

Applicant: BERKLEY HALL COMPANIES

Request: SIGN PERMIT

Meeting Date: 12/11/2023

Address: 10600 Castlepointe Way

Map/Parcel Number: 131 06908

Location: Northwest of Murdock Dr, northeast of Cornerstone Dr

Existing Zoning: OB/TO

Proposed Zoning: N/A

Existing Land Use: Apartment complex (under construction)

Proposed Land Use: N/A

Appx. Size of Tract: 12.35 acres

Accessibility: Access will be off of Murdock Dr., a minor arterial with a pavement width of 43.5 ft within a right-of-way width of 88 ft, and off of Cornerstone Dr., a local street with a pavement width of 39.2 ft within a right-of-way width of 50 ft.

Surrounding Zoning and Land Uses:

North: OB/TO (Office, Medical, and Related Services / TO (Technology Overlay) - Public park

South: CB/TO (Commercial / Technology Overlay) - Agricultural/forest/vacant, multifamily

East: BP/TO (Business and Technology Park / Technology Overlay), PC/TO (Planned Commercial / Technology Overlay) - Office

West: CB/TO (Commercial / Technology Overlay) - Office

Comments: This request is to install 2 double-sided yard signs for a 9-building apartment complex. The property has two driveways, one on Cornerstone Drive and another on Murdock Drive.

PURSUANT TO ARTICLE V, SECTION 4 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A SIGN MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE SIGN PROPOSAL WITH THE DESIGN GUIDELINES.

1. The double-sided sign face is a total of 88 sq. ft. The sign structure is 109.5 sq. ft., which is below the maximum of 300 sq. ft. required for subdivision signs.
2. The sign face is 12 in deep and is made of fabricated aluminum.
3. The sign structure is made of cultured stone veneer to match the stone on the property.
4. The yard sign structure is 6 ft tall, with a minor portion of the arch 6 ft, 6 in above the finished grade. This meets the TTCDA criteria for a subdivision sign, which cannot exceed 12 ft measured from the grade.

B. RELATIONSHIP OF THE PROPOSED SIGNAGE TO SIGNAGE ON NEARBY PROPERTIES, IN TERMS OF SIZE, LOCATION, MATERIALS, AND COLOR.

1. Both signs are set 20 feet from the property line. The sign structure is consistent with materials used on the apartment buildings. There are no other apartment complexes in the area currently, but the signage is consistent with signage found in apartment complexes in the broader general area.

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

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

Staff Recommendation:

Staff recommends approval of a Certificate of Appropriateness for a Sign Permit, for the proposed building sign, with the following condition:

- 1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.

