

**Applicant:** KEITH PANKEY SIGNCO, INC

**Request:** SIGN PERMIT

**Meeting Date:** 7/8/2024

**Address:** 2116 Valley Vista Rd.

**Map/Parcel Number:** 103 12011

**Location:** East side of Valley Vista Rd, south of Hardin Valley Rd

**Existing Zoning:** PC(k) (Planned Commercial), TO (Technology Overlay)

**Proposed Zoning:** N/A

**Existing Land Use:** Agriculture/Forestry/Vacant Land

**Proposed Land Use:** N/A

**Appx. Size of Tract:** 10.55 acres

**Accessibility:** Access is via Valley Vista Road, a minor collector street with a pavement width of 40-ft within a 70-ft right-of-way

**Surrounding Zoning and Land Uses:** North: PC (Planned Commercial), TO (Technology Overlay) - Public quasai-public (Goddard School of Knoxville), agriculture/forestry/vacant land

South: BP (Business and Technology Park), TO (Technology Overlay) - Industrial

East: PC(k) (Planned Commercial), TO (Technology Overlay) - Right-of-way/open space

West: OB (Office, Medical, and Related Services), PC(k) (Planned Commercial), TO (Technology Overlay) - Multifamily residential, office, agriculture/forestry/vacant land

**Comments:** This is a request to add three new building signs to a church located at 2116 Valley Vista Road. The church is situated on a 10.55-acre property on the east side of Valley Vista Road, and north of Carmichael Road. The church name and logo signage will face Pellissippi Parkway, and two logo signs will be placed on the front and west side of the building.

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 colors of the sign, black, white, and gold are neutral colors that are compatible with the building design and other building designs in the area. The finish on the signs will be matte black.
2. The proposed signs meet each of the relevant requirements under policy 4.4 building signs. The three proposed signs will not protrude above the building, and the contents of the signs have been kept minimal; solely the church name and logo. The total square footage of the three requested signs is 139.67 sq ft which is well within the allowable amount of signage of 200 sq ft for two building frontages. The primary sign with the logo and church name is a total of 79.17 sq ft, while the two logos on either side of the building are each 30.25 sq ft.
3. All three requested signs will be illuminated with LED lighting.

