

# Report of Staff Recommendation

File No.: 1-A-21-TOS

**Applicant:** BRADY CARLUCCI / SEVAN MULTI SITE SOLUTIONS

**Request:** SIGN PERMIT

**Meeting Date:** 1/11/2021

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**Address:** 10627 Hardin Valley Rd.

**Map/Parcel Number:** 103 E A 002

**Location:** North side of Hardin Valley Road and west side of Charlevoix Road, just east of Pellissippi Parkway

**Existing Zoning:** CA (General Business) / TO (Technology Overlay)

**Proposed Zoning:** N/A

**Existing Land Use:** Commercial strip center

**Proposed Land Use:** Pet clinic

**Appx. Size of Tract:** 5.2 acres

**Accessibility:** Access is via Hardin Valley Road, a minor arterial street with a 3-lane section consisting of a 44-ft. pavement width within an 80-ft. right-of-way.

**Surrounding Zoning and Land Uses:** North: BP (Business and Technology) / TO (Technology Overlay) - Credit union and large office building

South: PC (Planned Commercial) / TO (Technology Overlay) - gas station

East: CA (General Business) / TO (Technology Overlay) - gas station

West: CA (General Business) / TO (Technology Overlay) - Pellissippi Pkwy

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**Comments:**

- 1) This is a request for a new building sign for My Pets Wellness in The Shops at Hardin Valley Station shopping center. The business is located in the main building at the rear of the parking lot.
- 2) The sign will be located on the wall above the awning over the front doors. The building has a 25-ft. frontage, which will allow a building sign area of up to 25 sq. ft. The proposed sign has an area of 15.11 sq. ft. when measured by individual letter, which is allowed per the TTCDA Guidelines.
- 3) The aluminum channel letters will be covered with a digital print on vinyl film with a flat finish. The digital print will be blue with perforations so that the sign appears blue during the day and white at night. The sign will be attached to the building on 5" stand-offs so that the letters are separated from the façade wall by 5".
- 4) The sign will be internally illuminated using low-wattage LED lighting.
- 5) The signage package also features a door sign, but these are not regulated by TTCDA and will be reviewed by the County when the signage package is submitted for permitting.

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**Design Guideline Conformity:** This request is in compliance with TTCDA Guidelines.

