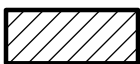


**4-B-23-TOS  
CERTIFICATE OF APPROPRIATENESS**

Petitioner: Gisele Baaklini / George Armour Ewart Architect



Purpose of Request: Sign Permit

Original Print Date: 3/15/2023      Revised:  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 103  
 Jurisdiction: County



**Applicant:** GISELE BAAKLINI / GEORGE ARMOUR EWART ARCHITECT

**Request:** SIGN PERMIT

**Meeting Date:** 4/10/2023

**Address:** 0 Virginia Pine Way

**Map/Parcel Number:** 103 12014

**Location:** East of intersection of Virginia Pine Way & Valley Vista Rd, west of Pellissippi Pkwy

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

**Proposed Zoning:** N/A

**Existing Land Use:** Vacant land

**Proposed Land Use:** N/A

**Appx. Size of Tract:** 4.29 acres

**Accessibility:** Access is via Valley Vista Road, a local road with a 43.8-ft pavement width within a 50-ft right-of-way.

**Surrounding Zoning and Land Uses:** North: PC (k) (Planned Commercial with conditions) / TO (Technology Overlay) - Office

South: PC (k) (Planned Commercial with conditions) / TO (Technology Overlay) - Agricultural/forestry/vacant (small church complex pending)

East: Pellissippi Parkway right-of-way

West: PC (k) (Planned Commercial with conditions) / TO (Technology Overlay) - Public-quasi public land

**Comments:**

- 1) This is a request for approval of a yard sign and three building signs for Building 1 in a recently approved development off of Valley Vista Road. The building has 2 front-facing facades, one on Virginia Pine Way and the other facing Pellissippi Parkway. Signs are proposed for both building frontages.
- 2) The proposed building signs consist of the name of the business, Clear Defense Pest Control. There are two building sign designs. Both designs consist of individually mounted logo and letters in black, white, and blue, and both types of signs will be backlit with LED lighting.
- 3) Two of the signs will be located on a raised roof-box forming a second level on the southern side of the building on the west-facing and east-facing building façades (diagram 1, Sheet A4.5). The roof box forms a gray background for the sign. These signs are 55 square feet each. Since the east building façade only has one sign, this side of the building contains 55 square feet of signage.
- 4) In addition to the sign on the roof box, the west facing façade has a second building sign that is located in the opposite corner of that façade. It is on the top of the first level beneath the wood detail. This sign comprises 44 square feet. When added to the sign on the roof box, this façade contains 99 square feet of building signage.
- 5) For building signs, the TTCDA allows a maximum of 100 square feet for each frontage. Both facades contain signage within the maximum amount allowed.
- 6) The new yard sign would be a tenant directory sign. It consists of an aluminum sign supported by gray metal posts fitted into a concrete base. Panels resembling wood are applied in a decorative manner as an outer shell on each side of the sign in a sculpted curve wrapping around the sign's message area from the bottom of the sign area on the right side of the sign to

the far upper corner of the left side of the sign. The message area sits within the decorative shell and contains the name of the business as well as 3 other panels for future tenants.

7) The sign consists of aluminum letters with a matte finish attached directly to the sign. The sign will not be lit.

8) The yard sign message area comprises 50 square feet, which is below the 100 square foot maximum allowed for buildings with frontage exceeding 100 linear feet. The sign will be one-sided and will be located in the northeast corner of the site in a grassy area outside of the setbacks.

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

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

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**Staff Recommendation:**

Based on the application and plans as submitted, staff recommends approval of the 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.