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

1. The proposed signs are in proportion with signs in the vicinity and are not out of character with the area.

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

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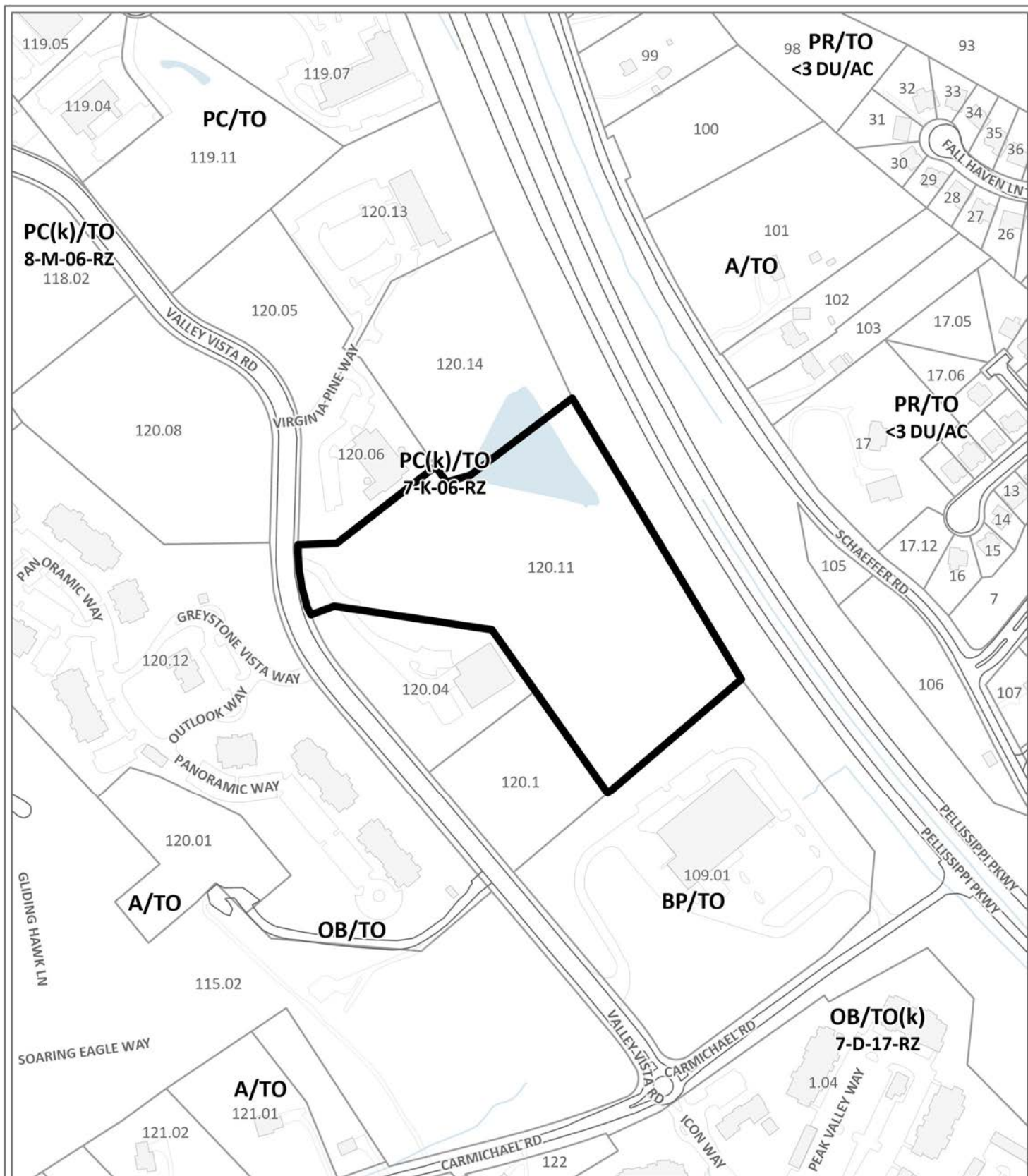
**Waivers and Variances  
Requested:** N/A

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**Staff Recommendation:**

Based on the application and plans as submitted, the staff recommends Approval of a Certificate of Appropriateness for a Sign Permit, for the proposed building signs, with the following condition:

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



**CERTIFICATE OF APPROPRIATENESS**

**7-A-24-TOS**

**Petitioner:** Keith Pankey Signco, Inc



Purpose of Request: Signage

**Original Print Date:** 6/3/2024

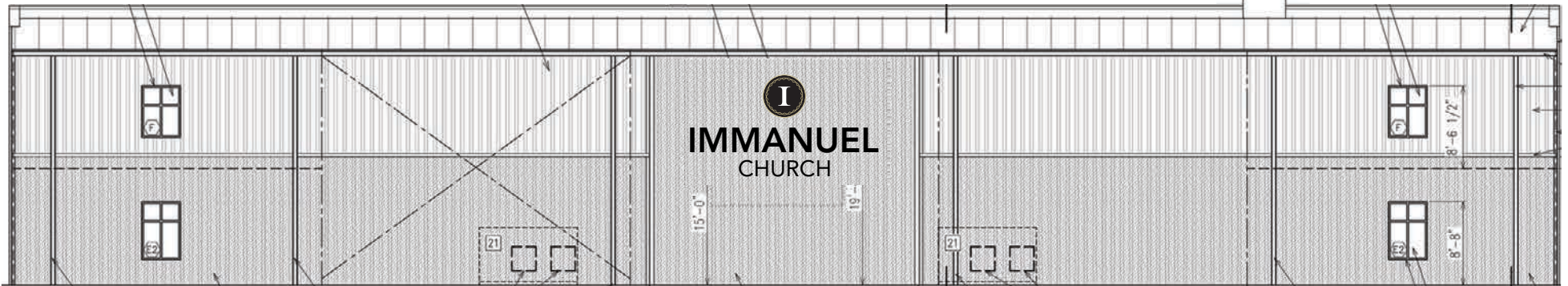
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 103  
**Jurisdiction:** County



