

Applicant: HIGHWAY TRANSPORT

Request: SIGN PERMIT

Meeting Date: 10/3/2022

Address: 10024 Investment Dr.

Map/Parcel Number: 118 17708

Location: Southeast quadrant of the intersection of Century Park Blvd and Investment Dr

Existing Zoning: OP (Office Park) / TO-1

Proposed Zoning: N/A

Existing Land Use: Office Building

Proposed Land Use: Sign for office building/new tenant

Appx. Size of Tract: 5.16 acres

Accessibility: Access is proposed off of Investment Drive, a private right-of-way with a 34-ft pavement width inside a 50-ft right-of-way.

Surrounding Zoning and Land Uses:

North: Office building - OP (Office Park) / TO-1 (Technology Park Overlay) Districts

South: Vacant land (recently approved for apartment complex) - C-G-3 (General Commercial) / TO-1 (Technology Park Overlay) Districts

East: Vacant land - OP (Office Park) / TO-1 (Technology Park Overlay) Districts

West: Office building - OP (Office Park) / TO-1 (Technology Park Overlay) Districts

Comments:

- 1) This is a request for approval of new building sign on an office building in the Century Park Office Park on the south side of Dutchtown Road east of Pellissippi Parkway.
- 2) The proposed building sign includes the business name for Highway Transport. The sign will be located above a bay of windows in the top right corner of the building facing Investment Drive.
- 3) The new sign consists of individual channel letters mounted to the building via ¼-inch spacers. The letters have an aluminum face with a matte finish. The sign will be back-lit to create a halo around the signs at night.
- 4) The sign comprises an area of 57.32 square feet, which is below the maximum 100 square feet that is allowed for a building of this size. The measurement is of the overall sign. The TTCDA allows for signs to be measured using each individual letter, and if calculated that way, the sign size would be smaller and would leave more square footage for remaining tenants since the maximum size is for the building and not for an individual tenant. Should additional signs be needed in the future, this may need to be recalculated as part of the future signage application package.

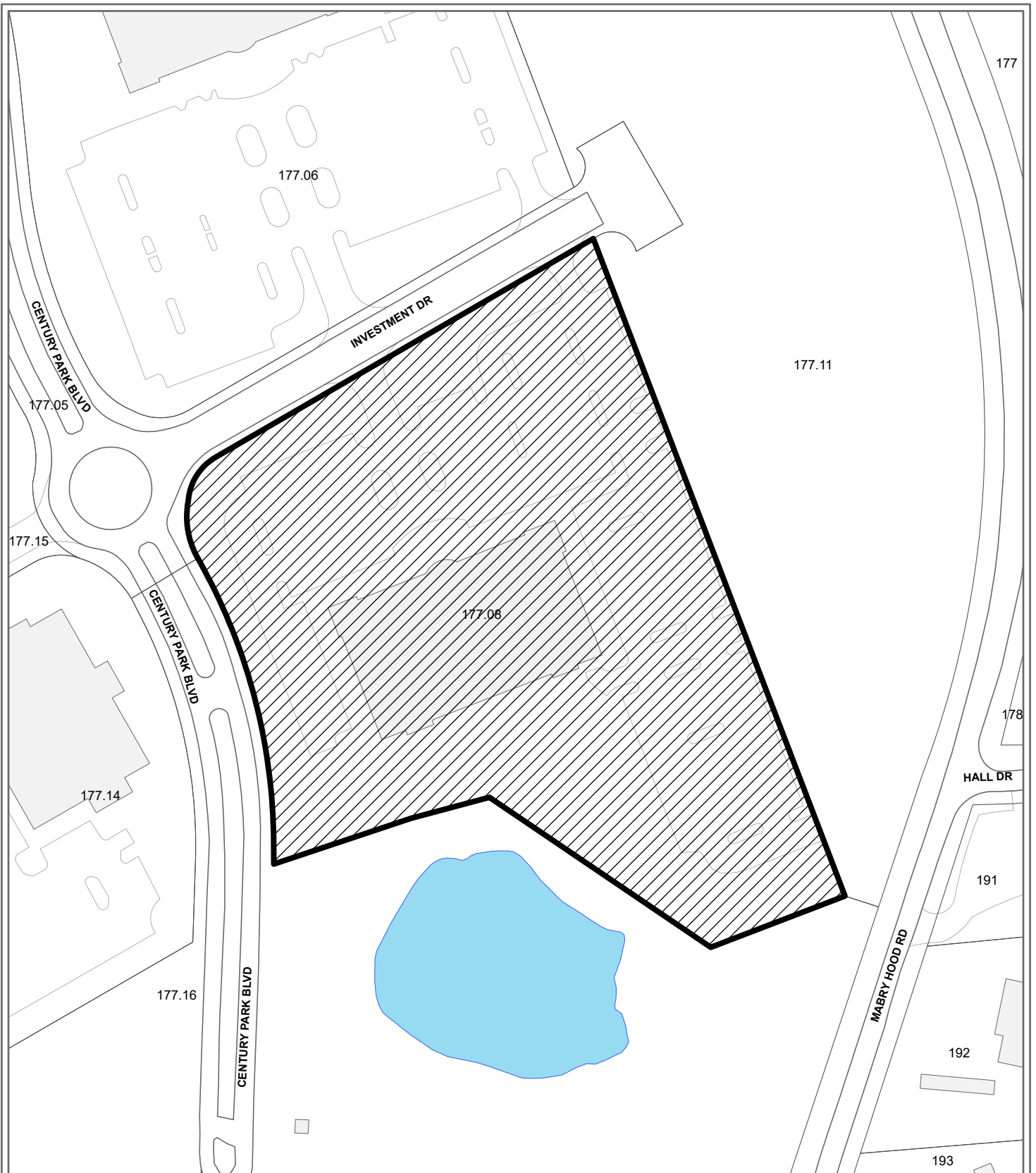
Design Guideline Conformity: This proposal is in compliance with TTCDA Design Guidelines.

