

Applicant: OAKBRIDGE INSURANCE

Request: SIGN PERMIT

Meeting Date: 1/24/2023 (rescheduled from 1/9/2023)

Address: 10325 Technology Dr.

Map/Parcel Number: 118 20606

Location: Southwest corner of the northernmost intersection of Cogdill Rd & Technology Dr

Existing Zoning: CB (Business and Manufacturing) / TO (Technology Overlay)

Proposed Zoning: N/A

Existing Land Use: Small office building

Proposed Land Use: Replace existing sign letters for new tenant

Appx. Size of Tract: 1.03 acres

Accessibility: Access is via Technology Drive, a local road with a 26-ft pavement width inside a right-of-way that varies from approximately 76 ft to 79 ft in width.

Surrounding Zoning and Land Uses: North: OP (Office Park) / TO-1 (Technology Park Overlay) in the City - Lincoln Memorial University building

South: CB (Business and Manufacturing) / TO (Technology Overlay) in the County - Office building

East: Cogdill Road/Pellissippi Parkway right-of-way

West: CB (Business and Manufacturing) / TO (Technology Overlay) in the County - Office building

Comments:

- 1) This is a request to replace the letters on two existing yard signs at the intersection of Cogdill Road and Technology Drive.
- 2) Both signs were installed with the construction of the building in 1991. However, there are no records of the signs being heard by the TTCDA, so staff believes the signs were installed without TTCDA approval. Waivers will be required for nonconformities since none have been issued prior.
- 3) Installation of the signs occurred prior to the construction of Cogdill Road, which occurred from 1995-1996. Part of the subject property was acquired for the construction of the right-of-way, which decreased the overall size of the property and moved the lot lines closer to the structure.
- 4) The above construction caused the existing outermost yard sign to come out of compliance with the 20-ft signage setback requirement along the Technology Drive lot line. This is considered a legal nonconformity since the sign's location met zoning requirements at its installation and came out of compliance due to the right-of-way acquisition. A waiver is needed to allow the sign to be closer than 20 feet from the Technology Drive right-of-way. Staff supports this waiver since it is an existing legal nonconformity, the right-of-way of Technology Drive is 76 feet in front of the subject property and is only required to be 50 feet since it is a local road, and the sign is still far removed from the actual pavement surface. This sign is placed at an angle facing southbound traffic at the intersection of Cogdill Road and Technology Drive. It is set back far enough to not block the visibility of drivers waiting to turn onto Cogdill Road from Technology Drive.
- 5) The second sign is placed in the landscaped area to the northwest of the building at the point

where traffic entering the site must turn to enter the parking area. It is more visible from Technology Drive the aforementioned sign.

6) The TTCDA Guidelines only allow one yard sign for nonresidential developments, and this was also the case in 1991 when the signs were installed. A waiver is needed to allow more than one sign at this location. Staff supports the waiver request to allow the nonconformity to continue since the signs have been installed for 21 years and are a brick structure more permanent in nature than other types of yard signs that would be more easily removed.

7) Both sign structures are brick that matches the building. The sign's message area consists of the business logo and individual letters spelling out the business name applied directly to the brick.

8) Both signs are below the maximum height allowance of 6 feet.

9) The TTCDA Guidelines specify that the sign's message area is to be the measurement used to determine compliance with the maximum sign size. The message area can be no more than 1 square foot of sign for every linear foot of building frontage, not to exceed 100 square feet. The 100-ft maximum is applicable here since both frontages count towards the signage area allowance and measure more than 100 linear feet. Distributed over 2 signs, each having only 1 side, this equates to a maximum area allowance of 50 square feet per sign. Both signs are well below this, with the sign at the right-of-way being 11.44 square feet in area and the internal sign near the parking being 3.81 square feet in area.

10) The TTCDA Guidelines specify that the sign's outermost structure cannot exceed 1.5 times the sign's message area. The existing signs exceed that limitation and a waiver is being sought to increase the maximum overall signage area allowed. Staff supports this waiver due to the time the signs have already been in place and because, for the signs to come into compliance, the message area would need to be increased since the structure is already built. Staff finds the message area to be of an appropriate size and does not wish to see it increased. The applicant is further hindered in this regard by the fact that the signs are only 1-sided, comprising a smaller sign message area to use in decreasing the maximum sign structure that would be allowed.