**GEORGE  
ARMOUR  
EWART  
ARCHITECT**

404 Bearden Park Circle  
Knoxville, TN 37919  
865.602.7771  
Fax 865.602.7742  
www.georgeewart.com

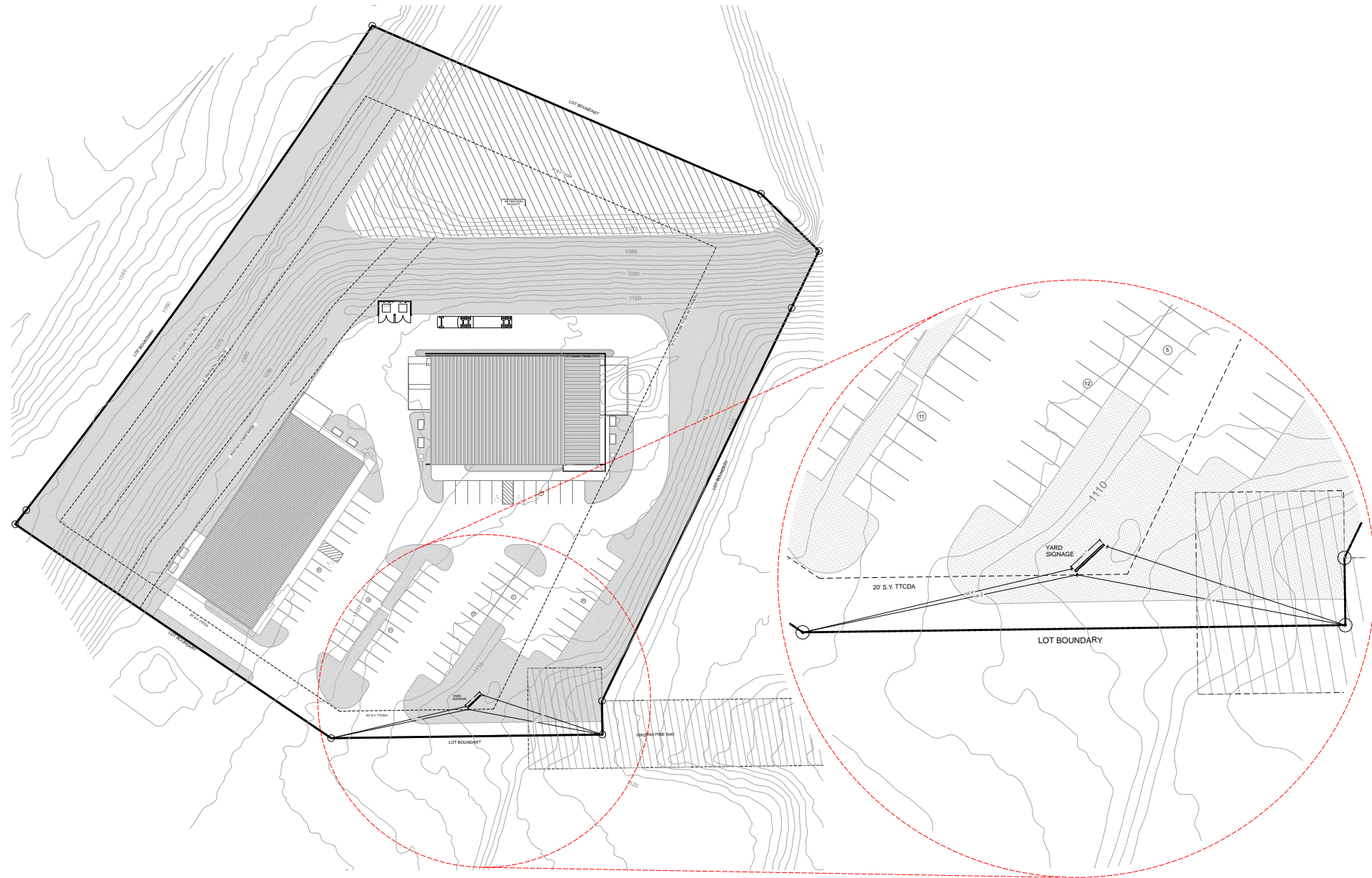
TTCDA 2-A-23-TOB  
NEW BUILDINGS FOR  
**CLEAR DEFENSE  
PEST CONTROL**  
10710 VIRGINIA PINE  
WAY, KNOXVILLE, TN 37922.  
PARCEL ID: 130-12014 DISTRICT W6.  
AREA 4.39 ACRES

