

**Applicant:** BENJAMIN BOOHER ALLEN SIGN CO.

**Request:** SIGN PERMIT

**Meeting Date:** 12/9/2024

**Address:** 2375 Cherahala Blvd.

**Map/Parcel Number:** 103 E A 005

**Location:** South side of Cherahala Blvd, north of Charlevoix Rd

**Existing Zoning:** BP (Business and Technology), TO (Technology Overlay)

**Proposed Zoning:** N/A

**Existing Land Use:** Office

**Proposed Land Use:** N/A

**Appx. Size of Tract:** 5.55 acres

**Accessibility:** Access is via Cherahala Boulevard, a 3-lane minor collector street with a pavement width of 40-45 ft, within an 85-ft right-of-way.

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

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

East: BP (Business Park and Technology Park), TO (Technology Overlay) - Office

West: BP (Business Park and Technology Park), TO (Technology Overlay) - Office

**Comments:** This is a request to replace the existing monument sign for the Y-12 Federal Credit Union Operating Center. Currently, the monument sign is double-sided and features a stone masonry base. The applicant plans to remove and dispose of the existing sign cabinet while reusing the stone base for the new signage.

A Certificate of Appropriateness was issued to replace the monument sign for the bank building on the south side of the property (11-B-24-TOS). Per Guideline 4.3.1, one monument sign is permitted per building, which allows two monument signs for this property.

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 signage will be double-sided and feature the company name and logo. It will be composed of aluminum with acrylic push-thru lettering and illuminated with white LED lighting. The sign will have three colors: white, blue, and red, with a matte finish.
2. In 2003, a stone masonry base was installed with the existing monument sign without prior TTCDA approval. The base was installed 5 ft from the right-of-way and 26 ft from the curb. Because the stone mount has been present since 2003 and does not impact sight distance, Planning supports a waiver to reduce the minimum setback to 5 ft.
3. The proposed sign, with the existing ground mount, is 6 ft-7 in, 7 inches over the allowable height per TTCDA Guideline 4.3.3. The approved monument sign on the south side of the property has an identical stone mount and received a waiver to increase the allowable height to

6 ft-7 in. As both signs are for the same company, Planning supports a waiver to exceed the maximum signage height by 7 inches to maintain a cohesive signage theme.

4. The existing stone mount has an area of 15 sq ft on each side, and the proposed sign has a message area of 39.14 sq ft on each side. The total area for both sides is 108.28 sq ft, which is within the maximum allowable area of 150 sq ft.

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

1. The proposed signage is in proportion with signs in the vicinity.

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<b>Design Guideline Conformity:</b>	With the recommended condition and approval of the waivers, the proposed signs conform to the TTCDA Design Guidelines.
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<b>Waivers and Variances Requested:</b>	1. Reduce the minimum setback for a monument sign from 20 ft to 5 ft. 2. Increase the allowable monument sign height from 6 ft to 6 ft-7 in.
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**Staff Recommendation:**

