

Applicant: JORDAN HUTCHINSON SIGNS-N-SUCH

Request: SIGN PERMIT

Meeting Date: 11/6/2023

Address: 10612 Hardin Valley Rd.

Map/Parcel Number: 104 H D 002

Location: South side of Hardin Valley Rd, west of Schaeffer Rd

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

Proposed Zoning: N/A

Existing Land Use: Commercial

Proposed Land Use: N/A

Appx. Size of Tract: 1.47 acres

Accessibility: Access is via Hardin Valley Rd, a four lane, median-divided major arterial street with a 78-ft pavement width within a right-of-way that varies from 175 ft to 220 ft; and via Schaeffer Rd, a major collector with a pavement width of 45 ft within a right-of-way that varies from 50 ft to 70 ft.

Surrounding Zoning and Land Uses: North: OB/TO (Office, Medical, and Related Services / Technology Overlay) - Agriculture/forestry/vacant

South: PC/TO (Planned Commercial / Technology Overlay) - Commercial, agriculture/forestry/vacant

East: PC/TO (Planned Commercial / Technology Overlay) - Office

West: PC/TO (Planned Commercial / Technology Overlay) - Office

Comments: The applicant is proposing signage for a new business, Thrive Physical Therapy, locating in an existing tenant space. They are proposing a new building sign and a new panel sign within the tenant directory sign at the entrance of the site.

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.

-- Wall Sign

1. The new wall sign consists of individually lit LED channel letters individually mounted to the building via a raceway that will be painted to match the building. The letters will have an acrylic face.

2. The sign is internally lit with LED lights. The Guidelines discourage internal LED lighting, but do allow it if it does not detract from the design and appearance of the structure or building. The lighting of this sign does not detract from the building and staff supports the proposed internally lit sign.

3. The tenant space is 180 ft wide. The Guidelines allow 1 sq ft of building sign per linear ft of frontage. The sign comprises an area of 10.38 sq ft, so the sign is within the allotted amount.

-- Yard Sign

4. The existing tenant directory sign is a pylon panel that was previously approved by the TTCDA. The applicant is proposing a panel sign be applied to the existing tenant directory sign.
5. The panel will consist of the business name and logo and will be of matte, black, cut vinyl decals. The size of the new panel is 3.23 sq ft to fit within the existing panel space.

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

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

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.

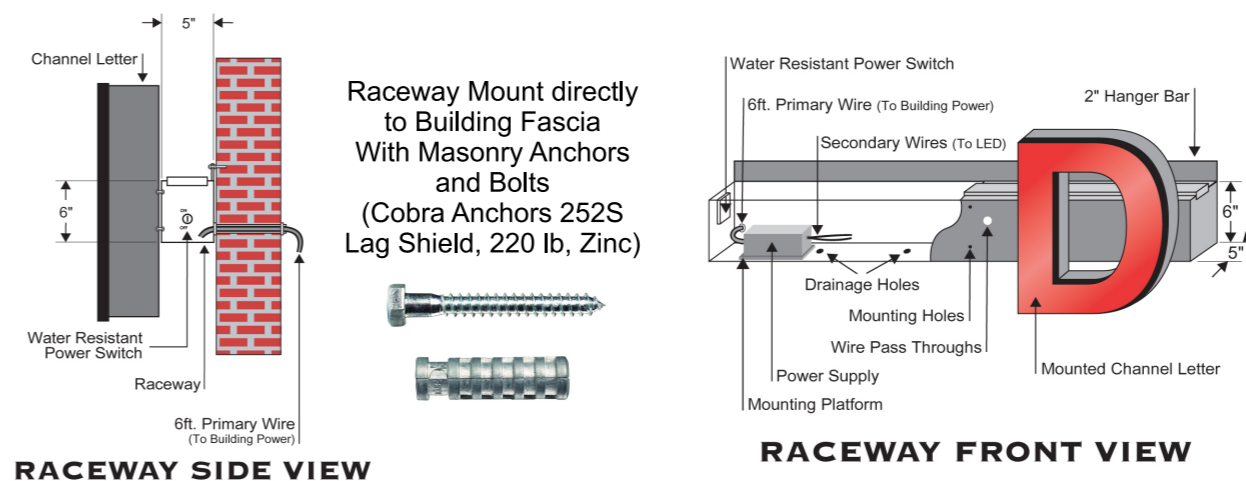


10932 Murdock Rd.
 Knoxville, TN 37932
 (865) 671-8788
 FAX (865) 671-8787
 www.signsnsuch.net

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DATE: 9-25-2023
LOCATION: Knoxville
SALES REP: D. Hutchison
DRAWN BY: D. Hutchison
PAGE: (1) of (1)

AVERAGE CONSTRUCTION TIMES AFTER PERMIT IS APPROVED IS 15-20 BUSINESS DAYS. SIGN CONSTRUCTION CAN NOT BEGIN UNTIL PERMIT IS APPROVED.