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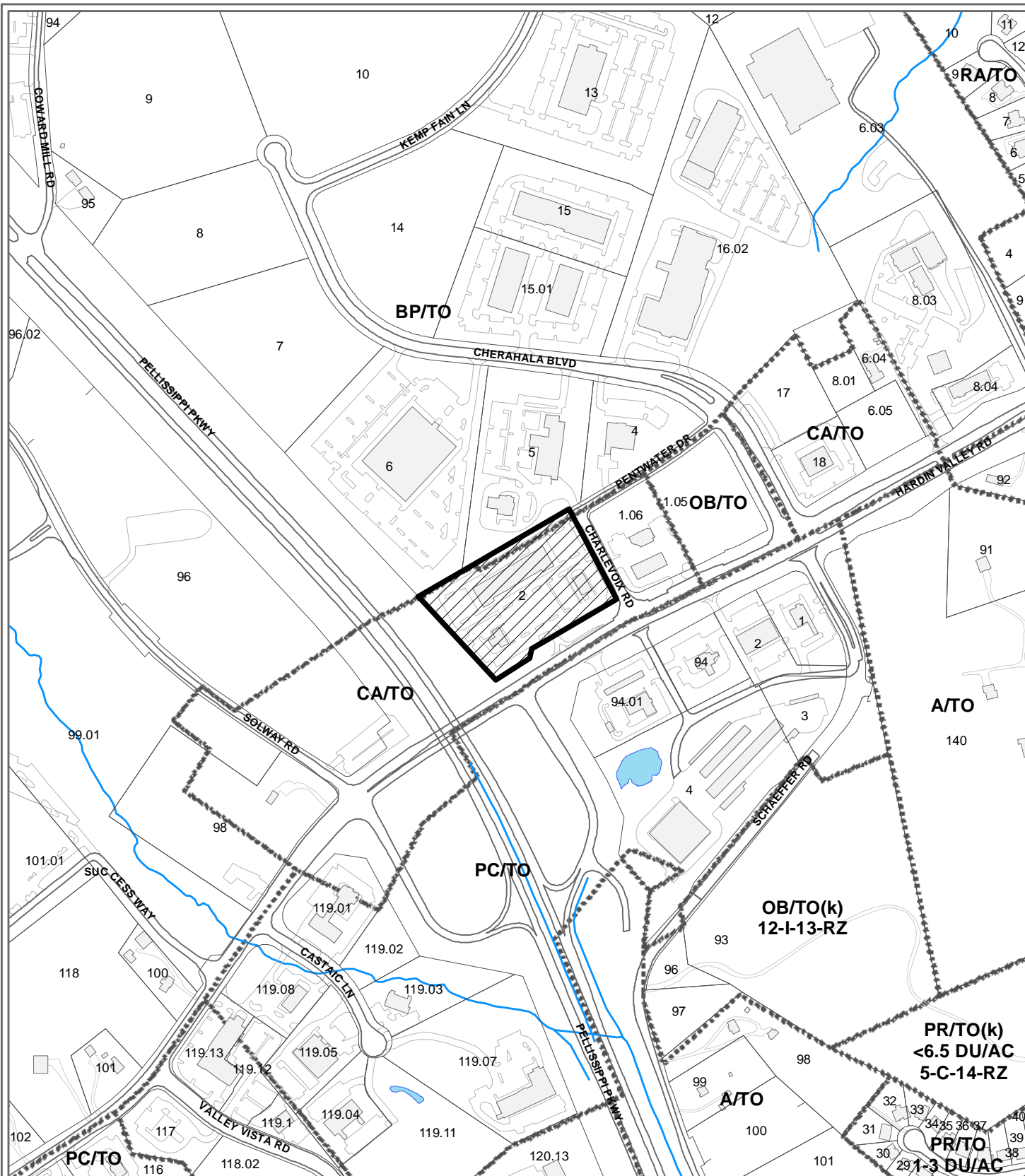
**Waivers and Variances Requested:** N/A

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**Staff Recommendation:**

Based on the application and sign plans as submitted, 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.



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



Purpose of Request: Signage

Original Print Date: 12/21/2020      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Carlucci / Sevan Multi Site  
Solutions, Brady

Map No: 103

Jurisdiction: County





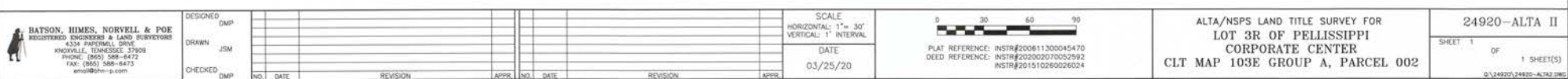
## Proposed My Pets Wellness Veterinary Clinic