**Design Guideline
Conformity:**

With approval of the requested waiver, this request would be in compliance with the TTCDA Design Guidelines.

**Waivers and Variances
Requested:**

- 1) Decrease the signage setback to allow the existing signage at the right-of-way to remain.
- 2) Allow 2 signs for a nonresidential development.
- 3) Increase the sign structure size ratio over the sign's message area by the amount sufficient to allow the existing sign structures to remain.

Staff Recommendation:

Staff recommends the following actions on the required waivers from the Design Guidelines:

- 1) Approve the waiver to decrease the signage setback to allow the existing signage at the right-of-way to remain since it is an existing legal nonconformity and the right-of-way of Technology Drive is 76 feet in front of the subject property and, since it is a local road, is only required to be 50 feet.
- 2) Approve the waiver to allow 2 signs for a nonresidential development since the signs have been installed for 21 years and are a brick structure of a more permanent nature than other types of yard signs and thus harder to remove.
- 3) Approve the waiver to allow the sign structure to exceed the sign's message area to allow the existing sign structures to remain since the structure is already built, so to come into compliance, the message area would need to be increased and staff finds the message area to be of an appropriate size and does not wish to see it increased.

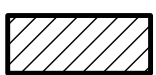
Staff recommends approval of the Certificate of Appropriateness for a Sign Permit, subject to the following condition:

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



**1-A-23-TOS
CERTIFICATE OF APPROPRIATENESS**

Petitioner: Jessica Willis Southern Signs, Inc.

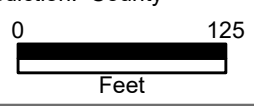


Purpose of Request: Sign Permit

Map No: 118

Jurisdiction: County

Original Print Date: 12/15/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





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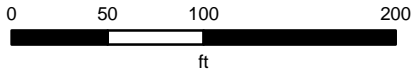
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 12/14/2022 at 3:39:07 PM



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Michelle Portier <michelle.portier@knoxplanning.org>

Oakbridge Insurance - TTCCA Waivers

Southern Signs, Inc. <southernsignsinc@aol.com>

Wed, Dec 21, 2022 at 2:34 PM

Reply-To: "Southern Signs, Inc." <southernsignsinc@aol.com>

To: "michelle.portier@knoxplanning.org" <michelle.portier@knoxplanning.org>

Good Afternoon,

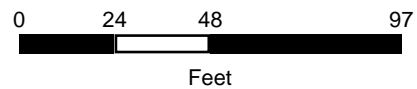
For the proposed signage at Oakbridge Insurance, [10325 Technology Drive, Knoxville, TN](#), I would like to request the following waivers:

1. Yard sign to be located at least 20' from ROW: Originally, this regulation was met. However, when Cogdill Rd. was constructed, it's turning radius cut in to the lot, shortening it and making one of the existing signs non-compliant. Since the sign was there prior to the road modification, we feel this should be allowed to stay as is.
2. Only 1 sign allowed for a non-residential development: Due to the length of time in which the existing structures have been in place, we feel it is reasonable that the structures be considered "grandfathered" and allowed to stay in their current locations.
3. Overall signage structure to be no more than 1.5 times the sign's "message area": Both of the existing brick structures are less than the 6' maximum height requirement. Since both structures also contain brick ledges, we are limited on the flat brick area on which we can mount signage. Therefore, we have shown the signage in proportion to the usable area.

Thank you,

Jessica Willis
(865) 933-4877
(865) 933-4878
Fax (865) 933-4876
southernsignsinc@aol.com
www.southernsignsinc.com