**PRELIMINARY -  
NOT FOR  
CONSTRUCTION**

**YARD SIGNAGE LOCATION**

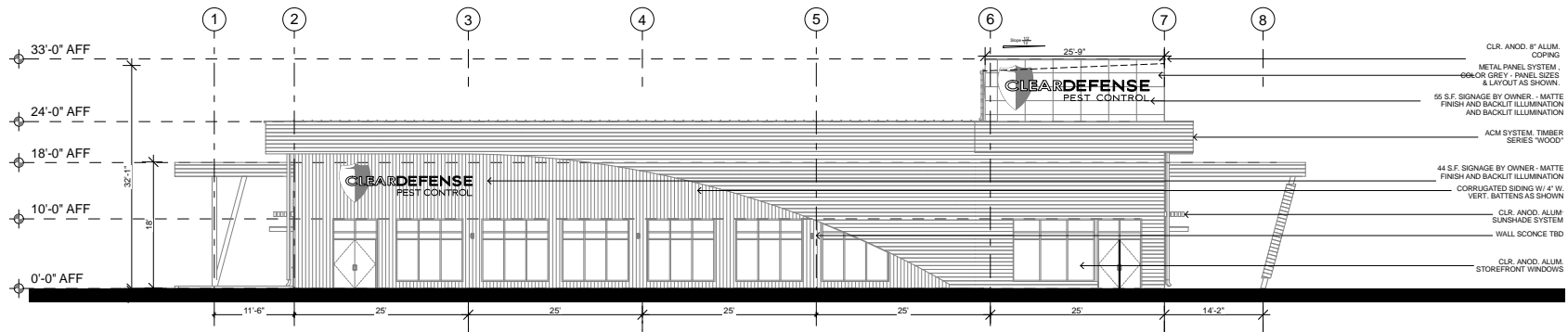
DATE: 27 MAR 2023  
PROJECT NO.: 20026  
PROJECT MGR.: G.B.