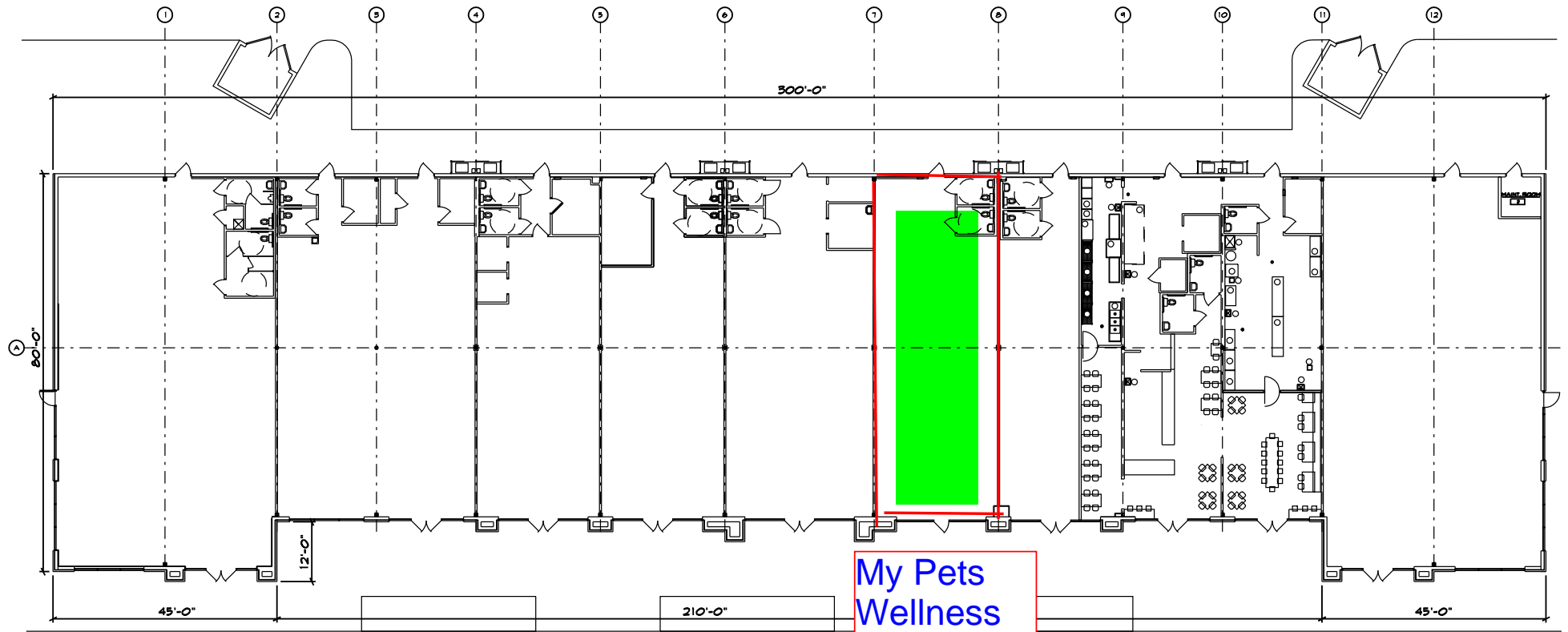
25 Linear Foot Frontage

Exhibit A





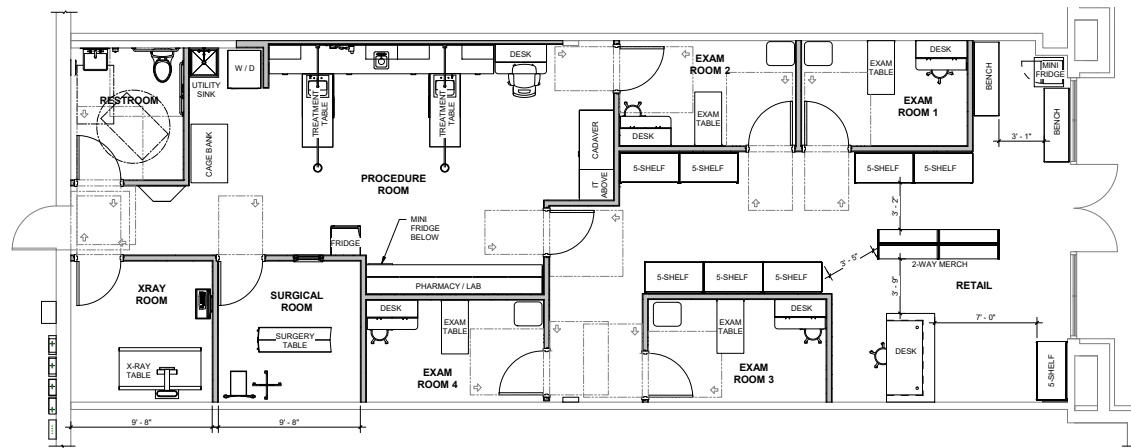




FLOOR PLAN - EXISTING  
NO SCALE JANUARY 2, 2020

**HARDIN VALLEY STATION**  
HARDIN VALLEY ROAD, KNOXVILLE, TENNESSEE

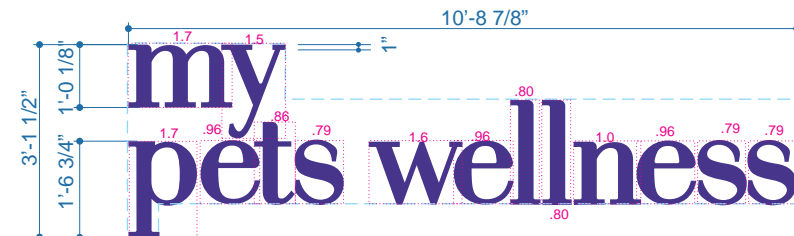
**LINDSAY &  
MAPLES**



1 TEST FIT FLOOR PLAN  
SCALE: 1/4" = 1'-0"



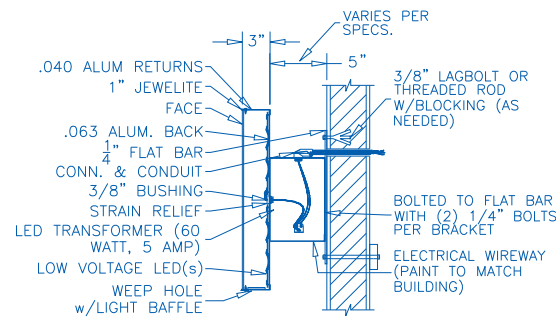
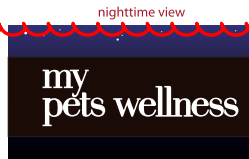
# FRONT - EXTERIOR



INTERNALLY ILLUMINATED CHANNEL LETTERS/ELECTRICAL ACCESS PANEL

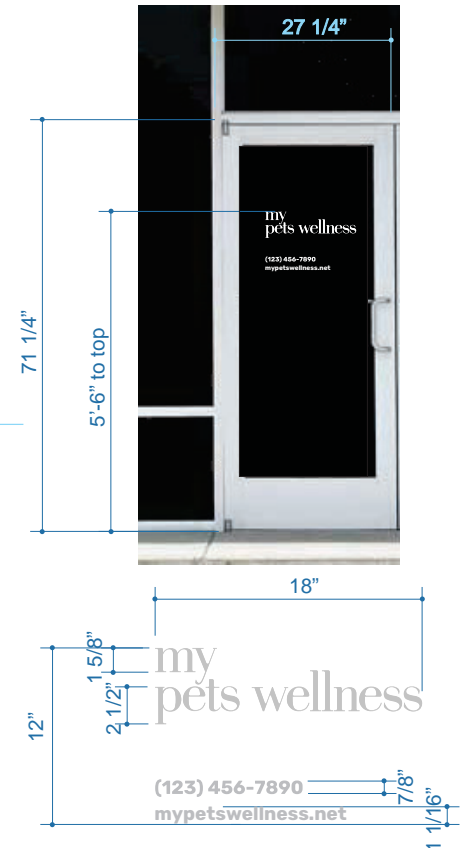
15.11 Square Feet (per letter)

19.84 SQUARE FEET TIGHT RECTANGLE



LED LETTER ON RACEWAY CROSS SECTION  
SCALE: NTS (REFERENCE ONLY)  
EQUIPMENT GROUNDED

**Note: RACEWAY PAINTED TO MATCH  
color to be determined**



**DOOR/WINDOW VINYL**

**WHITE VINYL**

**\*\*ACTUAL PHONE# TO BE DETERMINED**



THIS IS AN UNPUBLISHED DRAWING CREATED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT PLANNED FOR YOU BY CUMMINGS. IT IS NOT TO BE SHOWN OUTSIDE YOUR ORGANIZATION NOR USED, REPRODUCED, COPIED OR EXHIBITED IN ANY FASHION UNLESS AUTHORIZED IN WRITING BY AN OFFICER OF CUMMINGS.

CUSTOMER APPROVAL:

DATE:

DATE	BY	DATE	BY
Rev. #1 11/23/20	AAAJ	Rev. #4	
Rev. #2 12/18/20	AAAJ	Rev. #5	
Rev. #3		Rev. #6	

**MY PETS WELLNESS**  
10657 Hardin Valley Road  
Knoxville, TN 37932

**DRAWING NO:**  
D0 104846.02

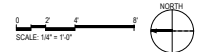
ARTIST: AAAJ DATE: 11/22/20  
SHEET: 1 OF 2





ADJACENT TENANT  
SPACE N.L.C.