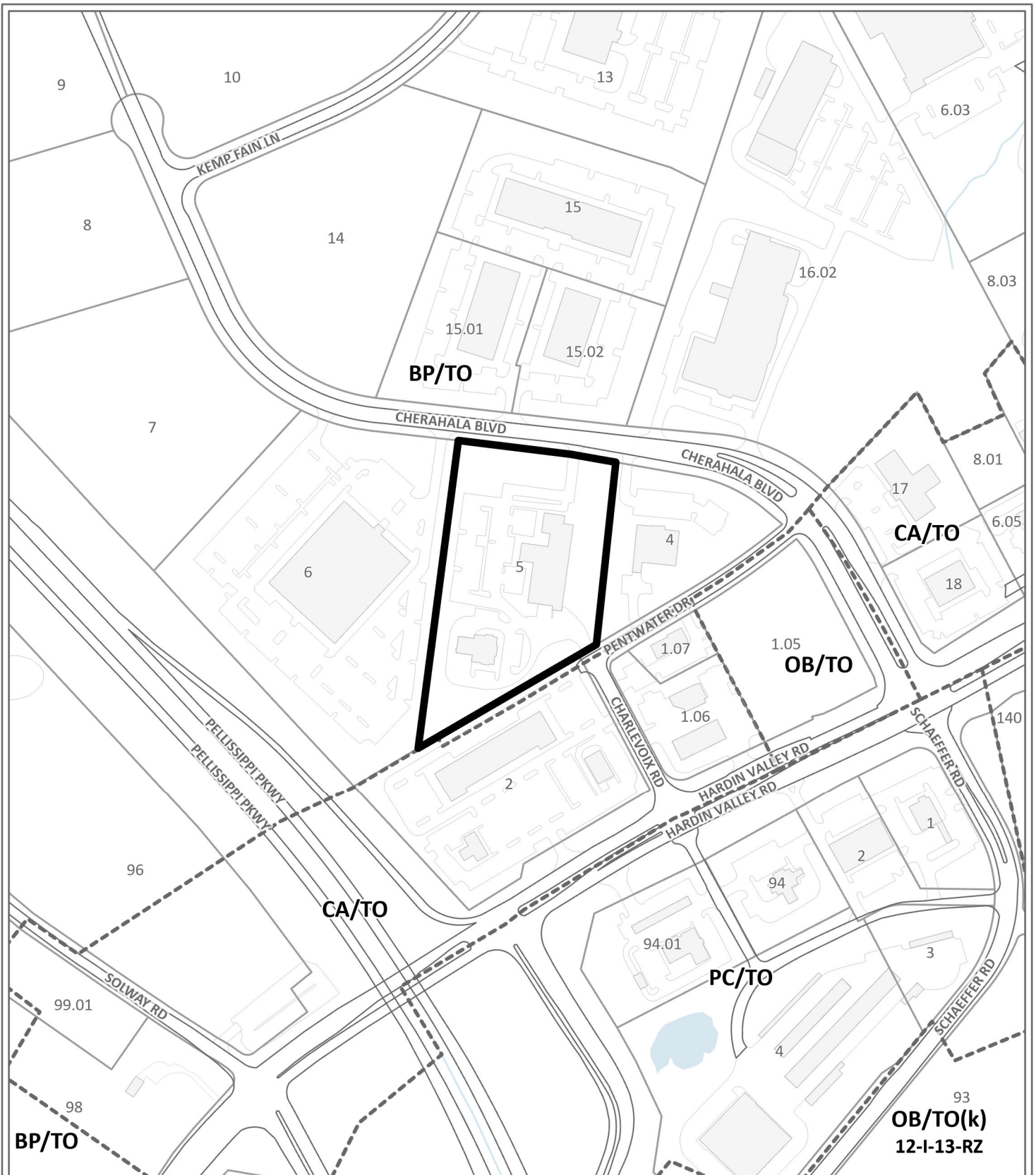
Staff recommends approval of a Certificate of Appropriateness for a Sign Permit, subject to one condition, and recommends the actions listed below on the waivers required from the Design Guidelines.

**WAIVER REQUEST RECOMMENDATION:**

- 1) Reduce the minimum setback for a monument sign from 20 ft to 5 ft (Guideline 4.3.2) because it has been in place since 2003 and does not impact sight distance.
- 2) Increase the maximum allowable sign height from 6 ft to 6 ft-7 in (Guideline 4.3.3) to maintain a cohesive signage theme for the property.

**APPROVE WITH THE FOLLOWING CONDITION:**

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



**CERTIFICATE OF APPROPRIATENESS**

**12-C-24-TOS**

**Petitioner:** Benjamin Booher Allen Sign Co.



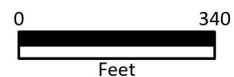
Purpose of Request: Signage

**Map No:** 103

**Jurisdiction:** County

**Original Print Date:** 11/1/2024

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



**CUS-SIGN** **ILLUMINATED**

**EXISTING SIGN**

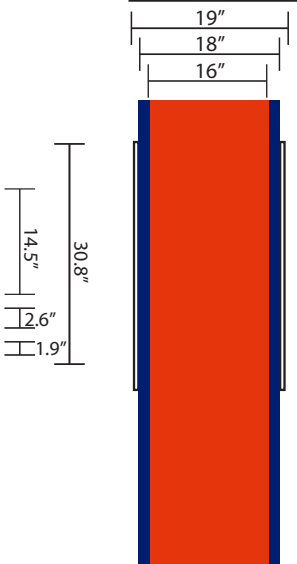
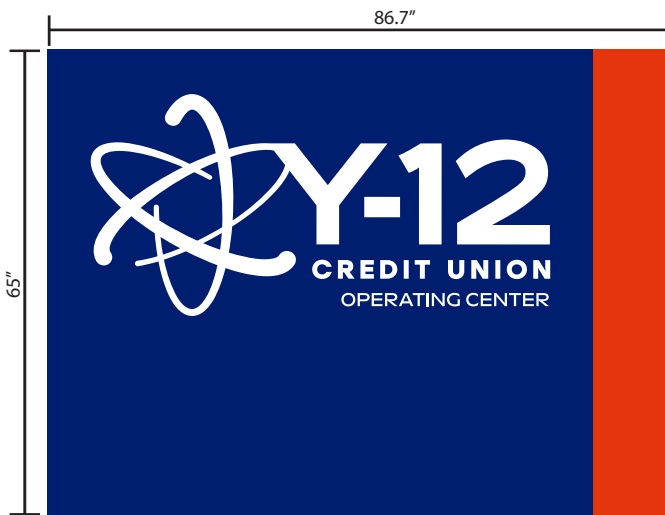
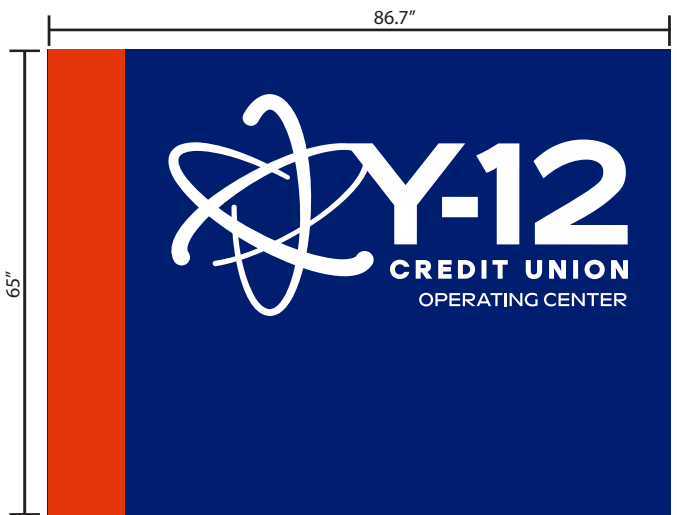
**INSTALLATION**



