

**Applicant:** JORDAN HUTCHINSON SIGNS-N-SUCH

**Request:** SIGN PERMIT

**Meeting Date:** 2/5/2024

**Address:** 501 Omni Ln.

**Map/Parcel Number:** 131 G A 00703

**Location:** Southern terminus of Omni Land, north side of I-40/I-75

**Existing Zoning:** I-MU (Industrial Mixed-Use) / TO-1 (Technology Park Overlay)

**Proposed Zoning:** N/A

**Existing Land Use:** Commercial

**Proposed Land Use:** N/A

**Appx. Size of Tract:** 1.82 acres

**Accessibility:** Access is via Omni Lane, a local street with 30 ft of pavement width within 50-ft of right-of-way.

**Surrounding Zoning and Land Uses:** North: CB/TO (Highway Commercial / Technology Overlay) in the County - Commercial

South: I-40/I-75 right-of-way

East: CB/TO (Highway Commercial / Technology Overlay) in the County - Agriculture/forestry/vacant

West: I-G/TO-1 (General Industrial / Technology Park Overlay) in the City - Commercial

**Comments:** This is a request for a new sign for the building at the southern terminus of Omni Lane. The Pipe Wrench Plumbing Company is relocating to this site and is moving the existing sign from their current location to this location. The sign was permitted and reviewed under the regulations for the existing zoning, but the TTCDA Guidelines have requirements for sign size based on the building frontage. The building faces the street at an angle, and Planning staff used the larger frontage to calculate the sign size allotted. The signage can be placed on any façade, and in this case, the sign is placed on the shorter façade.

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 relocated sign consists of channel letters individually mounted to the building via a raceway that will be painted to match the building. The sign has a matte finish.

2. Based on the longer building length, the area of the proposed sign could be up to 135.5 sq ft. The sign to be relocated is 75.56 sq. ft. and is within the maximum 100 square footage allotted.

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 area.