Raceway Mount directly to Building Fascia With Masonry Anchors and Bolts (Cobra Anchors 252S Lag Shield, 220 lb, Zinc)

Channel letter set as shown. "Thrive" will have black returns and black trim cap with printed translucent faces with Matte Laminate "Physical Therapy" will have black returns / black trim cap with white acrylic faces. All letters will be internally lit by way of individual LED modules. All letters will be raceway mounted. Raceway will be painted to closely match building facade.

*Production will not begin until you approve your proof. Please verify wording, spelling, art and sizes are correct before approving. Please note that once approved you will be responsible for remake costs should any errors be found after production begins. Colors displayed on this proof may differ from final product due to differences in monitor calibration. There is no charge for the first proof, however any changes beyond the second proof may be subject to set up/desktop fees. Thank you!





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DATE: 10-30-2023
LOCATION: Knoxville
SALES REP: D. Hutchison
DRAWN BY: D. Hutchison
PAGE: (1) of (1)

AVERAGE CONSTRUCTION TIMES AFTER PERMIT IS APPROVED IS 15-20 BUSINESS DAYS. SIGN CONSTRUCTION CAN NOT BEGIN UNTIL PERMIT IS APPROVED.

10.6" tall 10.3" wide
10.6" tall 11.7" wide
10.6" tall 9.8" wide
10.6" tall 4.4" wide
10.6" tall 9.8" wide
10.6" tall 10.3" wide
THRIVE

PHYSICAL THERAPY

8.3" tall 6.6" wide | 8.3" tall 9.1" wide | 8.3" tall 7.5" wide | 8.3" tall 5.4" wide | 8.3" tall 3.5" wide | 8.3" tall 7.7" wide | 8.3" tall 8" wide | 8.3" tall 6.6" wide | 8.3" tall 8.2" wide | 8.3" tall 9.1" wide | 8.3" tall 6.6" wide | 8.3" tall 7.9" wide | 8.3" tall 8" wide | 8.3" tall 6.6" wide | 8.3" tall 7.5" wide

***Production will not begin until you approve your proof. Please verify wording, spelling, art and sizes are correct before approving. Please note, once approved that you will be responsible for remake costs should any errors be found after production begins. Colors portrayed on this proof may differ from final product due to most monitors not being color calibrated. There is no charge for the first proof, however any changes beyond the second proof may be subject to set up / desktop fees. Thank you!**



Approved By: _____
Date: _____



2) 7" x 66.5" black cut vinyl decals / logo. We install to existing panel on tenant sign. It appears there is existing shadowing on the panel, SNS has no control over that.



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SALES REP: D. Hutchison
DRAWN BY: D. Hutchison
PAGE: (1) of (1)

**AVERAGE CONSTRUCTION TIMES
AFTER PERMIT IS APPROVED IS
15-20 BUSINESS DAYS. SIGN
CONSTRUCTION CAN NOT BEGIN
UNTIL PERMIT IS APPROVED.**

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SIGNS N SUCH
signs. banners. wraps. shirts.

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

Thrive Physical Therapy

PUBLISHED APPLICANT NAME - no individuals on behalf of -

09/25/2023

11/6/2023

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

Jordan Hutchison

Signs-N-Such

NAME

COMPANY

10932 Murdock Dr Ste A-104

Knoxville

TN

37932

ADDRESS

CITY

STATE

ZIP

865-671-8788

jordan@signsnsuch.net

PHONE

EMAIL

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

HARDIN VALLEY CROSSING LLC

1111 NORTHSORE DR #P 195

paul@harrisonbend.com

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

10612 Hardin Valley Rd Ste 104 Knoxville, TN 37932

PROPERTY ADDRESS

104HD002

Y

1.47

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

- CITY COUNTY

South side of Hardin Valley Rd, west side of Schaeffer Rd

3rd

GENERAL LOCATION

DISTRICT

PC/TO

GC

ZONING

**SECTOR PLAN
LAND USE CLASSIFICATION**

Northwest County

Commercial

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:

Thrive(10.69"x 61.76")Physical Therapy (9" x 128.4")
 internally illuminated aluminum channel letters with
 acrylic faces, matte laminate on a stacked raceway.
 Matte black cut vinyl applied to existing pylon for

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: 12
 HEIGHT: 19"
 FINISH: Matte
- OTHER SIGN
 AREA: _____
 HEIGHT: _____
 TYPE: _____

STAFF USE ONLY

- TTCDA Checklist
 Property Owners/Option Holders

CODE	CODE	TOTAL
FEE	FEE	\$175.00
1103 / \$175		

AUTHORIZATION

By signing below

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

<u>Tenant</u>	<u>Builder</u>	<u>9/25/23</u>
APPLICATION AUTHORIZED BY	AFFILIATION	DATE
<u>605-671-8788</u>	<u>JORDAN@signsnsoch.net</u>	
PHONE NUMBER	EMAIL	
<u>Michelle Portier</u>	Michelle Portier	
STAFF SIGNATURE	PRINT NAME	DATE PAID