Hardin Valley next to King College

PARCEL NUMBER(S): 103 M A 005 Northwest County Sector

SIZE OF TRACT: 3.52 ac ☒ ACRES ☐ SQUARE FEET

PURPOSE OF REQUEST

- ☐ BUILDING PERMIT — New Construction
☐ BUILDING PERMIT — Expansion or Renovation
☐ BUILDING PERMIT — Grading Plan
☐ REZONING

From: _____

To: _____

- ☒ SIGNAGE
☐ ZONING VARIANCE — (Describe and give reason)

NOTE: Four (4) copies of all plan materials are required to process the application. Please check all that apply:

- ☐ DEVELOPMENT PLAN
☐ BUILDING ELEVATIONS
☐ FLOOR PLAN
☐ LANDSCAPE PLAN WITH SCHEDULE
☒ SIGNAGE PLAN
☐ OFF-STREET PARKING PLAN
☐ OTHER:

APPLICATION CORRESPONDENCE — All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Pat Boles Phone: 865-947-2086 Fax: _____

Mailing Address: 3101 NW Park Dr Knoxville 37921

APPLICATION AUTHORIZATION — I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: _____

PLEASE PRINT

Name: PAT Boles Phone: 865-803-7915 Fax: _____

Mailing Address: 3101 NW Park Dr.

APPLICATION ACCEPTANCE — Staff Member who accepted this application:

Michelle Foster

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

(Please sign in black or blue ink)

NAME

Complete Mailing Address

BUSINESS

Owner Option

X David Hobbs

11421 Sam Lee Rd Knox, TN 37932

X



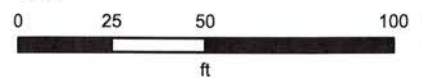
Letter Portrait

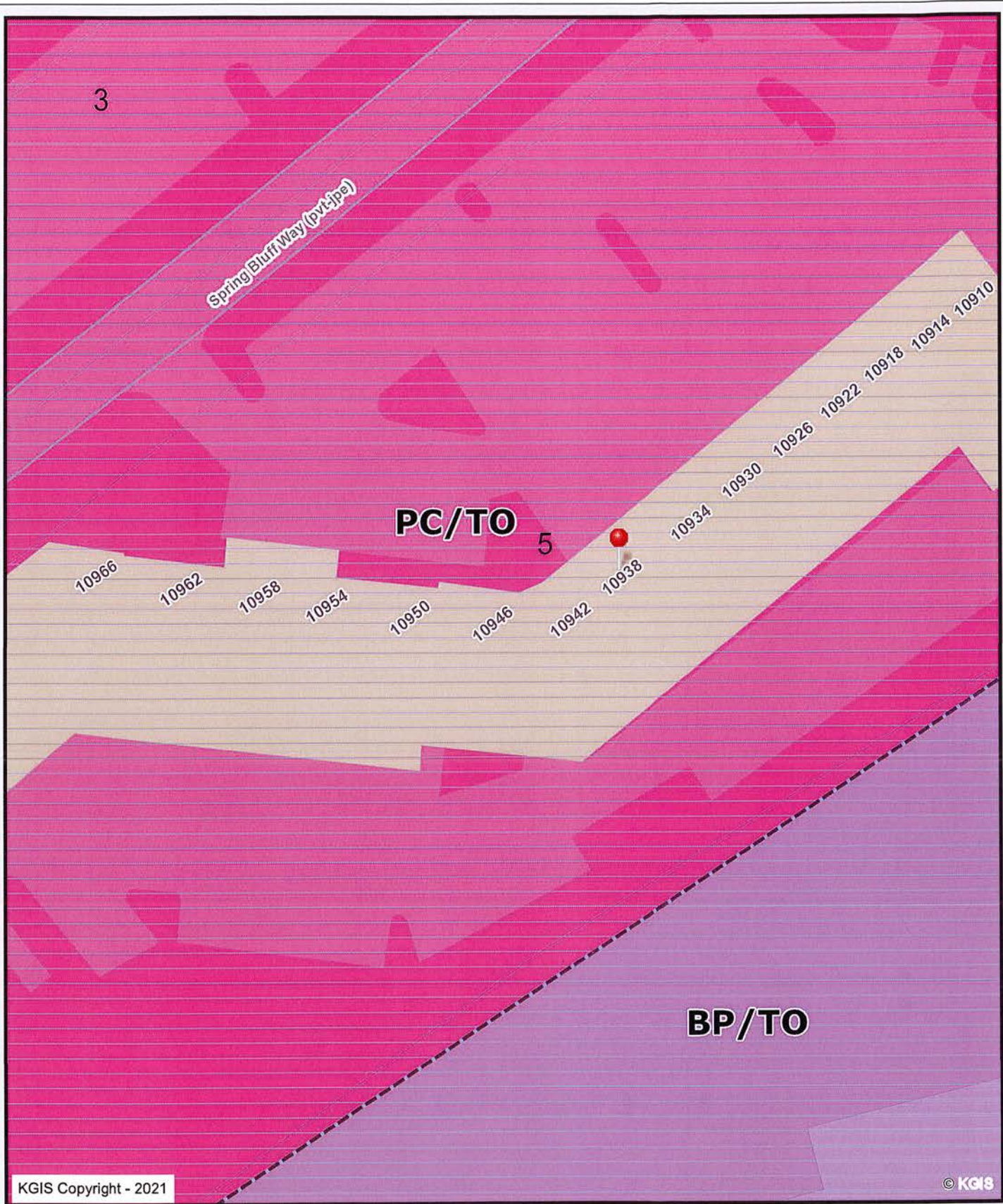
Knoxville - Knox County - KUB Geographic Information System

