

Applicant: JORDAN HUTCHINSON SIGNS-N-SUCH
Request: SIGN PERMIT
Meeting Date: 2/5/2024

Address: 10636 Hardin Valley Rd.
Map/Parcel Number: 104 09401
Location: South side of Hardin Valley Rd, east side of Pellissippi Pkwy interchange
Existing Zoning: PC (Planned Commercial), TO (Technology Overlay)
Proposed Zoning: N/A
Existing Land Use: Commercial
Proposed Land Use: N/A
Appx. Size of Tract: 2.34 acres
Accessibility: Access is via Hardin Valley Road, a major arterial with four lanes and a center median with turn lanes. It has 90 ft of pavement width within 200 ft of right-of-way.
Surrounding Zoning and Land Uses:
 North: CA/TO (Commercial / Technology Park Overlay) - Commercial
 South: PC/TO (Planned Commercial / Technology Park Overlay) - Commercial
 East: PC/TO (Planned Commercial / Technology Park Overlay) - Office
 West: PC/TO (Planned Commercial / Technology Park Overlay) - Pellissippi Parkway right-of-way

Comments: This request is to replace the existing sign with a new business sign for Country Burrito Mexican Grill in this strip commercial center at the corner of Hardin Valley Road and the Pellissippi Parkway interchange.

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 new sign consists of channel letters individually mounted to the building via a raceway that will be painted to match the building. The proposed letters have an acrylic face with black matte lettering. The words "Country Burrito" are located on the façade of the tower that anchors the corner of the building, and the words "Mexican Grill" are located to the side on the building façade above a pair of awnings.
2. Using only the sign area of the letters and the logo since these elements are mounted individually, the area of the proposed sign would be approximately 36.5 sq ft. The building sign is based on the linear feet of business frontage, which in this case is 37 ft. The proposed sign is within the maximum square footage allotted.
3. The sign is internally lit with LED lights. The guidelines discourage 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.

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.

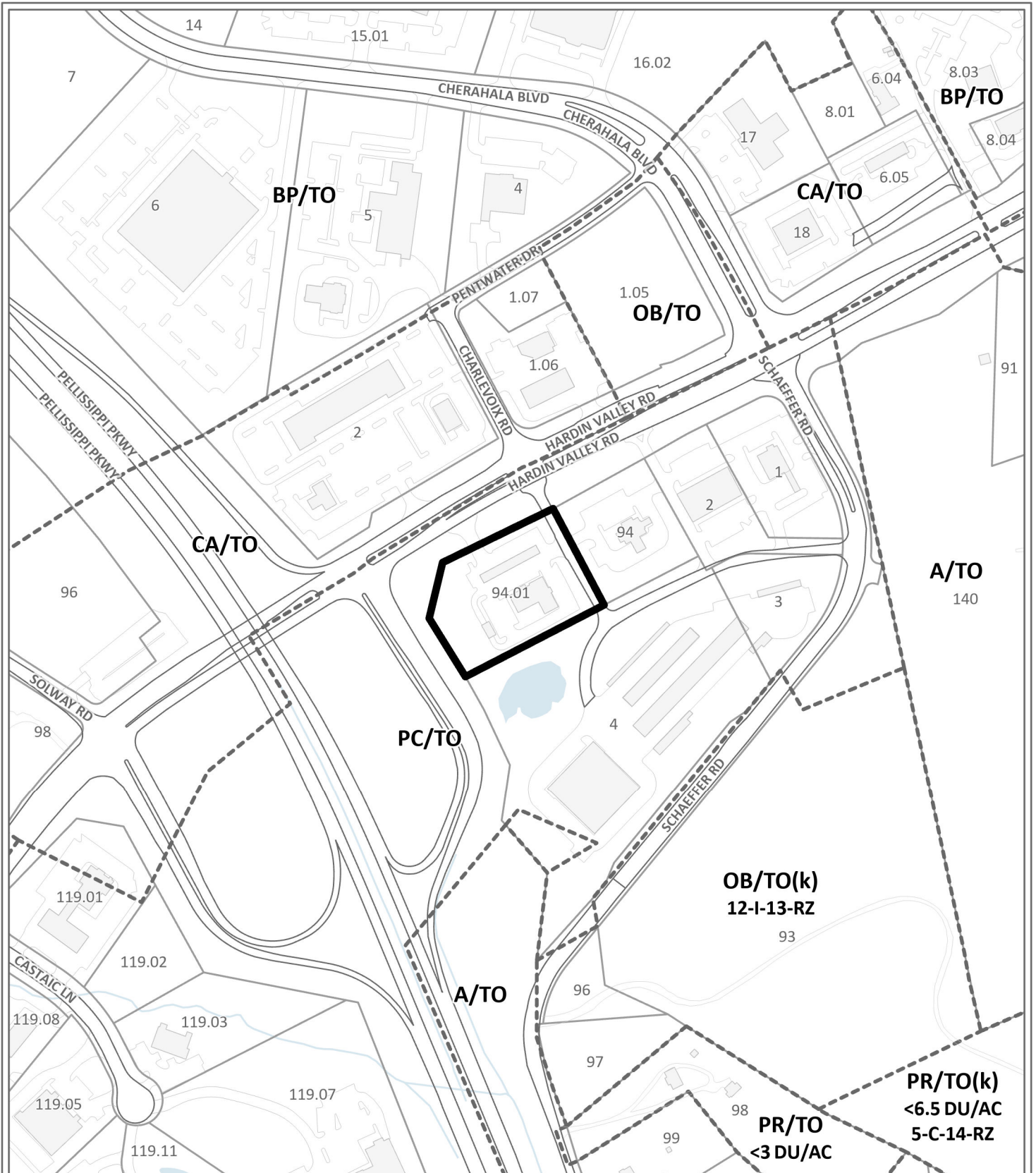
**Design Guideline
Conformity:** This request is in compliance with the Design Guidelines.

