

Applicant: NICHOLAS G. CAZANA PELLISSIPPI DUTCHTOWN GENERAL PARTNERSHIP
Request: SIGN PERMIT
Meeting Date: 9/6/2022

Address: 0 Century Park Blvd.
Map/Parcel Number: 118 17705
Location: Private right-of-way off of Dutchtown Rd east of Pellissippi Pkwy
Existing Zoning: OP (Office Park) / TO-1 (Technology Park Overlay)
Proposed Zoning: N/A
Existing Land Use: Vacant land (office building recently approved)
Proposed Land Use: New monument sign for an office park
Appx. Size of Tract: 2.17 acres
Accessibility: Century Park Boulevard is a private right-of-way off of Dutchtown Road, a minor collector with a 60-ft pavement width inside a right-of-way that varies in width from 86 to 114 ft.
Surrounding Zoning and Land Uses:
 North: OB (Office, Medical and Related Services) / TO (Technology Overlay) in Knox County - Small office building, a single family residence, and vacant land
 South: OP (Office Park), C-G-3 (General Commercial), and TO-1 (Technology Park Overlay) in the City - Office buildings and vacant land (recently approved for multifamily)
 East: OP (Office Park) and TO-1 (Technology Park Overlay) in the City - Office building and vacant land
 West: OP (Office Park) and TO-1 (Technology Park Overlay) in the City - Vacant land (recently approved for an office building)

Comments:

- 1) This is a request for approval of two monument signs for the Century Park Office Park on Century Park Boulevard.
- 2) The first sign is proposed at the front of the existing landscaped boulevard entry, set far enough back so as not to the block visibility of drivers waiting to exit the site onto Dutchtown Road.
- 3) The other sign is placed inside the roundabout on the northern side where traffic enters the roundabout from Dutchtown Road. It does not block the visibility of traffic entering the roundabout from the other 3 entry points.
- 4) The design of both signs is similar and provides a consistent signage experience. Both signs feature a brick base and concrete cap with the sign rising out of the base, and both signs feature reverse channel letters painted dark green spelling out the name of the office park and mounted onto the brushed aluminum panel sign surface.
- 5) To introduce a little variety, each sign has some unique features from the other.
 - a. The monument sign in the boulevard entry features a sign panel anchored in the corner where the base and column meet with a smaller logo sign sitting on top of the column.
 - b. The roundabout sign's footprint is in the shape of an arc to match the shape of the roundabout and features just the base and the sign area without a column on the end.
- 6) For size requirements, both signs were reviewed under Section 4.2 of the TTCDA Guidelines, which pertains to subdivisions, planned developments, and business parks. The provisions of this section call for only a sign's message area to be counted toward the sign's overall size, a

maximum of 2 subdivision/business park entrance signs, and a maximum signage height of 12 feet.

- a. The boulevard sign message area comprises 56.5 square feet (includes both sides).
 - b. The roundabout sign message area comprises 52.5 square feet (includes both sides).
 - c. Both signs are well under the 12-ft maximum height and 200 square foot sign area allowances.
 - d. Together, the signs comprise 109 square feet, which is well below the 300 maximum square feet allowed for 2 entry signs in a business park.
- 7) The roundabout sign will be lit by a ground-mounted LED light fixture with a full light shield aimed directly at the sign. The boulevard entry sign will not be lit.
- 8) The proposal also includes 3 flags inside the roundabout. However, the TTCDA Guidelines do not address flags, so these would be reviewed under the Knox County Zoning Ordinance regulations during the permit review process.
- 9) The proposed yard sign package meets the TTCDA Design Guidelines.

