

**Applicant:** BAKER JONES SIGNCO INC.

**Request:** SIGN PERMIT

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

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**Address:** 2320 Charlevoix Rd.

**Map/Parcel Number:** 104 00107

**Location:** South side of Pentwater Rd, east of Charlevoix Rd and north of Hardin Valley Rd

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

**Proposed Zoning:** N/A

**Existing Land Use:** Vacant land

**Proposed Land Use:** N/A

**Appx. Size of Tract:** 0.464 acres

**Accessibility:** Access is via Pentwater Dr, a local road with a 29-ft pavement width within a 50-ft right-of-way.

**Surrounding Zoning and Land Uses:** North: BP (Business and Technology Park) / TO (Technology Overlay) - Office

South: CA (General Business) / TO (Technology Overlay) - Commercial

East: OB (Office, Medical, and Related Services) / TO (Technology Overlay) - Agriculture/forestry/vacant

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

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**Comments:**

- 1) This is a request for approval of a new business building sign on a new building at the corner of Charlevoix Road and Pentwater Drive.
- 2) The proposed building sign includes the business name for "Brown Bag" and the slogan "Food with a Purpose." The sign will be located on the west side of the building facing Charlevoix Road.
- 3) The new sign consists of non-lighted channel letters mounted to the building via a raceway. The letters are 1-in deep channel letters. The letters are white, green and brown with brown trim and returns. The paint finish is flat or matte.
- 4) The sign comprises an area of 52.5 square feet, which is within the limits allowed for this business based on the 96 feet of building frontage, which yields a maximum sign area of 96 square feet.

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

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

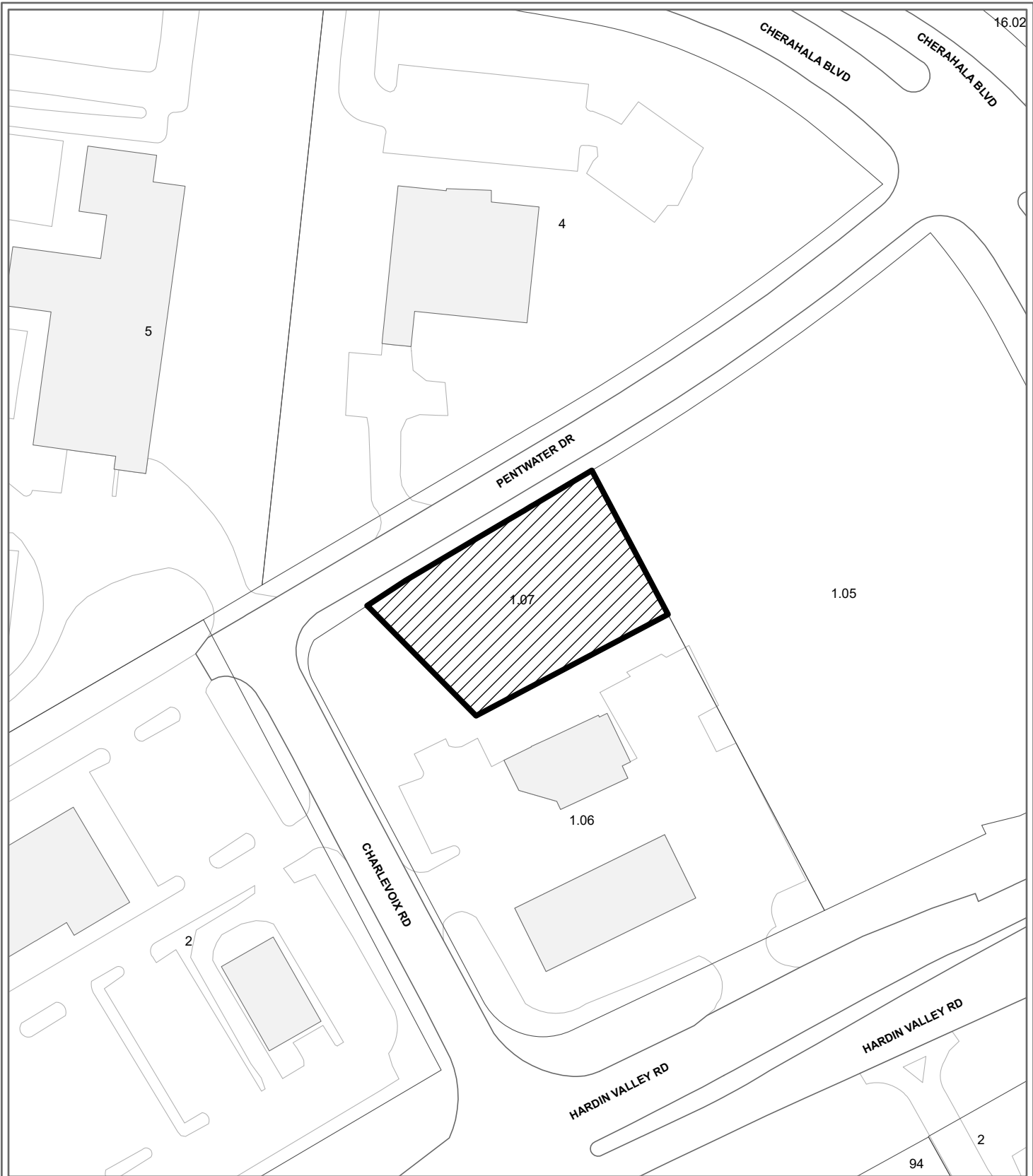
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### **Staff Recommendation:**