— ADJACENT TENANT  
SPACE N.I.C.



<b>SHEET MANAGEMENT</b>	
PROJECT NO:	KX0010
DATE ISSUED:	11/06/2020
DRAWN BY:	R.BOSWORTH
REVIEWED BY:	A.MURUA

SHEET NUMBER

A-100

SITE PLAN - EXISTING

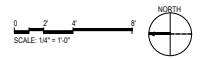
**my**  
**pets wellness**



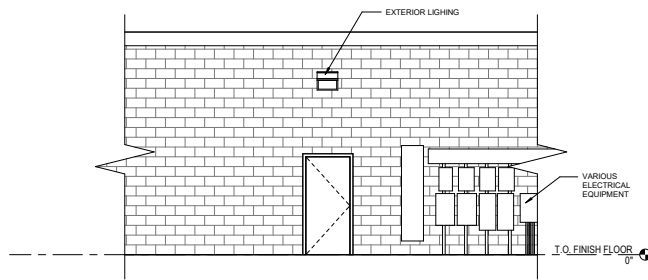
CERTIFICATION

SEAL

[illegible]

[illegible]





1 NORTH ELEVATION  
1/4" = 1'-0"



2 SOUTH ELEVATION  
1/4" = 1'-0"

0 2 4 8  
SCALE: 1/4" = 1'-0"

**SHEET MANAGEMENT**  
PROJECT NO. K00010  
DATE ISSUED 11/05/2020  
DRAWN BY R. BROWN  
REVIEWED BY J. ANDERSON

**SHEET NUMBER**

**A-400**  
EXTERIOR ELEVATIONS  
- EXISTING

**PROJECT INFORMATION**  
**my pets wellness**  
10627 HARDIN VALLEY RD, SUITE #10657, KNOXVILLE, TN 37932

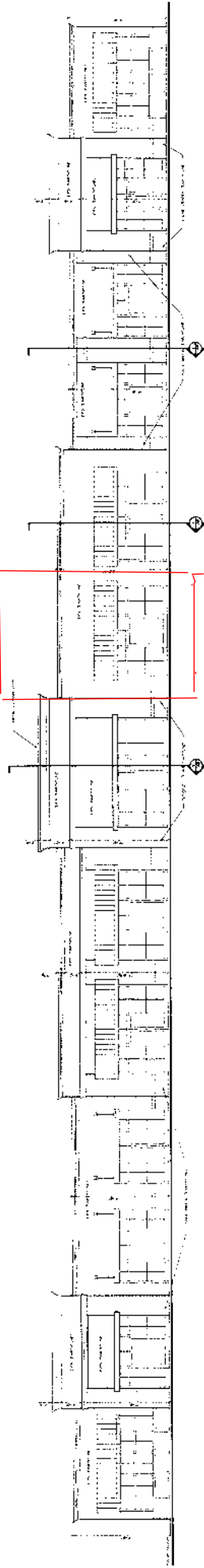
**sevan**  
SEVAN ARCHITECTURE  
1000 N. BROADWAY, SUITE 200  
KNOXVILLE, TN 37902  
TEL: 615.259.1111  
WWW.SEVANARCHITECTURE.COM  
SAFETY • INTEGRITY • BEST PRACTICES

**CERTIFICATION**

**SEAL**

**NO. DATE DESCRIPTION**

Exterior Facade to  
REMAIN AS-IS - no  
exterior facade work



FRONT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

My Pets Wellness



RIGHT SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT SIDE EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



