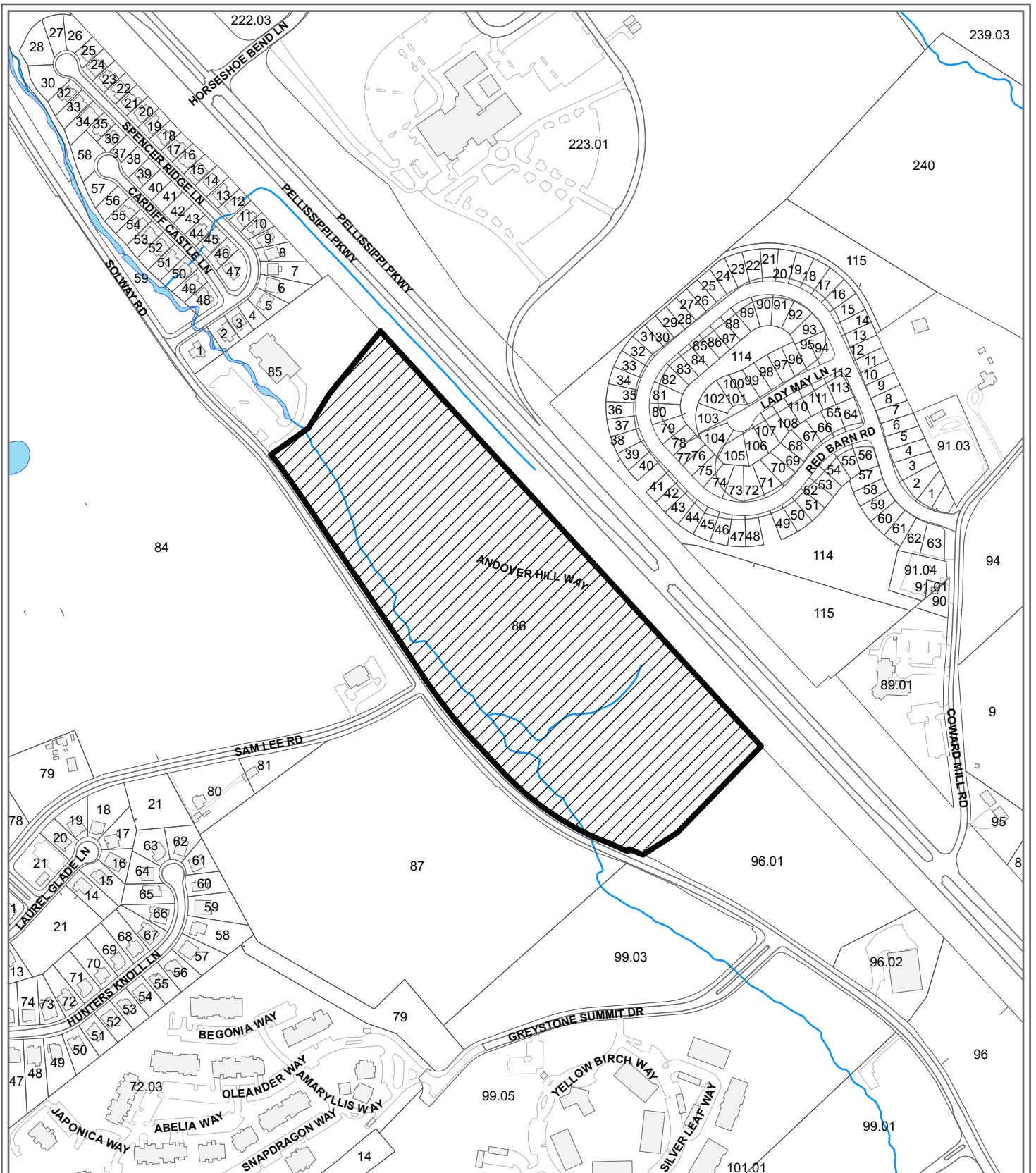


Applicant: RML CONSTRUCTION LLP / RYAN M. HICKEY**Request:** SIGN PERMIT**Meeting Date:** 7/11/2022**Address:** 2655 Andover Way**Map/Parcel Number:** 103 086**Location:** East side of Solway Rd across from intersection with Sam Lee Rd.**Existing Zoning:** OB (Office, Medical, and Related Services) / TO (Technology Overlay)**Proposed Zoning:** N/A**Existing Land Use:** Apartment complex (under construction)**Proposed Land Use:** Apartment complex**Appx. Size of Tract:** 32.5 acres**Accessibility:** Solway Road transitions from a major collector to a minor collector in front of this development. It has a pavement width of 21 feet and a right-of-way width that varies from 50 to 55 feet.**Surrounding Zoning and Land Uses:**
North: BP (Business and Technology Park) / TO (Technology Overlay) - Office building
South: OB (Office, Medical and Related Services) / TO (Technology Overlay) - Office building
East: Pellissippi Parkway right-of-way
West: BP (Business and Technology Park), A (Agricultural), and TO (Technology Overlay) - Multifamily development**Comments:**
1) This is a request for approval of a yard sign for The Carlisle Apartments on Solway Road. The new apartment complex is located on a stretch of land adjacent to Pellissippi Parkway and across from the intersections of Solway Road and Sam Lee Road and of Solway Road and Greystone Summit Boulevard.
2) The sign is to be 8-ft tall and will feature a stone veneer base with a brick wall extending up from the base and topped with a stone cap.
3) The sign area is a dark gray stucco panel with raised metal letters spelling out the name of the apartment complex.
4) The sign will be lit by a ground-mounted LED light fixture aimed directly at the sign.
5) The sign area of the yard sign comprises 38.5 square feet in area, which is well below the 200 square feet allowed for subdivisions and apartment complexes.**Design Guideline Conformity:** This request is in compliance with the TTCD Design Guidelines.**Waivers and Variances Requested:** N/A**Staff Recommendation:**

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.