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.



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

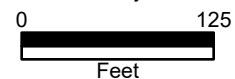
Petitioner: Highway Transport



Purpose of Request: Sign Permit

Map No: 118

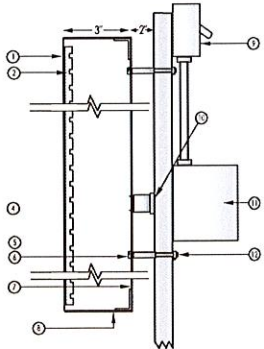
Jurisdiction: City



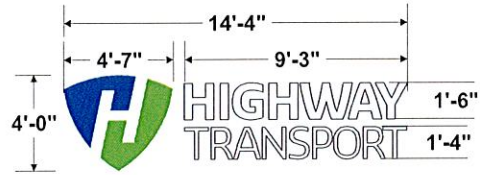
Original Print Date: 9/7/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



REVERSE CHANNEL LETTERS L.E.D. ILLUMINATION



1. .080 ALUMINUM FACE
2. WHITE LED STRIP LIGHTING
6. 1/4" ALUMINUM SPACERS
7. CLEAR LEXAN BACK
8. .063 ALUMINUM SIDEWALLS
9. DISCONNECT SWITCH
10. SEAL TIGHT PASS-THROUGH WIRING KIT
11. 30 ma TRANSFORMERS
12. 2" STAND-OFFS



NIGHT VIEW



SIGNCO inc.
PLASTIC NEON ELECTRONIC

This drawing is the property of SIGNCO, Inc. & is to be used for contractual purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in claim up to 10x value of the program for the drawing.
VALUE OF THIS DRAWING: \$500.00

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

FAX: 865.947.2089 info@signco-inc.com

APPROVED
 APPROVED W/CHANGES
 REVISE & RESUBMIT

APPROVAL SIGNATURE

DATE: 07-19-2022
 SCALE: 1/8" = 1'

SALES REPRESENTATIVE:

Keith Pankey

FILE LOCATION:
 Keith/H/Highway Transport

LOCATION:
 Knoxville, TN

FILE:
 Highway Transport Bldg

DRAWN BY:
 Tiffany Poling



TTCDA Review Request

<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	

~~Kayland Sheckles / SignCo Inc.~~ Highway Transport

PUBLISHED APPLICANT NAME - no individuals on behalf of -

8/29/2022	10/3/2022	10-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

Kayland Sheckles	SignCo Inc.		
NAME	COMPANY		
3101 Northwest Park Drive	Knoxville	TN	37921
ADDRESS	CITY	STATE	ZIP
865-947-2086	info@signco-inc.com		
PHONE	EMAIL		

CURRENT PROPERTY INFO

MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Century Park Property Owners	1225 E Weisgarber Rd, Ste 390 Knoxville, TN 37909	
OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE/EMAIL

10024 Investment Drive Suite 200 Knoxville, TN 37932

PROPERTY ADDRESS

118 17708	N	5.16 ac.
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE

STAFF USE ONLY

CITY COUNTY

Southeast quadrant of the intersection of Century Park Blvd and Investment Dr	2nd
GENERAL LOCATION	DISTRICT

OP/TO-1	NU-SD, NWCO-2
ZONING	SECTOR PLAN LAND USE CLASSIFICATION
Northwest County	Office building
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:

Sign for new tenant

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- | | | |
|------------------------------------|---|-------------------------------------|
| <input type="checkbox"/> YARD SIGN | <input checked="" type="checkbox"/> BUILDING SIGN | <input type="checkbox"/> OTHER SIGN |
| AREA: _____ | AREA: _____ | AREA: _____ |
| HEIGHT: _____ | HEIGHT: _____ | HEIGHT: _____ |
| FINISH: _____ | FINISH: _____ | TYPE: _____ |

STAFF USE ONLY

- TTCDA Checklist
 Property Owners/Option Holders

CODE	1103	CODE	TOTAL
FEE	\$175	FEE	\$175

AUTHORIZATION

By signing below

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



8/29/22

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-947-2086

info@signco-inc.com

PHONE NUMBER

EMAIL



Kayland Sheckles

8/29/22

STAFF SIGNATURE

PRINT NAME

DATE PAID