**A4.3**

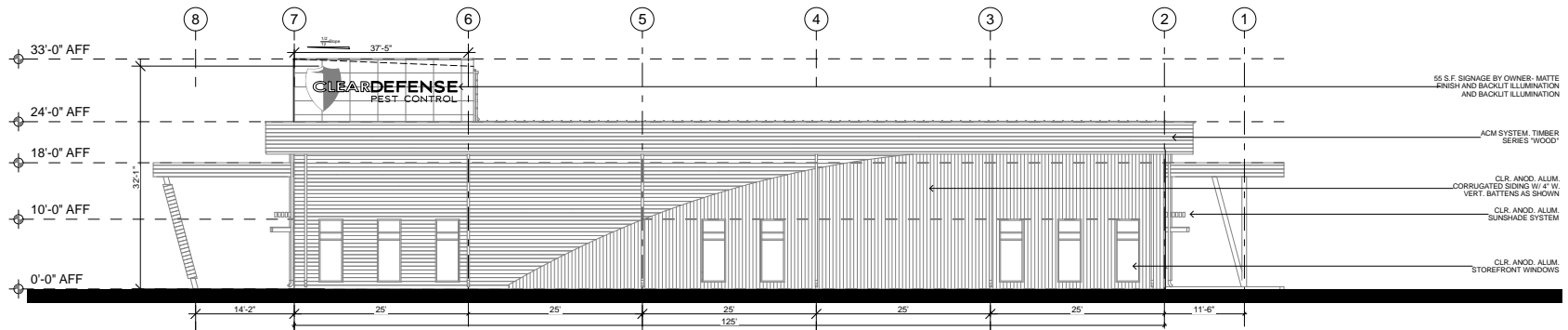


**1** SITE PLAN - YARD SIGNAGE LOCATION  
SCALE: 1/32" = 1'-0"

**2** YARD SIGNAGE LOCATION - BLOWUP  
SCALE: 1/16" = 1'-0"



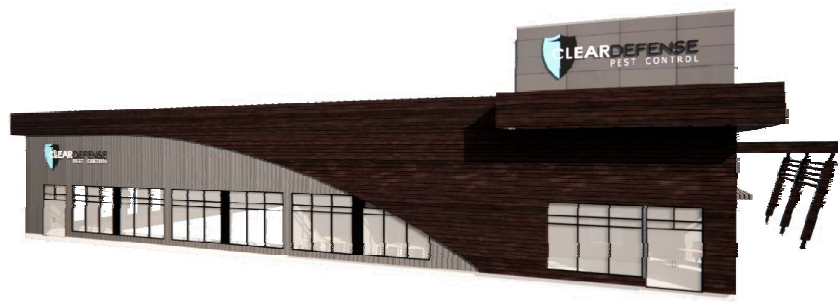
1 BLDG.1 SIGNAGES - WEST ELEVATION  
 A4.4 SCALE: 1/8" = 1'-0"



2 BLDG.1 SIGNAGES - EAST ELEVATION  
 A4.4 SCALE: 1/8" = 1'-0"



BLDG.1 - EAST VIEW



BLDG.1 - WEST VIEW

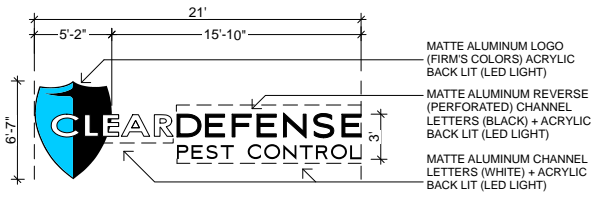
**NOTES:**

THE BLDG. SIGNAGES ARE TO BE PROVIDED BY THE OWNER.  
 THE BLDG. SIGNAGES' SHOP DRAWINGS ARE TO BE PROVIDED BY THE SIGNAGE CONTRACTOR.

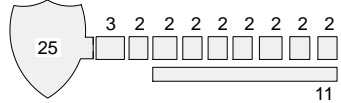
TTCDA 4-B-23-TOS  
 TTCDA 2-A-23-TOB  
 NEW BUILDINGS FOR  
**CLEAR DEFENSE**  
**PEST CONTROL**  
 10770 VIRGINIA PINE  
 WAY, KNOXVILLE, TN 37922.  
 PARCEL ID: 130-12014 DISTRICT W6.  
 AREA 4.39 ACRES

PRELIMINARY -  
 NOT FOR  
 CONSTRUCTION

BLDG.1 SIGNAGES

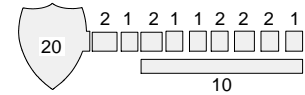
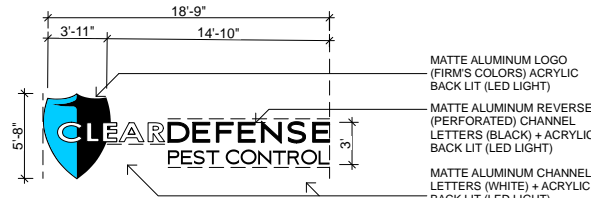