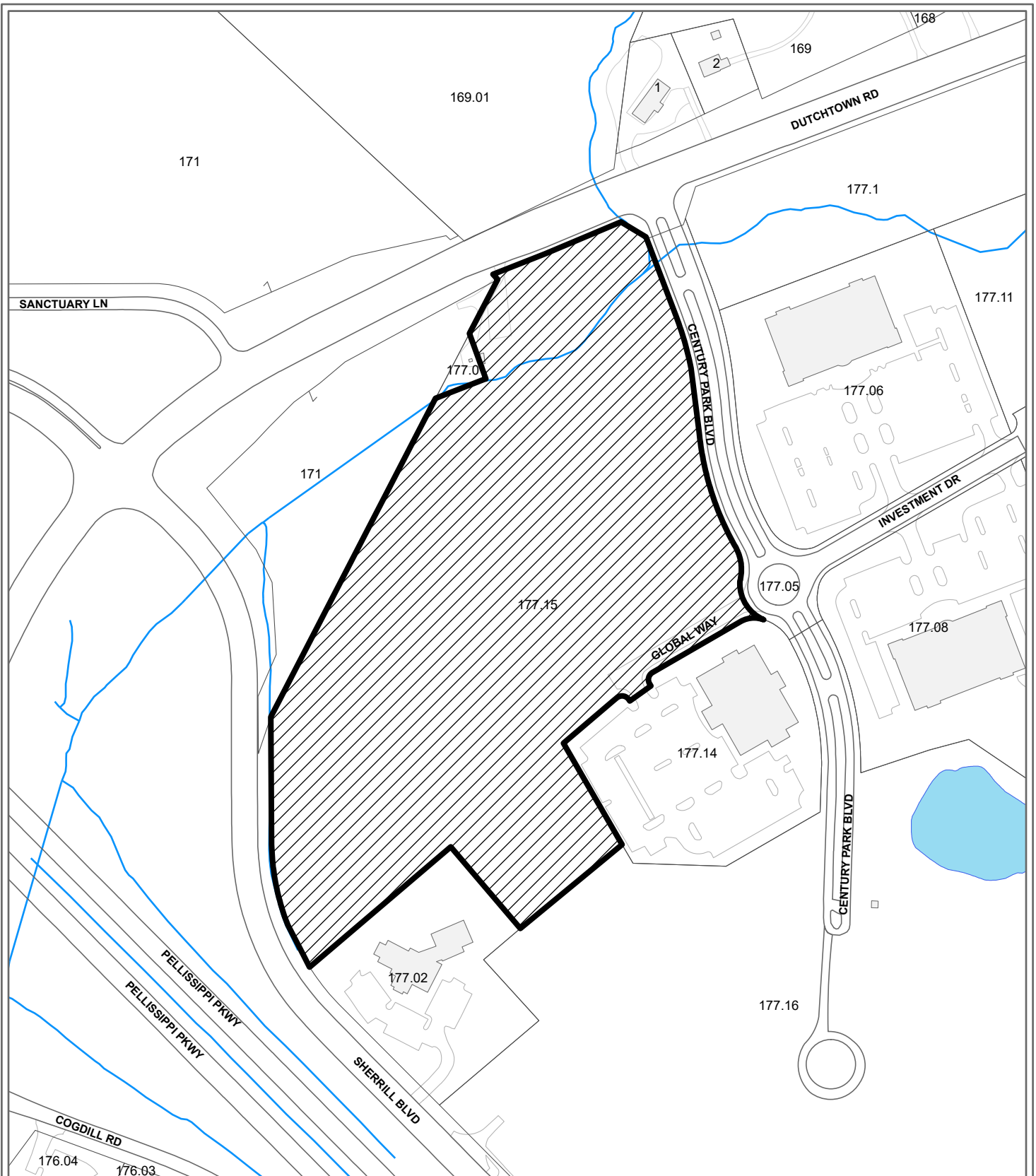
**Design Guideline
Conformity:** This request is in compliance with the TTCDA Guidelines.

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

Staff Recommendation:

Approve the request for two business park signs, subject to the following condition:

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



**9-A-22-TOS
CERTIFICATE OF APPROPRIATENESS**

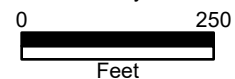


Purpose of Request: Sign Permit

Petitioner: Nicholas G. Cazana Pellissippi
Dutchtown General Partnership

Map No: 118

Jurisdiction: City

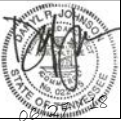


Original Print Date: 8/10/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



**Johnson
Architecture**

2240 Sutherland Ave., Suite 105
Knoxville, TN 37919
865.671.9060
jarc.com



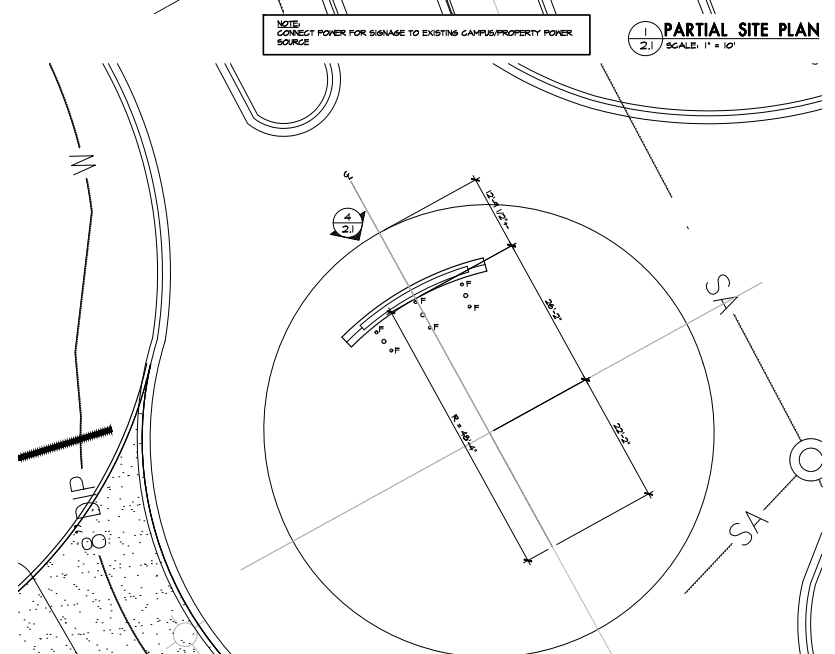
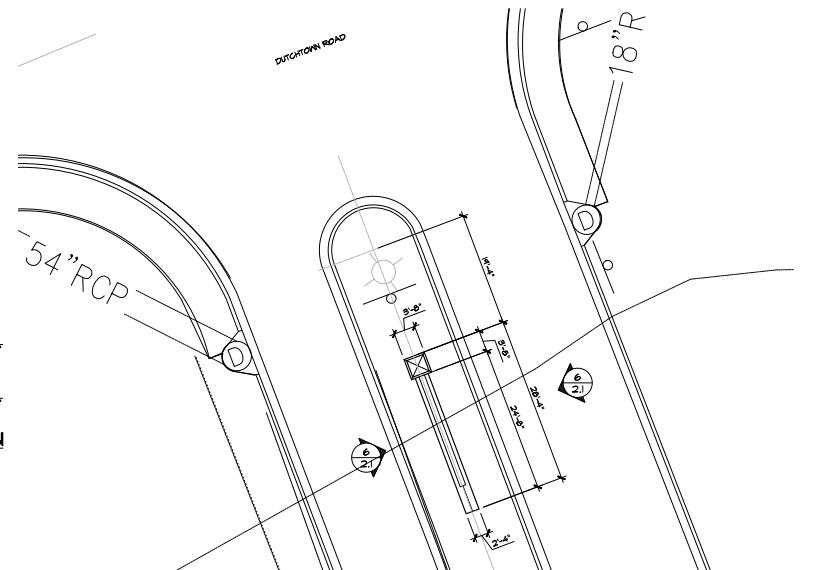
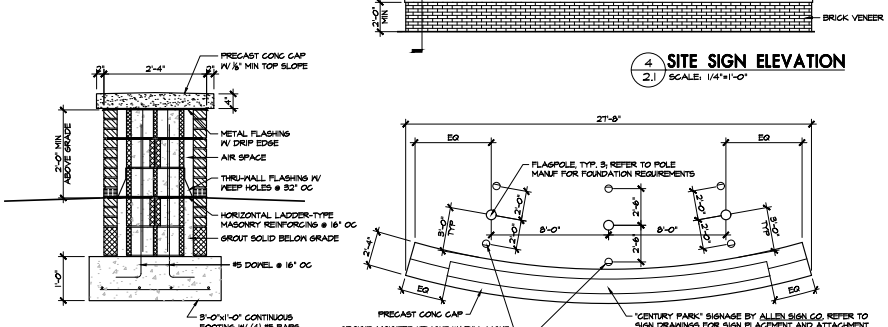
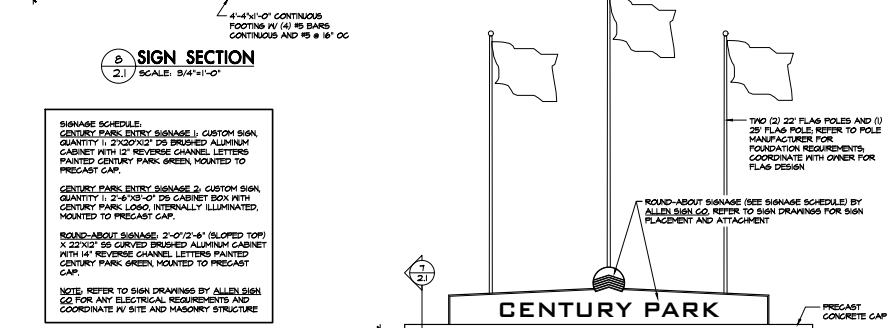
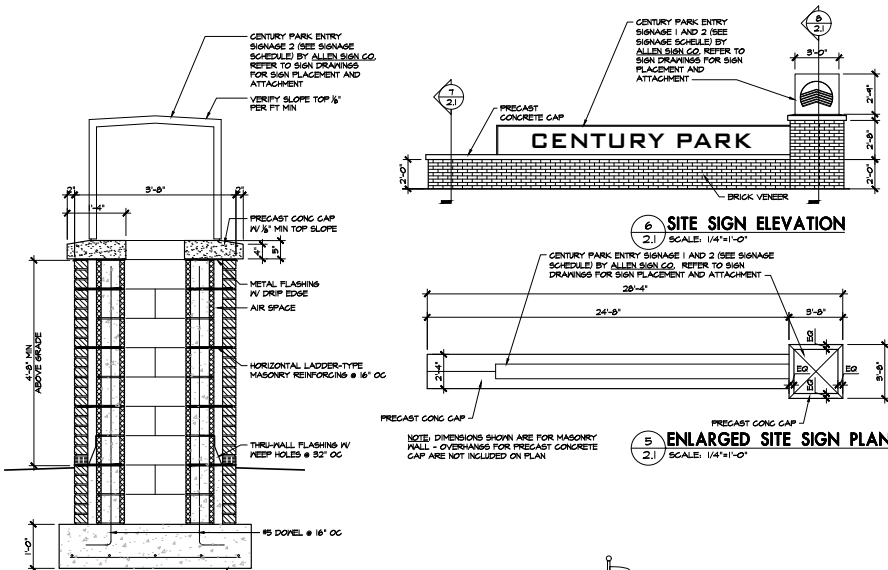
SITE SIGNAGE
CENTURY PARK
CENTURY PARK BOULEVARD
KNOXVILLE, TN