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

**Waivers and Variances** N/A

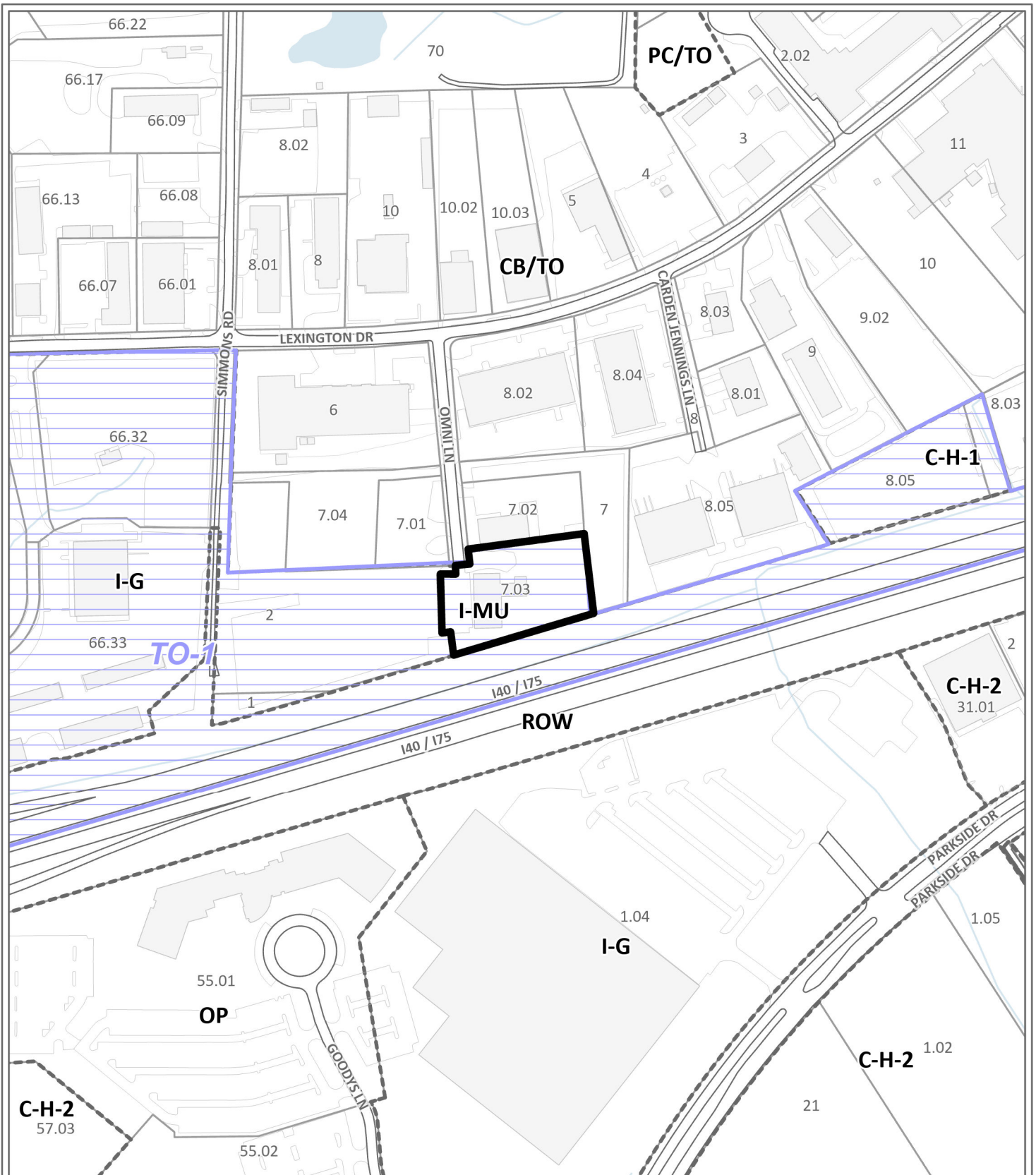
**Requested:**

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**Staff Recommendation:**

Based on the application and plans as submitted, staff recommends Approval of a Certificate of Appropriateness for a sign permit with the following condition:

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



**CERTIFICATE OF APPROPRIATENESS**

**2-A-24-TOS**

**Petitioner:** Jordan Hutchinson Signs-N-Such

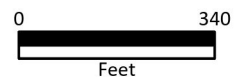


Purpose of Request: Signage

**Map No:** 131  
**Jurisdiction:** City

**Original Print Date:** 1/10/2024

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





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

This design/drawing is the property of SIGNS-N-SUCH and cannot be used or distributed without the approval of said company.

DATE: 12-21-2023  
 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.**

**\*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!**

**SIGNS N SUCH**  
 signs. banners. wraps. shirts.

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



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

**Pipewrench Plumbing**

**PUBLISHED APPLICANT NAME** - no individuals on behalf of -

~~12/22/2023~~ 12/27/2023      ~~02/09/2024~~ February 5, 2024      2-A-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

Jordan Hutchison	Signs-N-Such		
<b>NAME</b>	<b>COMPANY</b>		
10932 Murdock Dr Ste A104	Knoxville	TN	37932
<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
865-671-8788	jordan@signsnsuch.net		
<b>PHONE</b>	<b>EMAIL</b>		

**CURRENT PROPERTY INFO**

- MULTIPLE OWNERS / OPTION HOLDERS    PART OF PARCEL

MFM LTD	PO BOX 32676   Knoxville, TN 37930	865-583-3957
<b>OWNER NAME - if different -</b>	<b>OWNER ADDRESS</b>	<b>OWNER PHONE/EMAIL</b>
501 Omni Ln Knoxville, TN 37932		
<b>PROPERTY ADDRESS</b>		
131GA00703	N	1.82
<b>PARCEL ID(S)</b>	<b>PART OF PARCEL? (Y/N)</b>	<b>TRACT SIZE</b>

**STAFF USE ONLY**

- CITY    COUNTY

Southern terminus of Omni Ln, north side of I-40/I-75	2nd
<b>GENERAL LOCATION</b>	<b>DISTRICT</b>
I-MU	LI
<b>ZONING</b>	<b>SECTOR PLAN LAND USE CLASSIFICATION</b>
Northwest County	Commercial
<b>PLANNING SECTOR</b>	<b>EXISTING LAND USE</b>

## 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:

Customer removed sign from previous location within the TTCDA and has relocated, and needing installed to new building stacked with wrench (35.6) above Pipe Wrench (38.5) above plumbing tagline

## 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: 90.7  
HEIGHT: 53  
FINISH: matte
- OTHER SIGN  
AREA: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_  
TYPE: \_\_\_\_\_

## STAFF USE ONLY

- TTCDA Checklist  
 Property Owners/Option Holders

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

## AUTHORIZATION

By signing below

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

Jordan Hutchison

APPLICATION AUTHORIZED BY

Contract installer

AFFILIATION

12/28/23

DATE

605-671-8799

PHONE NUMBER

Jordan @ signsnuch.net

EMAIL

Michelle Portier

STAFF SIGNATURE

Michelle Portier

PRINT NAME

12/28/2023, SG

DATE PAID