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

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

Petitioner: Gisele Baaklini / George Armour  
Ewart Architect



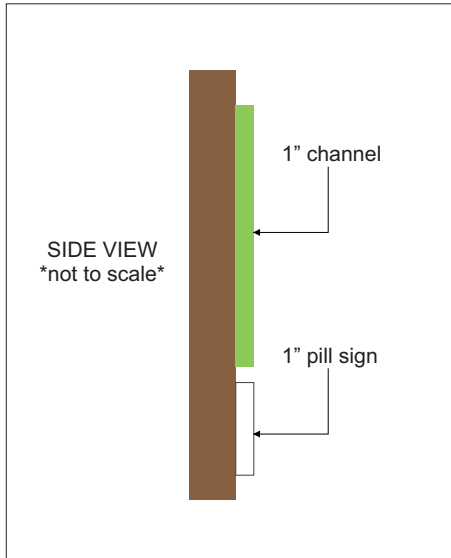
Purpose of Request: Sign Permit

Map No: 103  
Jurisdiction: County

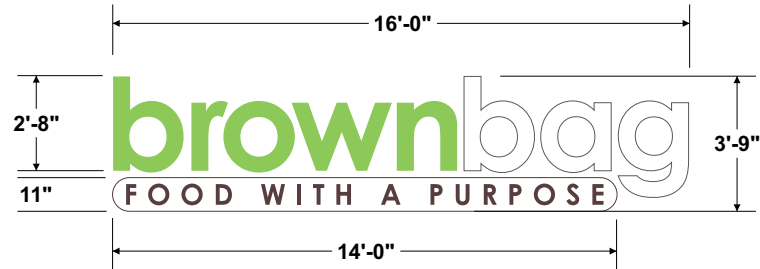


Original Print Date: 3/3/2023 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

BROWN BAG - HARDIN VALLEY - WEST ELEVATION



1" reverse channel letters - flush mounted - non-lighted



Pantone 7488 c

Pantone 7617 c

**SIGNCO** inc.  
PLASTIC-NEON-ELECTRONIC

This drawing is the property of SIGNCO, Inc. & to be used for contractual purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in legal action.  
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**

