

Applicant: JORDAN HUTCHISON SIGNS-N-SUCH

Request: SIGN PERMIT

Meeting Date: 10/2/2023

Address: 10914 Spring Bluff Way

Map/Parcel Number: 103 M A 005

Location: South side of Spring Bluff Way, west side of Greenland Way

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

Proposed Zoning: N/A

Existing Land Use: Office

Proposed Land Use: N/A

Appx. Size of Tract: 3.52 acres

Accessibility: Access is via Spring Bluff Way, a private joint permanent access easement, with a 25-ft pavement width within a 40-ft right-of-way.

Surrounding Zoning and Land Uses:

North: PC/TO (Planned Commercial) / (Technology Overlay) - Agriculture/forestry/vacant

South: BP/TO (Business and Technology Park) / (Technology Overlay) - Office

East: OB/TO (Office, Medical, and Related Services) / (Technology Overlay) - Multifamily residential

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

Comments: This is a request for approval of a building sign for a new business at the existing strip center at Greenland Way and Spring Bluff Way.

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 proposed building sign includes the business name for "Glow Up with Dee & Co." and the logo. The sign will be located above the awning on the front of the business facade for identification.
- 2) The new sign consists of an LED internally-illuminated channel cabinet for the logo and channel letters mounted to the building via a raceway. "Glow Up" is internally lit with LEDs and translucent matte faces. "With Dee & Co." is non-illuminated aluminum with cut black vinyl.
- 3) The sign comprises an area of 21.9 sq ft, which is within the limits allowed for this business based on the 24 ft-6 in of building frontage, which yields a maximum sign area of 24.5 sq ft.

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

- 1) The sign is similar in size, location and materials to the others in the strip center.

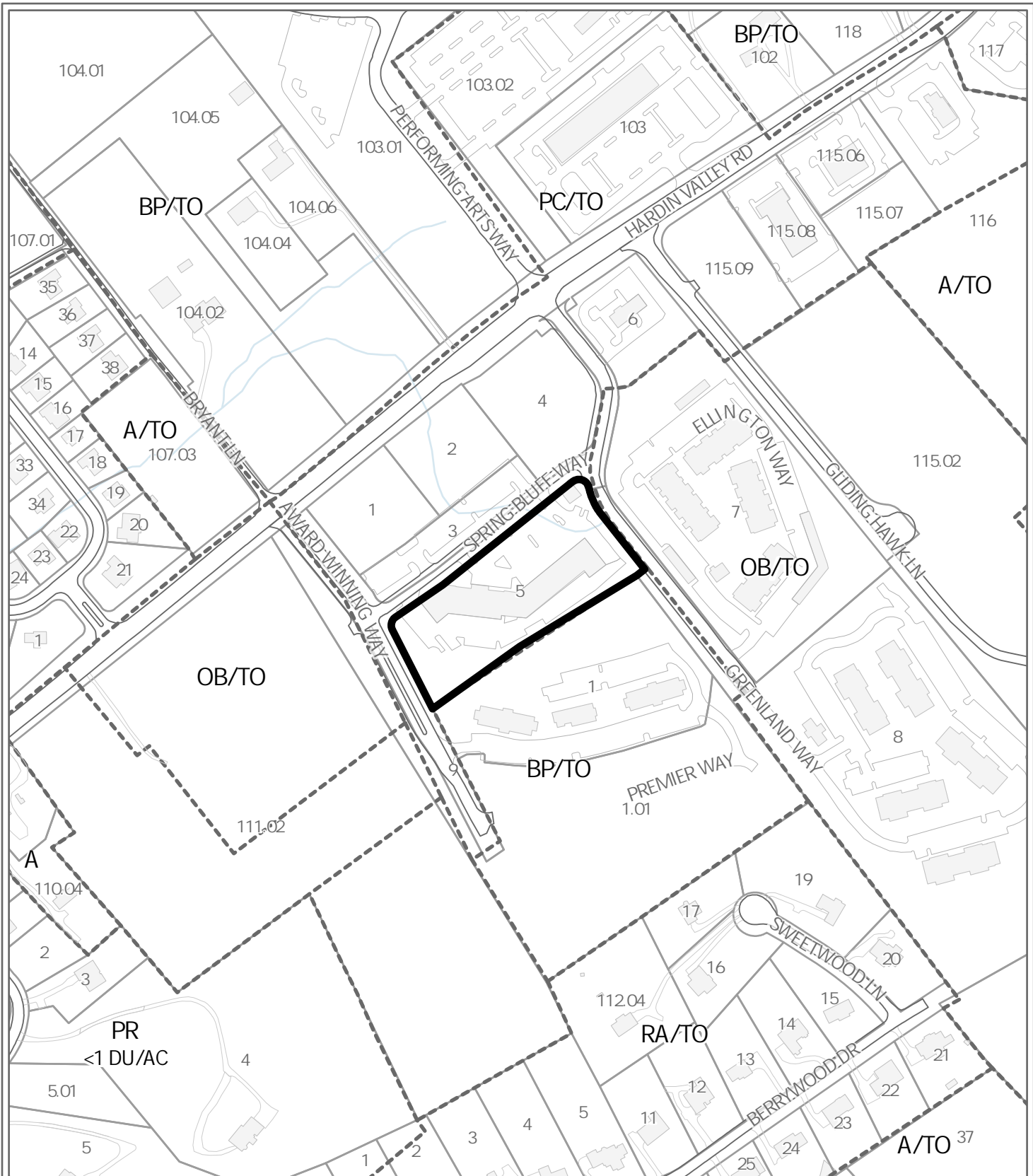
Design Guideline This request is in compliance with the TTCDA Design Guidelines.
Conformity:

Waivers and Variances N/A
Requested:

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.



CERTIFICATE OF APPROPRIATENESS

10-A-23-TOS

Petitioner: Jordan Hutchison Signs-n-Such



Purpose of Request: Signage

Original Print Date: 9/29/2023
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 103
 Jurisdiction: County

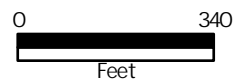
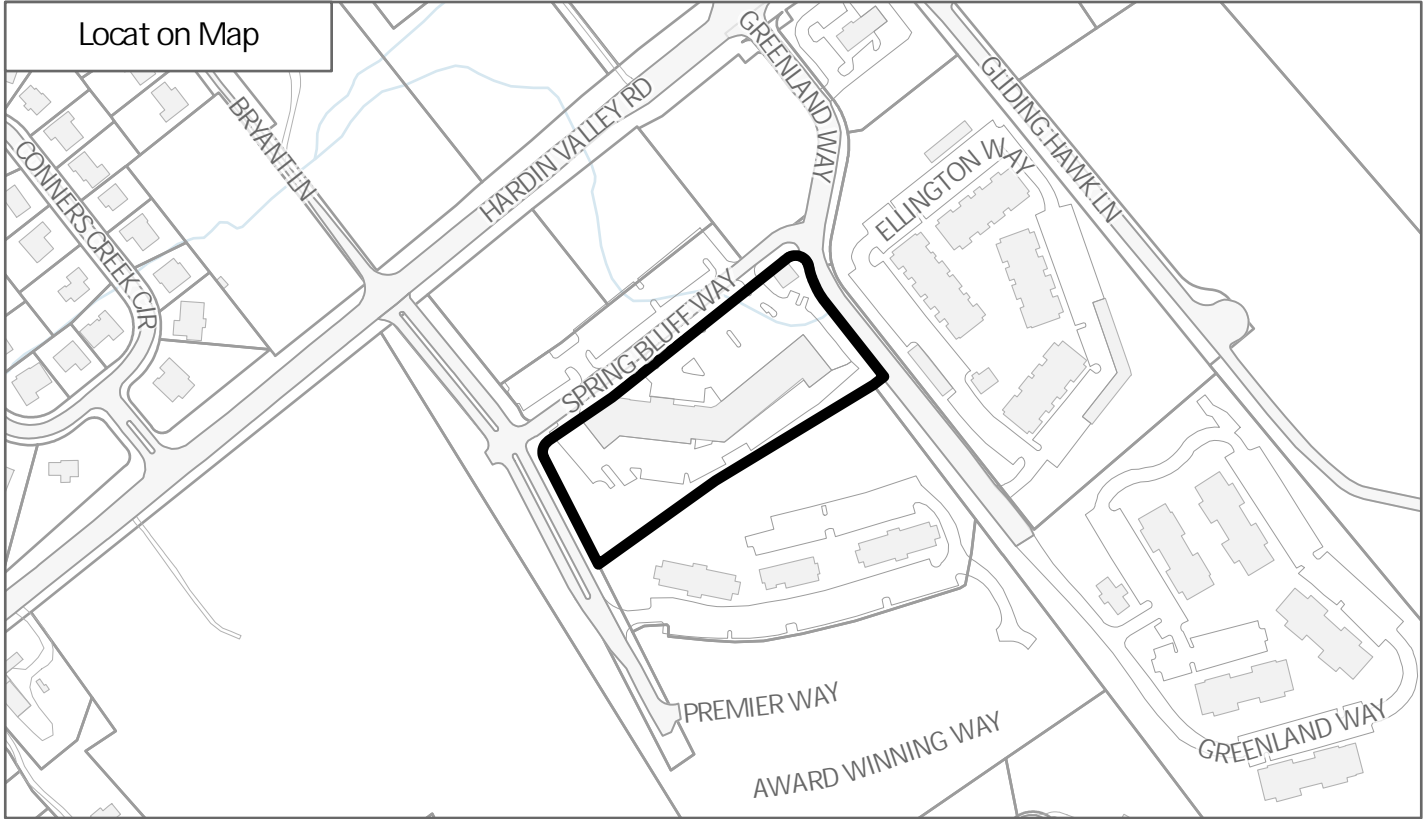


Exhibit A. Contextual Images

Locat on Map



Aerial Map

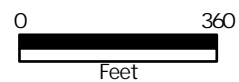


CONTEXTUAL MAPS 1

10-A-23-TOS



Case boundary





- RACEWAY MOUNTED
- SW#7598 Sierra Redwood
- PRINTED TRANSLUCENT MATTE FACES
- INTERNALLY LIT WITH LEDS
- TAGLINE IS .080 ALUMINUM WITH CUT BLACK VINYL (Non-Illuminated)



<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	

Signs-N-Such

PUBLISHED APPLICANT NAME - no individuals on behalf of -

8/23/2023	10/2/2023	10-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

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

OKR GP	11707 COUCH MILL RD, Knoxville, TN	
OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE/EMAIL
10914 Spring Bluff Way		
PROPERTY ADDRESS		
103MA005		3.52
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE

STAFF USE ONLY

	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY
South side of Spring Bluff Way, west side of Greenland Way	6th
GENERAL LOCATION	DISTRICT
PC/TO	GC/HP
ZONING	SECTOR PLAN LAND USE CLASSIFICATION
Northwest County	Office
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:

New wall sign: LED internally illuminated channel cabinet for logo, individual channel letters on a raceway with translucent graphics & matte laminate

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: 21.9

HEIGHT: 27.19

FINISH: matte

OTHER SIGN

AREA: _____

HEIGHT: _____

TYPE: _____

STAFF USE ONLY

TTCDA Checklist

Property Owners/Option Holders

CODE

FEE

CODE

FEE

TOTAL

\$175.00

AUTHORIZATION

By signing below

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


APPLICATION AUTHORIZED BY

Contractor

AFFILIATION

8/23/23

DATE

865-671-8788

PHONE NUMBER

JORDAN@SIGNSNSUCH.NET

EMAIL

Michelle Portier

PRINT NAME

DATE PAID

STAFF SIGNATURE