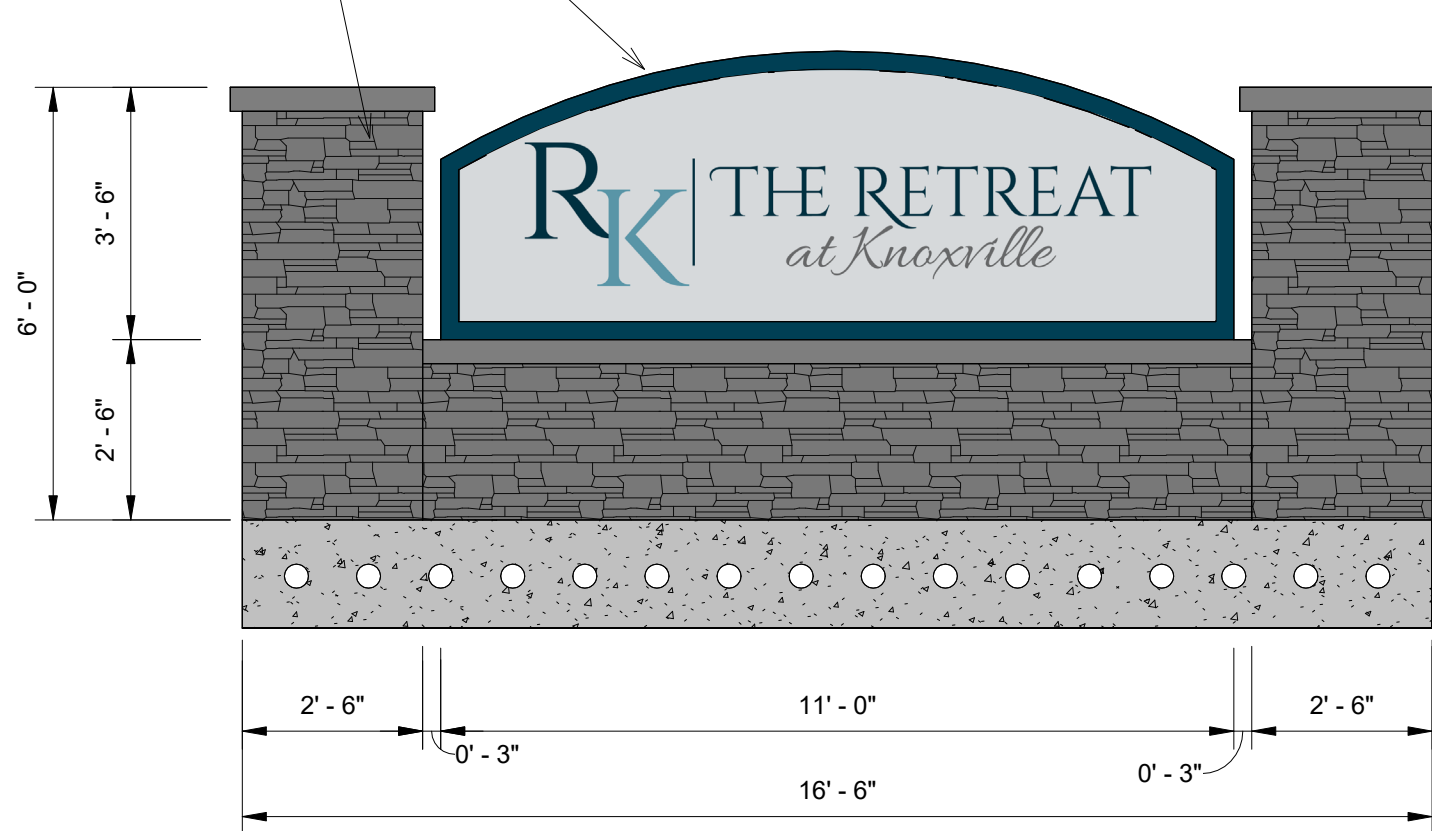
SIGNAGE SQ. FT. = 44 sq. ft.



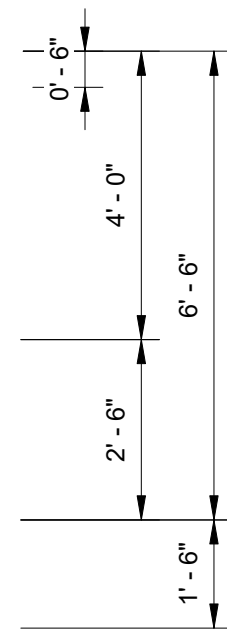
③ Top View
3/8" = 1'-0"

12" deep fabricated aluminum sign cabinet (double sided)

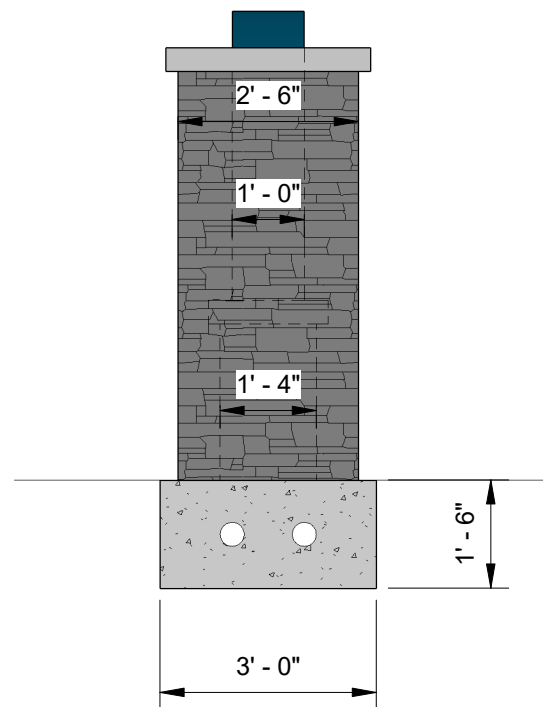
Cultured stone veneer base to match other stone on property



① Front/Rear Elevation
3/8" = 1'-0"



② Side Elevation
3/8" = 1'-0"