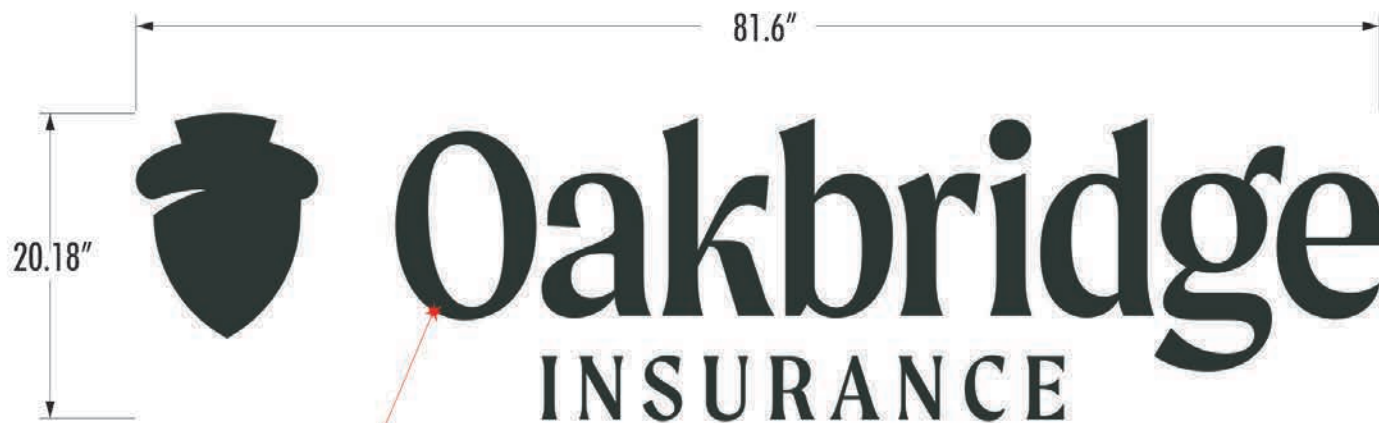
Southern Signs, Inc. will be closed December 26th - January 1st, 2023. We cannot accept any shipments during that time. We will reopen Monday, January 2nd, 2023. Happy Holidays!



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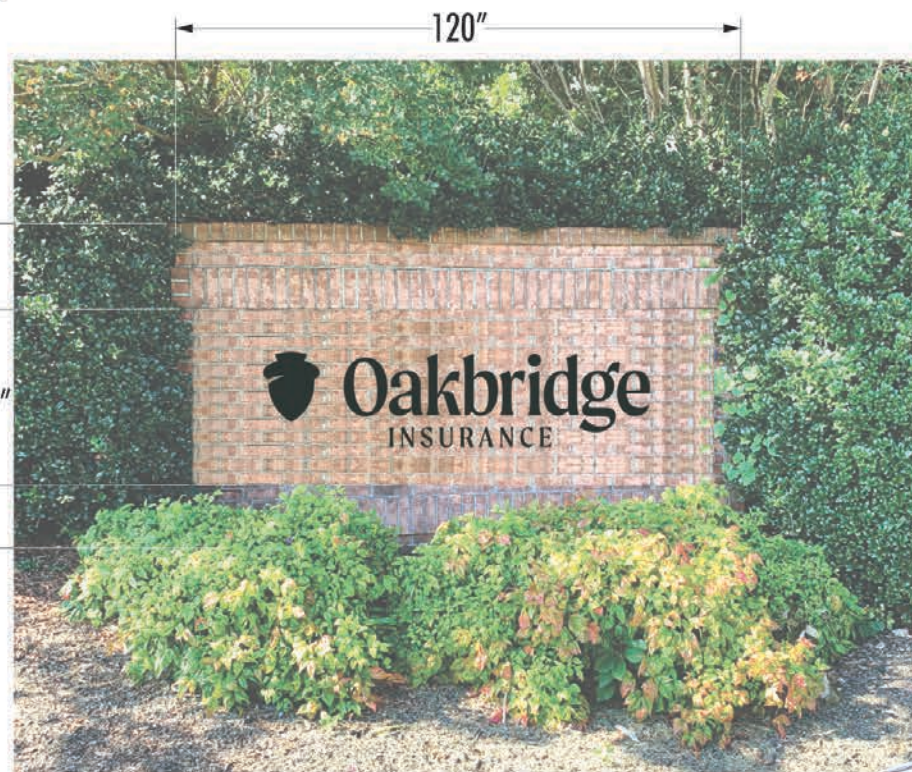
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Printed: 12/14/2022 3:00:46 PM



FRONT ELEVATION

1/2" THICK FLAT CUT ACRYLIC LOGO & LETTERS WITH URETHANE ENAMEL PAINT FINISH & BLIND STUD MOUNTING
ONE (1) SET REQUIRED



"PHOTO IMAGE MAY NOT BE TO EXACT SCALE"

► PENDING ONSITE SURVEY FOR EXACT FIELD MEASUREMENTS, CREW ACCESS, MOUNTING DETAILS & ENGINEERS RECOMMENDATIONS ◀

OK TO PROCEED AS IS MAKE CHANGES & PROCEED MAKE CHANGES & RESUBMIT

KNOXVILLE, TN.