REAR EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

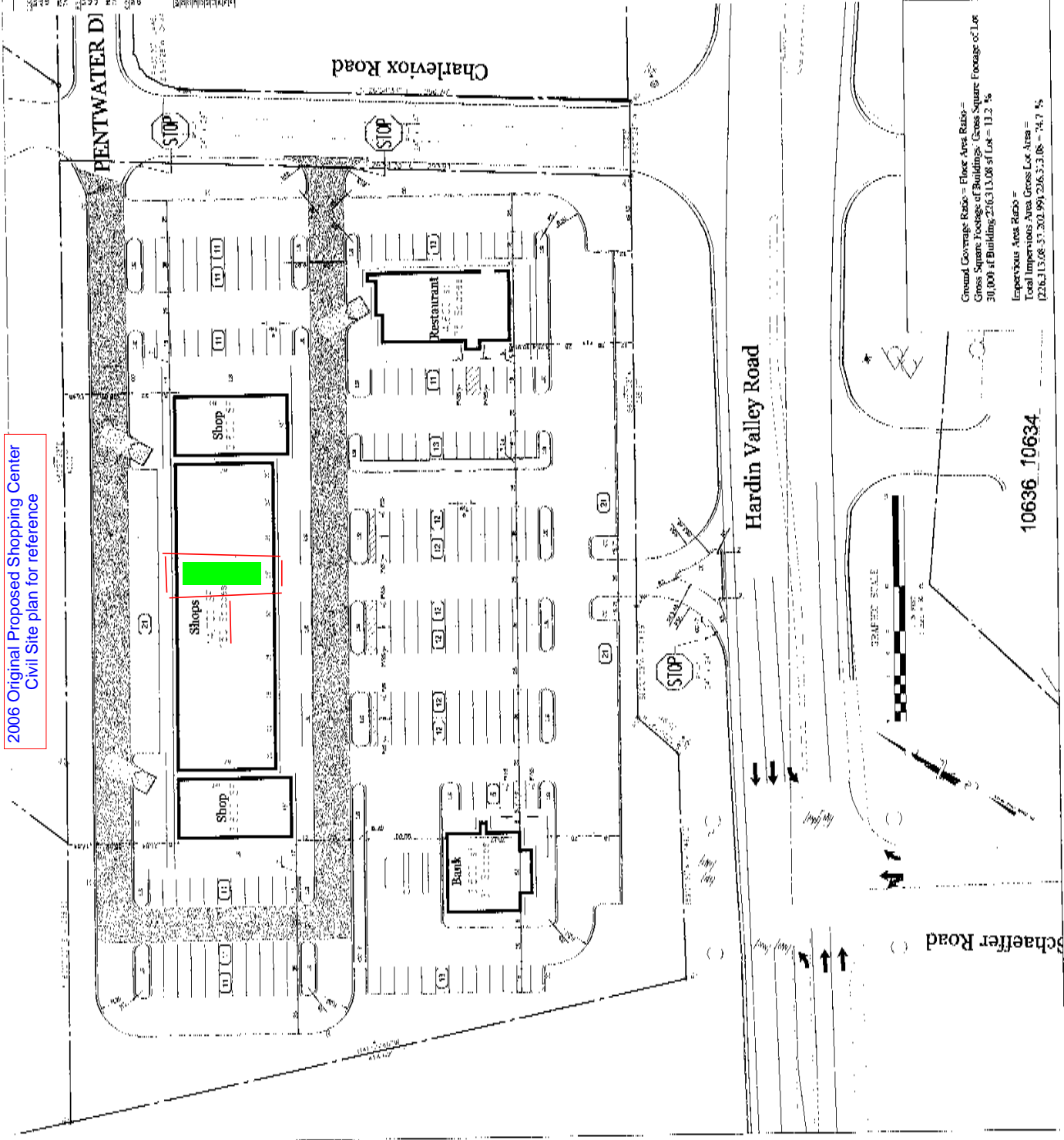
LINDSAY  
& MAPLES  
ARCHITECTS, INC. KNOXVILLE, TENNESSEE

EXTERIOR ELEVATIONS  
NEW BUILDING FOR  
HARDIN VALLEY STATION  
KNOXVILLE, TENNESSEE

DATE	10/10/2020
BY	LM
PROJECT NO.	A2
PROJECT NAME	HARDIN VALLEY STATION
PROJECT ADDRESS	1000 N. MAIN ST. KNOXVILLE, TN 37902
PROJECT PHONE	615.252.1234
PROJECT FAX	615.252.1234
PROJECT EMAIL	info@lindsayandmaples.com
PROJECT WEBSITE	www.lindsayandmaples.com