FILE LOCATION: Baker/B/Brown Bag  
LOCATION: Knoxville, TN

SALES REPRESENTATIVE: Baker Jones

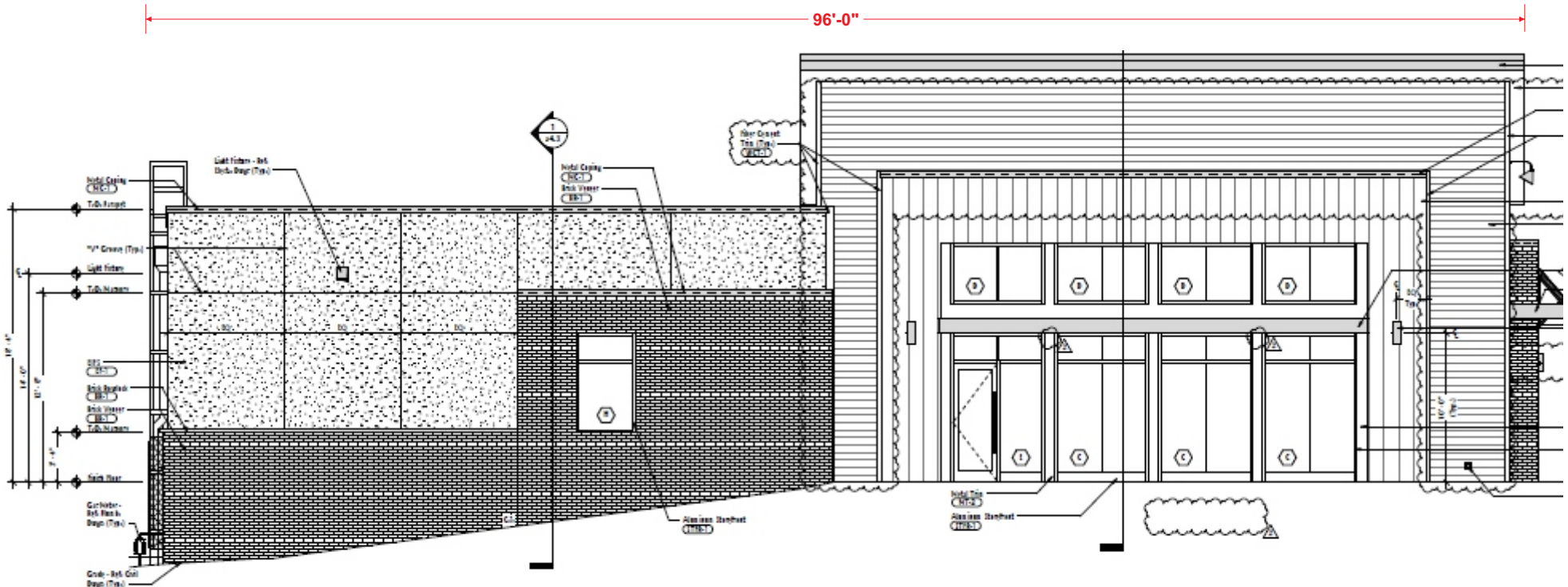
DATE: 02-17-2023  
DRAWN BY: Tiffany Poling

SCALE: 3/16" = 1'

BROWN BAG - HARDIN VALLEY - NORTH ELEVATION

SCALE: 3/32" = 1'

96'-0"



**2 NORTH ELEVATION**  
Scale: 1/4" = 1'-0"

**SIGNCO** inc.  
PLASTIC. NEON. ELECTRONIC

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**VALUE OF THIS DRAWING: \$500.00**

<b>SIGN &amp; FAX BACK SO THAT WE MAY APPROVE YOUR ORDER.</b>		<input type="checkbox"/> APPROVED	
FAX: 865.947.2089 info@signco-inc.com		<input type="checkbox"/> APPROVED W/CHANGES	
		<input type="checkbox"/> REVISE & RESUBMIT	
		<b>APPROVAL SIGNATURE</b>	
FILE LOCATION: Baker/B/Brown Bag	SALES REPRESENTATIVE: Baker Jones	DATE: 02-01-2023	SCALE: see drawing'
LOCATION: Knoxville, TN	FILE: Brown Bag Bldg Hardin Valley	DRAWN BY: Tiffany Poling	