1 BLDG.1 SIGNAGES 01 & 02 - DETAIL  
A4.5 SCALE: 1/4" = 1'-0"



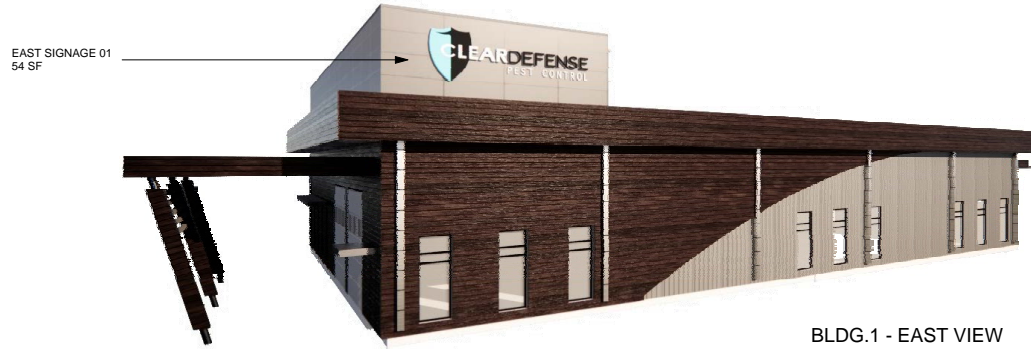
AREA = 55 S.F.

2 BLDG.1 SIGNAGES 01 & 02 - AREA  
A4.5 SCALE: 1/4" = 1'-0"

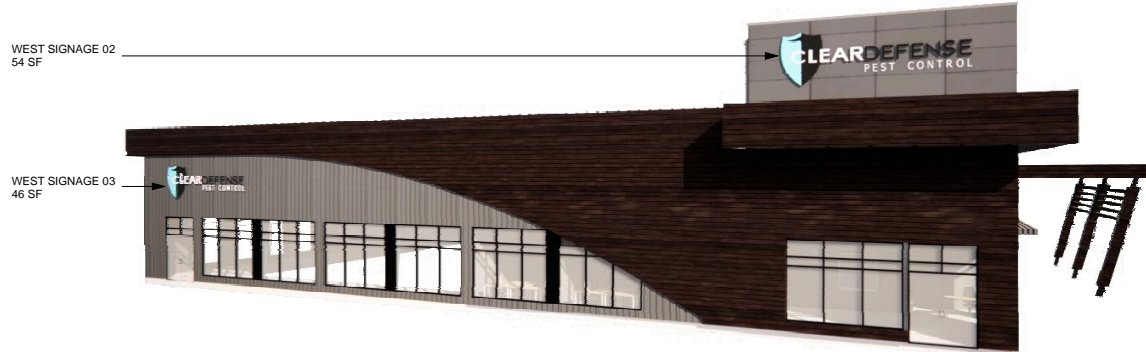


AREA = 44 S.F.

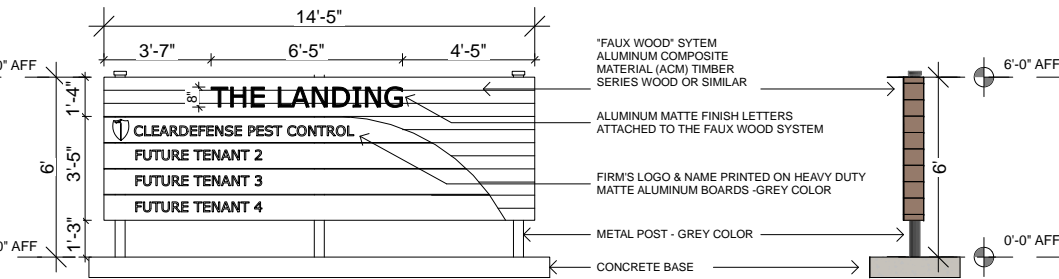
3 BLDG.1 SIGNAGE 03 DETAIL & AREA  
A4.5 SCALE: 1/4" = 1'-0"



BLDG.1 - EAST VIEW



BLDG.1 - WEST VIEW



3 YARD SIGNAGE - (ONE-SIDED) - FRONT VIEW  
A4.5 SCALE: 1/2" = 1'-0"

4 YARD SIGNAGE - PROFILE  
A4.5 SCALE: 1/2" = 1'-0"



YARD SIGNAGE  
MESSAGE AREA = 50 S.F.