2006 Original Proposed Shopping Center  
Civil Site plan for reference



**PROJECT INFORMATION**

PROJECT NO.	10636_10634
PROJECT NAME	2006 Original Proposed Shopping Center
PROJECT LOCATION	Hardin Valley Road, Pentwater Drive, Charlevoix Road
PROJECT DATE	2006
PROJECT STATUS	Original Proposed

**DESIGNER INFORMATION**

DESIGNER NAME	GBS Engineering
DESIGNER ADDRESS	3313 Kilmara Road, Knoxville, TN 37909
DESIGNER PHONE	865.546.0185
DESIGNER FAX	865.546.0185

**CLIENT INFORMATION**

CLIENT NAME	10636_10634
CLIENT ADDRESS	Hardin Valley Road, Pentwater Drive, Charlevoix Road
CLIENT PHONE	865.546.0185
CLIENT FAX	865.546.0185

**NOTES**

1. This site plan is for reference only and does not represent a final design.
2. All dimensions are in feet and inches.
3. All areas are in square feet.
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**GBS Engineering**  
3313 Kilmara Road  
Knoxville, TN 37909  
Phone: 865.546.0185  
Fax: 865.546.0185

REV	DESCRIPTION	DATE
1	Initial Design	06/17/06
2	Final Design	06/17/06
3	Final Design	06/17/06
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100	Final Design	06/17/06

Ground Coverage Ratio = Floor Area Ratio =  
Gross Square Footage of Buildings / Gross Square Footage of Lot  
30,000 sf Building / 236,313.08 sf Lot = 12.7 %

Impervious Area Ratio =  
Total Impervious Area / Gross Lot Area =  
(226,313.08 sf / 236,313.08 sf) = 95.7 %



# CERTIFICATE OF APPROPRIATENESS

Name of Applicant: Brady Carlucci  
Date Filed: 12/3/2020 Fee Paid: \$175 (CC) File Number: \_\_\_\_\_  
Map Number: 103 Zoning District: CA/TO (General Business/Technology Overlay)  
Jurisdiction: ☐ City \_\_\_\_\_ Councilmanic District ☒ County 6th Commission District

## PROPERTY INFORMATION

ADDRESS: 10627 Hardin Valley Road, Knoxville TN 37932  
STREET NUMBER AND NAME  
GENERAL LOCATION: South West Corner of Charlevoix Rd and Harden Valley Rd  
PARCEL NUMBER(S): 103EA002  
SIZE OF TRACT: 1750 sq/ft (Tenant Space) (within a 5.2 acre parcel) ☐ 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:

Site Plan for reference

## APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Brady Carlucci - Sevan Multisite Sol. Phone: (603) 236 6332 Fax: \_\_\_\_\_  
Mailing Address: 16 Wellington Ave Dover NH 03820

## 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: Brady Carlucci Phone: (603) 236 6332 Fax: \_\_\_\_\_  
Mailing Address: 16 Wellington Ave Dover NH 03820

## APPLICATION ACCEPTANCE

 — Staff Member who accepted this application:

Michelle Foster



September 9, 2020

My Pets Wellness, LLC  
340B Main Street  
Franklin, TN 37064

RE: Letter of Authorization to Sevan Multi-Site Solutions for Project Permitting and Utilities

To Whom It May Concern:

1. I am authorizing Sevan Multi-Site Solutions ("Owner Representative and Program Manager"), as agent for Company, to communicate and submit all required information as necessary in obtaining governmental approvals and project permits.
2. I am authorizing Sevan Multi-Site Solutions ("Owner Representative and Construction Manager"), as agent for Company, to communicate and submit all required information as necessary in setting up and activating all required project utilities.

Sincerely,

My Pets Wellness, LLC.

Brock Leach  
CEO / Owner

STATE OF TENNESSEE  
COUNTY OF ~~WILLIAMSON~~ *Putnam*

Sworn to (or affirmed) and subscribed before me this 17<sup>th</sup> day of September 2020, by Brock Leach, as CEO / Owner of My Pets Wellness, LLC, who is personally known by me.



Notary Public

My Commission Expires: 03/17/21

Personally Known                      OR Produced Identification TN DL 03/05/2028  
Type of Identification Produced TN Driver license