**FRONT**

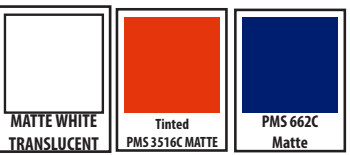
**BACK**

**SIDE VIEW**



**Sign #1 - Freestanding (NO header):** 1qty - 86.7" X 65" x 1.5' - LED illuminated double sided monument sign - with routed aluminum (Alum size TBD survey) faces and 1/2" acrylic - clear acrylic with MATTE white transparent vinyl push thru (Atom Logo, "Y-12 CREDIT UNION"), sign can to be painted MATTE PMS 662C Indigo and Stripe of TINTED PMS 3516C Paprika MATTE to face road "OPERATING CENTER" 1.9" Tall Cut White Vinyl

**Permit:** Time for Application for Permits. Permit acquisition fee is \$450.00 PLUS cost of permit  
**Engineering:** Engineering of free standing monument sign  
**Removal:** Removal and disposing of ground sign  
**Installation:** Installation \*ground sign installed on existing sign pole. Pending engineering. Additional cost for new steel and footer. Federal Certified & Licensed Crane/ CDL operators as required by Federal Law 1926.1427



Design	OT	OT	MGMT.	MGMT.	Print/Cut	Print/Cut	App.	App.	QC	MGMT.	Route	Route	Plastic	Plastic	Metal	Metal	Paint	Paint	Assem.	Assem.	QC	QC	Crating
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Client: Y-12 Federal Credit Union  
 Ph/Email: mark24083@y12fcu.org  
 Title: Hardin Valley - Operating Center

Date: 11-25-24 Price: \$ - job total  
 Designer: Grace Hammond Rev: **F** Page: 1 of 2  
 Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

**ALLEN SIGN SOUTH**  
 240B CHAPMAN HWY.  
 FAX 579-0356

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Size: **86.7" x 65" x 1.5'**