PARTIAL SITE PLANS
ENLARGED SIGNAGE PLANS
SIGNAGE ELEVATIONS
SIGNAGE SECTIONS

REVISIONS:

DATE: 6/27/18
FILE NAME: CPS 21.DWG
PROJECT NO: 173084

2.1



PLOT SCALE: 1"=1'-0"

- | | | |
|--|---|--|
| <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 | |

Pellissippi Dutchtown GP

PUBLISHED APPLICANT NAME - no individuals on behalf of -

July 22, 2022	September 6, 2022	9-A-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

Jerrod Herron	Commercial & Investment Properties		
NAME	COMPANY		
1225 E. Weisgarber Rd. Suite 390	Knoxville	TN	37909
ADDRESS	CITY	STATE	ZIP
865-584-3967	jherron@ciprop.com		
PHONE	EMAIL		

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Pellissippi Dutchtown GP	1225 E. Weisgarber Rd. Ste 390	865-584-3967
OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE/EMAIL
10101 Global Way		
PROPERTY ADDRESS		
118 17715	N	15.7 ac.
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE

STAFF USE ONLY

	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY
North side of Global Way, west side of Century Park Blvd, east of Pellissippi Pkwy	2nd
GENERAL LOCATION	DISTRICT
OP/TO-1	MU-SD, NWCO-2
ZONING	SECTOR PLAN LAND USE CLASSIFICATION
Northwest County	Vacant land (Office building recently approved)
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 signs for Office Park

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: _____

HEIGHT: _____

FINISH: _____

OTHER SIGN

AREA: 53 SF

HEIGHT: 4' - 8"

TYPE: Monu

STAFF USE ONLY

- TTCDA Checklist
 Property Owners/Option Holders

CODE 802

FEE \$175.00

CODE

FEE

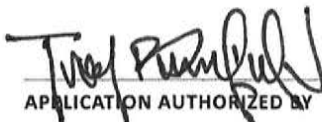
TOTAL

\$175.00

AUTHORIZATION

By signing below

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



APPLICATION AUTHORIZED BY

Trey Benefield, Owner's Representative

AFFILIATION

July 22, 2022

DATE

865-584-3967

PHONE NUMBER

Development Director

EMAIL



STAFF SIGNATURE

Michelle Portier

PRINT NAME

7/25/2022 CT

DATE PAID