TTCDA 4-B-23-TOS  
TTCDA 2-A-23-TOB  
NEW BUILDINGS FOR  
**CLEAR DEFENSE  
PEST CONTROL**  
10710 VIRGINIA PINE  
WAY, KNOXVILLE, TN 37922.  
PARCEL ID: 130-12014.DISTRICT W6.  
AREA 4.39 ACRES

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

BLDG.1 + YARD SIGNAGES

**NOTES:**  
THE BLDG. SIGNAGES ARE TO BE PROVIDED BY THE OWNER.  
THE BLDG. SIGNAGES' SHOP DRAWINGS ARE TO BE PROVIDED BY THE SIGNAGE CONTRACTOR.



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

GEORGE ARMOUR EWART ARCHITECTS

**PUBLISHED APPLICANT NAME** - no individuals on behalf of -

12/22/2022	4/10/2023	4-B-23-TOS
<b>DATE FILED</b>	<b>MEETING DATE (IF APPLICABLE)</b>	<b>FILE NUMBER</b>

### CORRESPONDENCE

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

- APPLICANT    OWNER    OPTION HOLDER    SURVEYOR    ENGINEER    ARCHITECT/LANDSCAPE ARCHITECT    ATTORNEY

GISELE BAAKLINI	GEORGE ARMOUR EWART ARCHITECTS		
<b>NAME</b>	<b>COMPANY</b>		
404 BEARDEN PARK CIR	KNOXVILLE	TN	37919
<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
(865) 602-7771	gbaaklini@georgeewart.com		
<b>PHONE</b>	<b>EMAIL</b>		

### CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS    PART OF PARCEL

CLEAR DEFENSE PEST CONTROL	375 Trane Dr. Knoxville, TN 37919 (865) 919-6400	
<b>OWNER NAME - if different -</b>	<b>OWNER ADDRESS</b>	<b>OWNER PHONE/EMAIL</b>
0 VIRGINIA PINE WAY, KNOXVILLE, TN 37922.		
<b>PROPERTY ADDRESS</b>		
103-12014	N	4.29 ACRES
<b>PARCEL ID(S)</b>	<b>PART OF PARCEL? (Y/N)</b>	<b>TRACT SIZE</b>

### STAFF USE ONLY

	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY
E of intersection of Virginia Pine Way & Valley Vista Rd, west of Pellissippi Pkwy	6
<b>GENERAL LOCATION</b>	<b>DISTRICT</b>
PC(k)/TO	MU-SD, NWCO-5 & HP
<b>ZONING</b>	<b>SECTOR PLAN LAND USE CLASSIFICATION</b>
Northwest County	Vacant land
<b>PLANNING SECTOR</b>	<b>EXISTING LAND USE</b>

## 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 signage package

## ZONING VARIANCE

### SUMMARY OF ZONING VARIANCE REQUEST:

## REZONING

REZONE FROM: \_\_\_\_\_

TO: \_\_\_\_\_

SECTOR PLAN AMENDMENT FROM: \_\_\_\_\_

TO: \_\_\_\_\_

## SIGNAGE

### YARD SIGN

AREA: 100'  
HEIGHT: 6'  
FINISH: Matte

### BUILDING SIGN

AREA: 55' x2  
HEIGHT: 32'-1"  
FINISH: Matte

### OTHER SIGN

AREA: 44 SF  
HEIGHT: 18'  
TYPE: 2nd entry

## STAFF USE ONLY

- TTCDA Checklist  
 Property Owners/Option Holders

CODE

FEE

1103 / \$175

CODE

FEE

TOTAL

\$175.00

## AUTHORIZATION

*By signing below*

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



APPLICATION AUTHORIZED BY

AFFILIATION

DATE

PHONE NUMBER

EMAIL



Michelle Portier

3/28/2023

STAFF SIGNATURE

PRINT NAME

DATE PAID