Material: **Alum (TBD)/ LEDs/0.25 Acrylic**

Quantity: **1**

Comments: **double sided**

Work Order #: **49959EA**

Digital print

Vinyl

Other

**File Location:** 24\_Y 12 Federal Credit Union\_Hardin Valley Operating Center\_49959BB

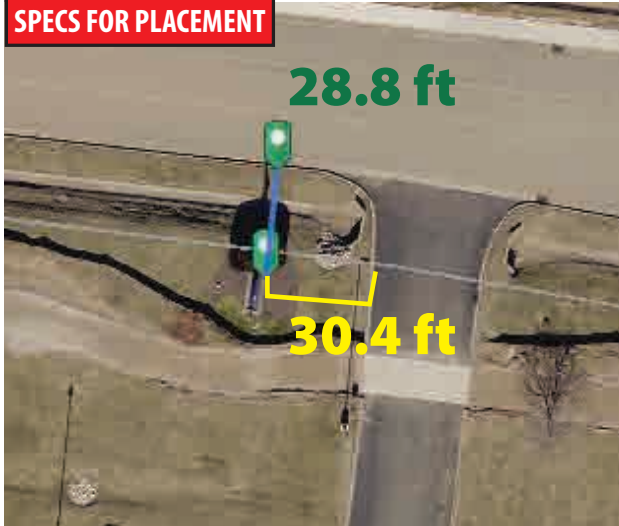
**CUS-SIGN**

**ILLUMINATED**

**PROPERTY LINE MAP/ PLACEMENT**

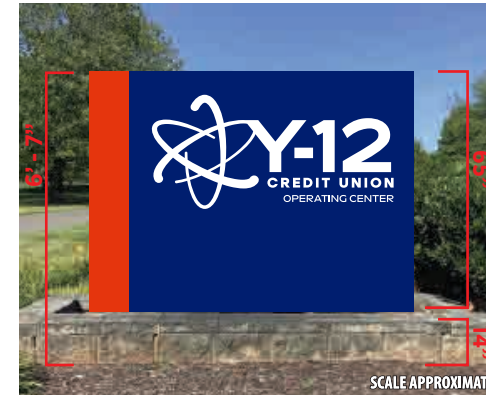
**INSTALLATION**

**SPECS FOR PLACEMENT**



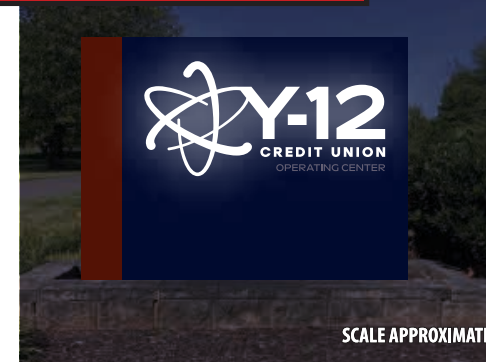
EXAMPLE OF PUSH THRU ACRYLIC

**PROPOSED NEW - DAY VIEW**



SCALE APPROXIMATE

**PROPOSED NEW - NIGHT VIEW**



SCALE APPROXIMATE

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\*By initialing here you confirm not only that the previous step is up to ASC quality standards, but also our part is complete and up to ASC quality standards & is ready to proceed.

Client: Y-12 Federal Credit Union

Ph/Email: mark24083@y12fcu.org

Title: Hardin Valley - Operating Center

Date: 11-25-24 Price: \$ - job total

Designer: Grace Hammond

Rev: **F** Page: 2 of 2

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_



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

*Benjamin Booker*

PUBLISHED APPLICANT NAME - no individuals on behalf of -

*10/22/24*

*December 9, 2024*

*12-C-24-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

*Benjamin Booker*

NAME

*Vexus Int'l dba Allen Sign Co*

COMPANY

*2408 Chapman Hwy*

ADDRESS

*Knoxville*

CITY

*TN*

STATE

*37920*

ZIP

*865-573-3524*

PHONE

*benjamin@vexus.com*

EMAIL

## CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS  PART OF PARCEL

*Y-12 Federal Credit Union*

OWNER NAME - if different -

*Po Box 2512 Oakridge*

OWNER ADDRESS

OWNER PHONE/EMAIL

*2375 Cherahala Blvd*

PROPERTY ADDRESS

*Knoxville TN 37932*

*103EA005*

PARCEL ID(S)

*Yes*

PART OF PARCEL? (Y/N)

*5.55*

TRACT SIZE

## STAFF USE ONLY

*South side of Cherahala Blvd, north of Charlevoix Rd*

GENERAL LOCATION

- CITY  COUNTY

*6*

DISTRICT

*BP (Business & Technology Park)/TO (Technology Overlay)*

ZONING

*BP (Business Park)*

LAND USE / PLACE TYPE

*Northwest County*

PLANNING SECTOR

*Office*

EXISTING LAND USE



## REQUEST

### BUILDING PERMIT

- NEW CONSTRUCTION  
 EXPANSION OR RENOVATION  
 GRADING PLAN

REZONING

- SIGNAGE  
 ZONING VARIANCE

WAIVERS OR VARIANCES REQUESTED? (Y/N)

ADMINISTRATIVE REVIEW:  LIGHTING  LANDSCAPING PLAN

### PLAN MATERIALS:

- DEVELOPMENT PLAN  
 BUILDING ELEVATIONS  
 FLOOR PLAN  
 LANDSCAPE PLAN  
 SIGNAGE PLAN  
 OFF-STREET PARKING

OTHER:

## RENOVATION OR EXPANSION

PLEASE PROVIDE A SUMMARY OF THE WORK TO BE PERFORMED:

NEW LED illuminated ground sign

## REZONING

REZONE FROM: \_\_\_\_\_

TO: \_\_\_\_\_

SECTOR PLAN AMENDMENT FROM: \_\_\_\_\_

TO: \_\_\_\_\_

## SIGNAGE

YARD SIGN

AREA: 48 sqft

HEIGHT: 6

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.

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

PHONE NUMBER

EMAIL

STAFF SIGNATURE

PRINT NAME

DATE PAID

*[Signature]*

10/22/24

865-573-3524

benjamin everus.com

*Kelsey Bousquet*

Kelsey Bousquet

10/29/2024, SG