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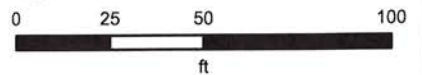
Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

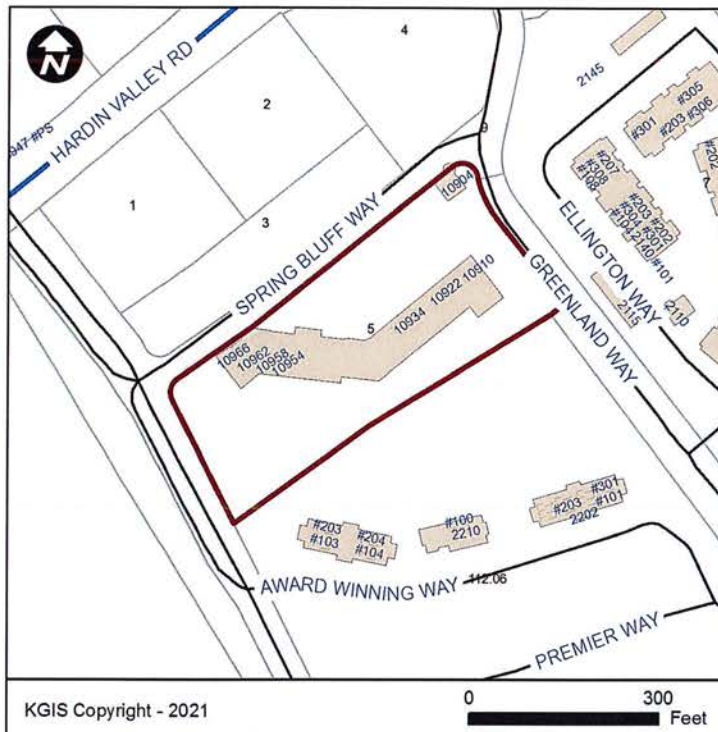
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10966 SPRING BLUFF WAY - Property Map and Details Report



Property Information

Parcel ID:	103MA005
Location Address:	10904 SPRING BLUFF WAY
CLT Map:	103
Insert:	M
Group:	A
Condo Letter:	
Parcel:	5
Parcel Type:	NORMAL
District:	W6
Ward:	
City Block:	
Subdivision:	THE VILLAGE AT HARDIN VALLEY
Rec. Acreage:	3.52
Calc. Acreage:	0
Recorded Plat:	20100816 - 0009832
Recorded Deed:	20160526 - 0068749
Deed Type:	Deed:Full Coven
Deed Date:	5/26/2016

Address Information

Site Address: 10966 SPRING BLUFF WAY
KNOXVILLE - 37932

Address Type: UNUSED LAND

Site Name: VILLAGE AT HARDIN VALLEY

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Jurisdiction Information

County: KNOX COUNTY
City / Township:

Political Districts

Voting Precinct:	62	
Voting Location:		Hardin Valley School 11445 HARDIN VALLEY RD
TN State House:	89	Justin Lafferty
TN State Senate:	5	Randy McNally
County Commission:	6	Terry Hill
(at large seat 10)		Larsen Jay
(at large seat 11)		Justin Biggs
School Board:	6	Betsy Henderson

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

OKR GP
11707 COUCH MILL RD
KNOXVILLE, TN 37932

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Knoxville-Knox Co. Planning Information

Census Tract: 59.05
Planning Sector: Northwest County

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

School Zones

Elementary:	HARDIN VALLEY ELEMENTARY
Intermediate:	
Middle:	HARDIN VALLEY MIDDLE
High:	HARDIN VALLEY ACADEMY

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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