**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 a sign permit with the following condition:

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



CERTIFICATE OF APPROPRIATENESS

2-B-24-TOS

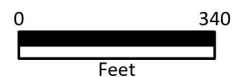
Petitioner: Jordan Hutchinson Signs-N-Such



Purpose of Request: Signage

Map No: 104
Jurisdiction: County

Original Print Date: 1/10/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



1 each) LED Illuminated Sets of Channel Letters Mounted on Raceways



FRONT ELEVATION

36.5 SQ FT

***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!





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

Country Burrito

PUBLISHED APPLICANT NAME - no individuals on behalf of -

12/22/23 12/27/2023	02/09/24 February 5, 2024	2-B-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		
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

TRANSGLOBAL OIL COMPANY	1410 COMMONWEALTH DR STE 2 (865) 531-3299	
OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE/EMAIL
10636 HARDIN VALLEY RD Knoxville, TN 37932	Suite 202 Wilmington, NC 28403	
PROPERTY ADDRESS		
104 09401	y	2.34
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE

STAFF USE ONLY

- CITY COUNTY

South side of Hardin Valley Rd, east of Pellissippi Pkwy interchange	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:

Customer is removing existing cabinet sign and replacing with black matte channel letters. Country Burrito in place of cabinet, Mexican Grill off to the side.

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: 36.5
 HEIGHT: 45.5
 FINISH: matte
- OTHER SIGN
 AREA: _____
 HEIGHT: _____
 TYPE: _____

STAFF USE ONLY

- TTCDA Checklist
 Property Owners/Option Holders

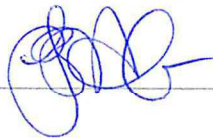
CODE	CODE	TOTAL
FEE	FEE	\$175
1103 / \$175		

AUTHORIZATION

By signing below

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

Jordan Hutchison
APPLICATION AUTHORIZED BY



Contractor
AFFILIATION

12/22/23
DATE

865-671-8788
PHONE NUMBER

jordan@signsnsuch.net
EMAIL

Michelle Portier
STAFF SIGNATURE

Michelle Portier
PRINT NAME

12/28/2023, SG
DATE PAID