Whitney Warner &lt;whitney.warner@knoxplanning.org&gt;

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**Sign for Brown Bag**

3 messages

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**Whitney Warner** <whitney.warner@knoxplanning.org>  
To: info@signco-inc.com

Wed, Mar 15, 2023 at 3:53 PM

Baker Jones,

I just finished reviewing the TTCDA signage application. Everything looks good. I just need to verify the finish as matte or flat.

Thanks,  
Whitney

--  
Whitney Warner, AICP Candidate  
Planner  
Knoxville-Knox County Planning  
400 Main St, Suite 403  
Knoxville, TN 37902  
865-215-2506

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**SignCo Info** <info@signco-inc.com>  
To: Whitney Warner <whitney.warner@knoxplanning.org>

Thu, Mar 16, 2023 at 9:54 AM

Good morning Whitney,

Yes, we can paint these flat or matte and not gloss if that is what is preferred.

Thank You,  
Baker

Sent from my iPhone

On Mar 15, 2023, at 3:54 PM, Whitney Warner <whitney.warner@knoxplanning.org> wrote:

[Quoted text hidden]

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**Whitney Warner** <whitney.warner@knoxplanning.org>  
To: SignCo Info <info@signco-inc.com>

Thu, Mar 16, 2023 at 10:18 AM

Yes, that is preferred. Thanks, Whitney  
[Quoted text hidden]



<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	

Baker Jones

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

2/21/23	4/10/2023	4-C-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

Baker Jones	Signco Inc.		
<b>NAME</b>	<b>COMPANY</b>		
3101 NW Park Dr.	Knoxville	TN	37921
<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
(865)947-2086	info@signco-inc.com		
<b>PHONE</b>	<b>EMAIL</b>		

**CURRENT PROPERTY INFO**    MULTIPLE OWNERS / OPTION HOLDERS    PART OF PARCEL

Pentwater Holdings, LLC	10649 Hardin Valley Rd	
<b>OWNER NAME - if different -</b>	<b>OWNER ADDRESS</b>	<b>OWNER PHONE/EMAIL</b>
2320 Charlevoix Rd		
<b>PROPERTY ADDRESS</b>		
104 00107	No	0.464 ac
<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
South side of Pentwater Rd, east of Charlevoix Rd and north of Hardin Valley Rd	6th
<b>GENERAL LOCATION</b>	<b>DISTRICT</b>
CA/TO	GC
<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:

Fabricate & install non-lighted, 1" deep, aluminum reverse channel letters mounted flush.

## 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: 52.5  
 HEIGHT: 9'  
 FINISH: Alum
- OTHER SIGN  
 AREA: \_\_\_\_\_  
 HEIGHT: \_\_\_\_\_  
 TYPE: \_\_\_\_\_

## STAFF USE ONLY

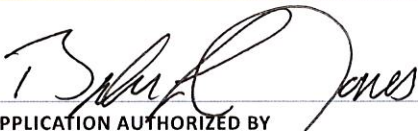
- TTCDA Checklist  
 Property Owners/Option Holders

CODE	CODE	TOTAL
FEE	FEE	
1103 / \$175.00		\$175.00
Paid 2/21/23 mj		

## AUTHORIZATION

By signing below

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



 APPLICATION AUTHORIZED BY

Signco Inc.
 2/21/23

AFFILIATION
 DATE

(865)947-2086
 info@signco-inc.com

PHONE NUMBER
 EMAIL


 STAFF SIGNATURE

Baker Jones
 2/21/2023

PRINT NAME
 DATE PAID