APPROVED BY _____ DATE _____

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SALES PERSON FRITZ THUMLER

ORIGINAL
 DATE 9-30-22 BY JKB

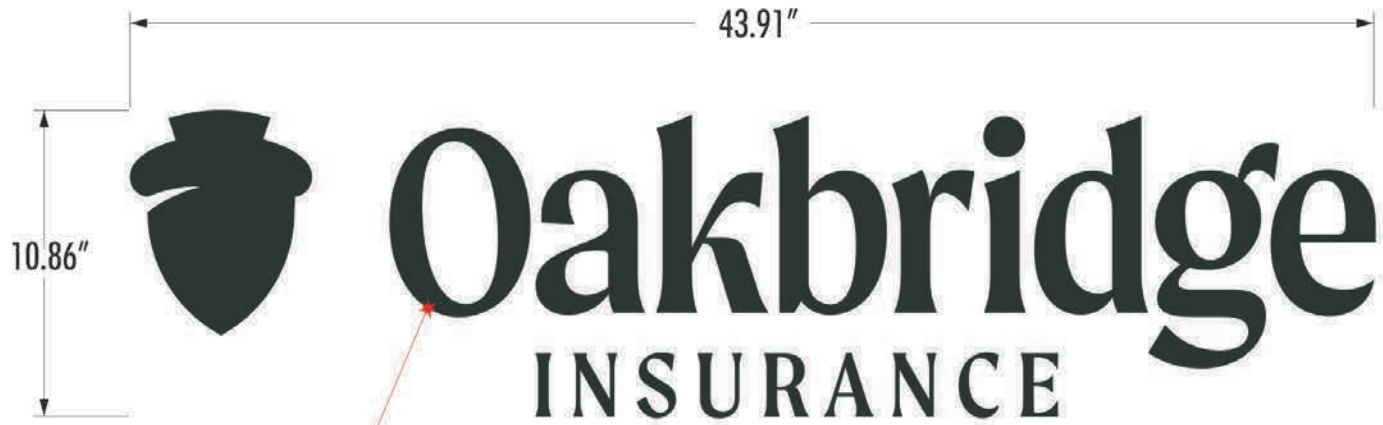
REVISIONS
 1) DATE 10-7-22 BY JKB
 2) DATE _____ BY _____
 3) DATE _____ BY _____

COLORS

446f PANTONE BLACK	X PANTONE	X PANTONE	X PANTONE	X PANTONE	X PANTONE	X PANTONE	X PANTONE
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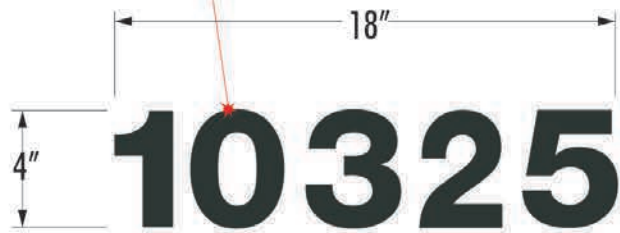
ELECTRICAL REQUIREMENTS
NONE REQUIRED

Southern Signs Inc.
 9916 THORN GROVE PIKE - STRAWBERRY PLAINS, TN.
 865-933-4877 or 865-933-4878
 fax 865-933-4876
 www.SouthernSignsInc.com