Retreat at Knoxville
875 Cornerstone Drive
Knoxville, TN 37932

Monument Sign

Project number	RAK
Date	10/11/2023
Drawn by	BHC

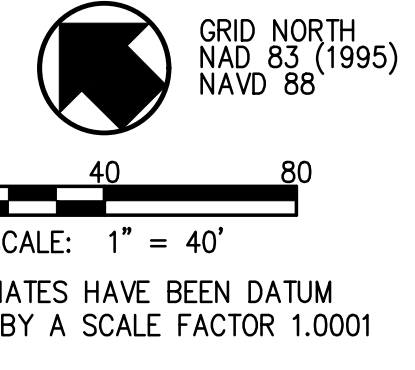
MS1.0

Scale	3/8" = 1'-0"
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CORRIDOR PARK
#200408310018676
1101 KNOXVILLE REALTY
#201508170010547

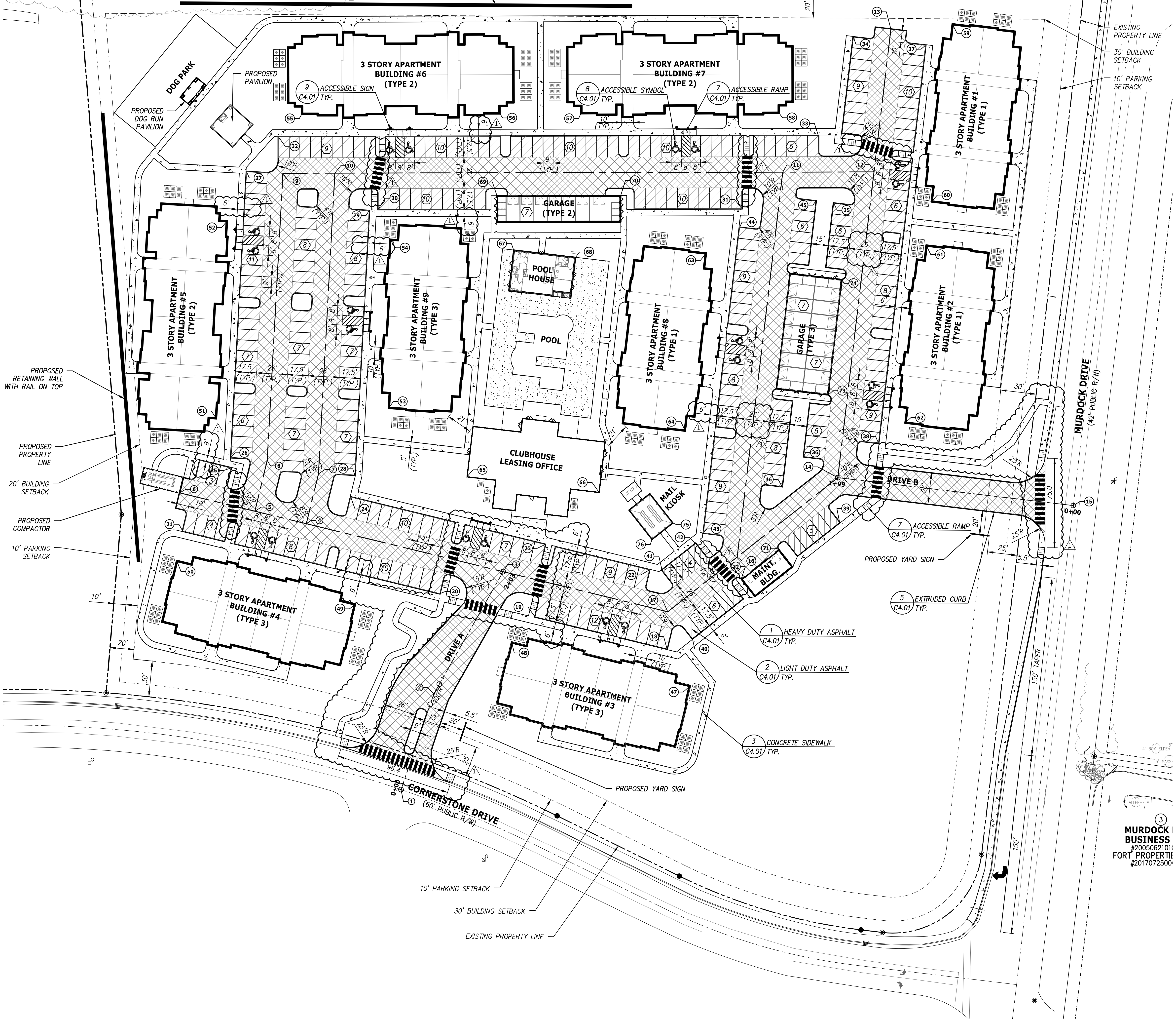
PROPOSED
RETAINING WALL
WITH RAIL ON TOP

EF KNOXVILLE, LLC
#200712170047275



- NOTES:**
1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CANNON & CANNON, INC. DATED 10/26/2020.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
 3. THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND KNOX COUNTY STANDARD SPECIFICATIONS. PROPERTY CONCERNED REFLECTS PARCEL 69 AS SHOWN ON KNOX COUNTY CLT TAX MAP NO. 131. ZONING FOR THE PROPERTY IS OB/TO "OFFICE, MEDICAL, AND RELATED SERVICES ZONE/TECHNOLOGY OVERLAY ZONE". TOTAL AREA IS 12.35± ACRES. THE TOTAL DISTURBED AREA IS APPROXIMATELY 12± ACRES.
 4. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
 5. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE KNOX COUNTY ZONING ORDINANCE.
 6. OWNER: USCC REAL ESTATE CORP. - UNITED STATES CELLULAR CORPORATION, ATTN: DAVID BRIGGS P.O. BOX 31369, CHICAGO, IL 60631
 7. PERIMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED BY A GEOTECHNICAL ENGINEER.
 8. PROPOSED LANDSCAPE WILL COMPLY WITH KNOX COUNTY STANDARDS.

- LEGEND**
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - CONCRETE PAVEMENT
 - PROPOSED LIGHT DUTY ASPHALT PAVEMENT
 - EXIST. R.O.W.
 - BUILDING SETBACK LINE
 - EXIST. EASEMENT LINE
 - DETAIL REFERENCE (DETAIL NO./SHEET NO.)
 - NUMBER OF PARKING SPACES
 - COORDINATE POINT
 - ACCESSIBLE PARKING
 - ACCESSIBLE RAMP



REVISIONS	DATE
△ REVISED PER KNOX COUNTY COMMENTS	12/21/2021
△ REVISED PER KNOX COUNTY COMMENTS	01/31/2022
△ REVISED PER KNOX COUNTY COMMENTS	06/09/2023

CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS
TEL 865.670.8555 8550 Kingston Pike
WWW.CANNON-CANNON.COM Knoxville, TN 37919

CLIENT: **BERKLEY HALL COMPANIES**