**7-B-22-TOS
CERTIFICATE OF APPROPRIATENESS**



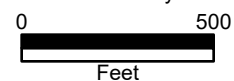
Purpose of Request: Sign Permit

Original Print Date: 6/13/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: RML Construction LLP / Ryan
M. Hickey

Map No: 103

Jurisdiction: County



- GENERAL CONTRACTOR TO LAYOUT SIGN BASED ON COORDINATE SYSTEM SUPPLIED BY ENGINEER.
- CONCRETE TO HAVE COMPRESSIVE STRENGTH=4000 PSI @28 DAYS
- ALL CONCRETE TO BE AIR-ANTAINED 3% MIN - 6% .
- REINFORCING STEEL TO BE A615-60
- ALL CONCRETE AND REINFORCING STEEL TO BE AS PER ACI 318 AND ACI 301
- FOUNDATION DESIGN BASED ON MINIMUM SOIL BEARING CAPACITY OF 1500 PSF. CONTRACTOR TO VERIFY SOIL CONDITIONS PRIOR TO CONSTRUCTING FOOTING.
- BRICK VENEER AND STUCCO COLOR TO MATCH CLUBHOUSE.
- STONE VENEER AND CAP SELECTION BY OWNER
- SIGN MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. SUBMITAL TO ILLUSTRATE MATERIALS, COLORS AND ATTACHMENT DETAILS.
- OWNER TO APPROVE SIGN MATERIALS AND FONT STYLE AND CONTENT.
- ILLUMINATE WITH SHIELDED LED GROUND MOUNTED FIXTURES.



MICHAEL VERSEN & ASSOCIATES
LANDSCAPE ARCHITECTURE LAND PLANNING
299 N. WEISGARBER RD. SUITE 201, KNOXVILLE, TN 37919
PH: 665/588-1331

Entry Sign - B Construction

CARLISLE APARTMENTS
Solway Road Knoxville, Tennessee



JOB NO. 222014
DRAWN: MAY/RJM
DATE: MAY 12, 2022



- | | | |
|--|---|--|
| <input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input type="checkbox"/> REZONING | <input type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION | <input checked="" type="checkbox"/> SIGNAGE | <input type="checkbox"/> BOARD REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - GRADING PLAN | <input type="checkbox"/> ZONING VARIANCE | |

RML Construction LLP

PUBLISHED APPLICANT NAME - no individuals on behalf of -

5/18/22

7/11/22

7-B-22-TOS

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

☒ APPLICANT ☒ OWNER ☐ OPTION HOLDER ☐ SURVEYOR ☐ ENGINEER ☐ ARCHITECT/LANDSCAPE ARCHITECT ☐ ATTORNEY

Ryan M. Hickey

RML Construction LLP

NAME

COMPANY

1914 Pinnacle Pointe Way

Knoxville

TN

37922

ADDRESS

CITY

STATE

ZIP

865-862-4774

rhipkey@ballhomes.com

PHONE

EMAIL

CURRENT PROPERTY INFO

☐ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

Carlisle Partners LLC

1914 Pinnacle Pointe Way

rhipkey@ballhomes.com

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

2655 Andover Hill Way, Knoxville Tn 37931

PROPERTY ADDRESS

103 086

N

32.5

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

East side of Solway Rd across from intersection with Greystone Summit Dr

☐ CITY ☒ COUNTY

6th

GENERAL LOCATION

DISTRICT

OB/TO

MU-SD, NWCO-6

ZONING

**SECTOR PLAN
LAND USE CLASSIFICATION**

Northwest County

Apartment complex (under construction)

PLANNING SECTOR

EXISTING LAND USE

REQUEST

BUILDING PERMIT

- ☐ NEW CONSTRUCTION
☐ EXPANSION OR RENOVATION
☐ GRADING PLAN

☐ REZONING

- ☒ SIGNAGE
☐ ZONING VARIANCE

PLAN MATERIALS:

- ☐ DEVELOPMENT PLAN
☐ BUILDING ELEVATIONS
☐ FLOOR PLAN
☐ LANDSCAPE PLAN
☒ SIGNAGE PLAN
☐ OFF-STREET PARKING

☐ OTHER:

WAIVERS OR VARIANCES REQUESTED? ☐ YES ☐ NO

ADMINISTRATIVE REVIEW: ☐ LIGHTING ☐ LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

New sign to be provided for the site

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

☐ YARD SIGN

AREA: _____

HEIGHT: _____

FINISH: _____

☐ BUILDING SIGN

AREA: 9.66

HEIGHT: 8

FINISH: matte

☐ OTHER SIGN

AREA: _____

HEIGHT: _____

TYPE: _____

STAFF USE ONLY

☐ TTCDA Checklist

☒ Property Owners/Option Holders

CODE

FEE

802 | \$175.00

CODE

FEE

TOTAL

\$175.00

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.

Ryan M Hickey

Owner

5/18/22

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-862-4774

rhipkey@ballhomes.com

PHONE NUMBER

EMAIL

Michelle Portier

Michelle Portier

5/27/2022 swm

STAFF SIGNATURE

PRINT NAME

DATE PAID