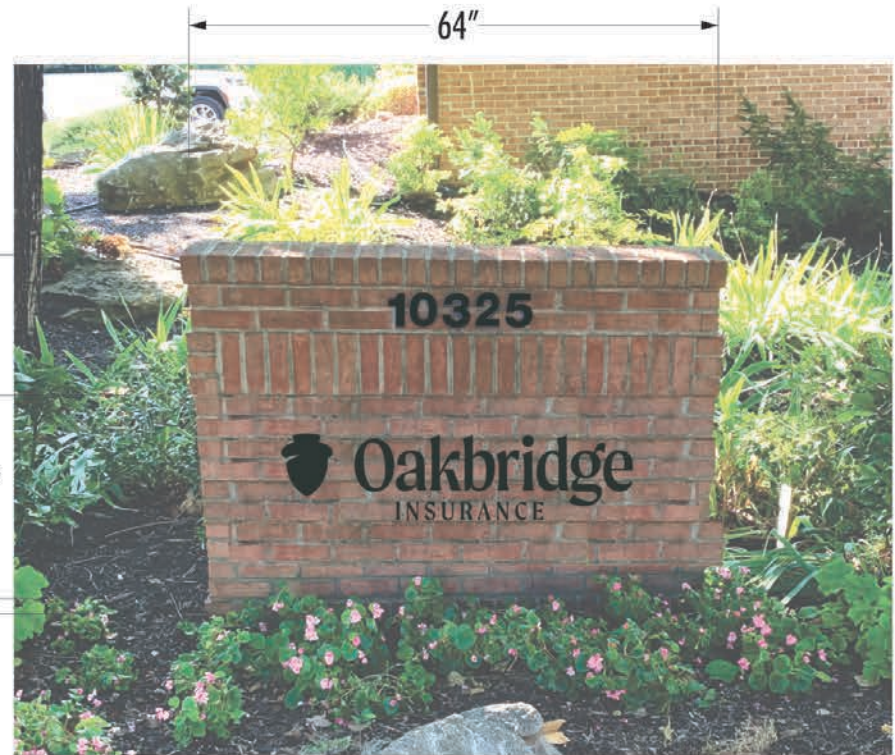


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	KNOXVILLE, TN.
APPROVED BY _____	DATE _____

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ORIGINAL
DATE 9-30-22 BY JKB

REVISIONS
1) DATE 10-7-22 BY JKB
2) DATE _____ BY _____
3) DATE _____ BY _____

COLORS							
446t PANTONE BLACK	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
PANTONE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ELECTRICAL REQUIREMENTS
NONE REQUIRED

Southern Signs Inc.
9916 THORN GROVE PIKE - STRAWBERRY PLAINS, TN.
865-933-4877 or 865-933-4878
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www.SouthernSignsInc.com



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

Oakbridge Insurance

PUBLISHED APPLICANT NAME - no individuals on behalf of -

10/31/22	1/9/2023	1-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

Jessica Willis	Southern Signs, Inc.		
NAME	COMPANY		
9916 Thorn Grove Pike	Strawberry Plains	TN	37871
ADDRESS	CITY	STATE	ZIP
(865) 933-4877	southernsignsinc@aol.com		
PHONE	EMAIL		

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Clevenger Properties LLC	10325 Technology Dr., Knoxville, TN	
OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE/EMAIL
10325 Technology Drive, Knoxville, TN 37932		
PROPERTY ADDRESS		
118 20606	N	1.03
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE

STAFF USE ONLY

Southwest corner of the northernmost intersection of Cogdill Rd & Technology Dr		<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY
GENERAL LOCATION	3rd	DISTRICT
CB/TO	TP	
ZONING	SECTOR PLAN LAND USE CLASSIFICATION	
Northwest County	Small 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:

Replace existing sign letters with new "Oakbridge Insurance" non-illuminated lettering.

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- YARD SIGN BUILDING SIGN OTHER SIGN
- AREA: 15.25 ± AREA: _____ AREA: _____
HEIGHT: _____ HEIGHT: _____ HEIGHT: _____
FINISH: _____ FINISH: _____ TYPE: _____

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.

Jessica Willis

Ramsey Brock w/Oakbridge Insurance

10/31/22

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

(865) 933-4877

southernsignsinc@aol.com

PHONE NUMBER

EMAIL



Michelle Portier

11/23/22 - M. Jones

STAFF SIGNATURE

PRINT NAME

DATE PAID