500 D STREET
GREENSBORO, NORTH CAROLINA 27405
(336)451 9413

PROJECT: **RETREAT AT KNOXVILLE**
875 CORNERSTONE DRIVE
KNOXVILLE, TENNESSEE 37932

SITE LAYOUT PLAN	
CCI PROJECT NO.	01554-0000
DRAWING DATE	DECEMBER 9, 2021
PM	AWG PIC -
DRAWN	CIO CHECKED -
EX. 1	

FOR REVIEW ONLY



<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	

Berkley Hall Companies

PUBLISHED APPLICANT NAME - no individuals on behalf of -

October 16, 2023	December 11, 2023	12-A-23-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

Russ Edens	Cannon & Cannon, Inc.		
NAME	COMPANY		
8550 Kingston Pike	Knoxville	TN	37919
ADDRESS	CITY	STATE	ZIP
(865) 670-8555	redens@cannon-cannon.com		
PHONE	EMAIL		

CURRENT PROPERTY INFO MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

BHC KNOXVILLE II LLC & RETREAT AT KNOXVILLE	500-D STATE STREET GREENSBOR	
OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE/EMAIL
10600 Castlepointe Way Knoxville, TN 37932		
PROPERTY ADDRESS		
131 06908		12.35 AC
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE

STAFF USE ONLY

	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY
NW of Murdock Dr, NE of Cornerstone Dr	3
GENERAL LOCATION	DISTRICT
OB/TO	O
ZONING	SECTOR PLAN LAND USE CLASSIFICATION
Northwest County	PP
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:

Addition of 2 yard signs to Retreat at Knoxville apartment complex. The apartment complex is currently under construction.

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- YARD SIGN**
 AREA: 176 SF
 HEIGHT: 6.5'
 FINISH: -
- BUILDING SIGN**
 AREA: _____
 HEIGHT: _____
 FINISH: _____
- OTHER SIGN**
 AREA: _____
 HEIGHT: _____
 TYPE: _____

STAFF USE ONLY

- TTCDA Checklist
- Property Owners/Option Holders

CODE

FEE

1103

CODE

FEE

TOTAL

\$175.00

AUTHORIZATION

By signing below

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

Cannon & Cannon, Inc.

10-16-2023

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

(865) 209-3841

redens@cannon-cannon.com

PHONE NUMBER

EMAIL

STAFF SIGNATURE

PRINT NAME

DATE PAID