**PELLISSIPPI PKWY ELEVATION**

SCALE: 1/16" = 1'

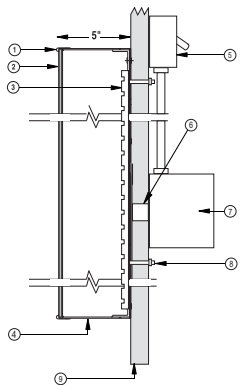


LED lighted cabinet with white plastic face, black trim and vinyl applied - translucent gold / matte black finish

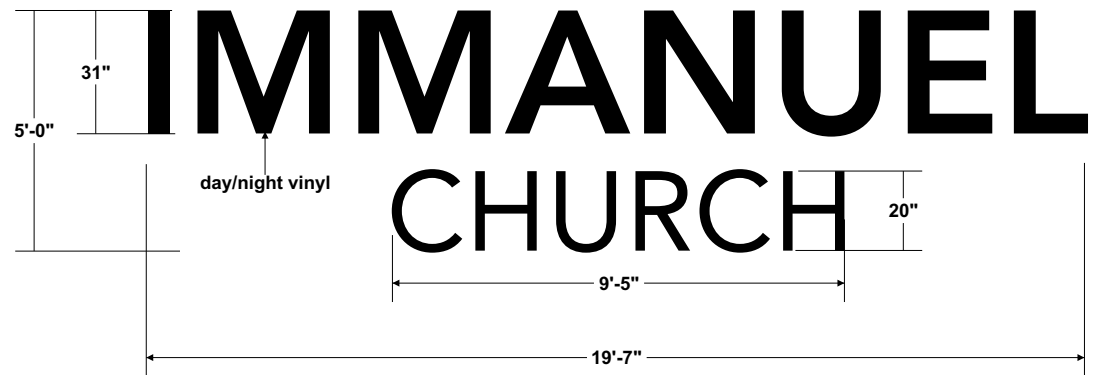


SCALE: 1/4" = 1'

**INDIVIDUALLY-MOUNTED CHANNEL LETTERS**



1. TRIM CAP WITH RETAINING SCREW
2. PLEX FACE
3. WHITE LED
4. ALUMINUM .063" BACKS / .040" RETURN
5. DISCONNECT SWITCH
6. SEAL TIGHT PASS-THROUGH WIRING KIT
7. TRANSFORMER W/ WALL BOX
8. WALL ANCHORS AS REQUIRED
9. WALL FASCIA



**SIGNCO** inc.  
PLASTIC.NEON.ELECTRONIC

This drawing is the property of SIGNCO, Inc. & to be used for contractual purposes between the customer & SIGNCO, Inc. only. Unauthorized use of this information will result in claims up to 1/3 value of the job represented on this drawing.  
**VALUE OF THIS DRAWING: \$500.00**

<p><b>SIGN &amp; FAX BACK SO THAT WE MAY APPROVE YOUR ORDER.</b></p> <p>FAX: 865.947.2089 info@signco-inc.com</p>		<p><input type="checkbox"/> APPROVED</p> <p><input type="checkbox"/> APPROVED W/CHANGES</p> <p><input type="checkbox"/> REVISE &amp; RESUBMIT</p>	
<p><b>FILE LOCATION:</b> Keith//Immanuel Church</p>	<p><b>SALES REPRESENTATIVE:</b> Keith Pankey</p>	<p><b>DATE:</b> 04-30-2024</p>	<p><b>SCALE:</b> 1/4" = 1'</p>
<p><b>LOCATION:</b> Knoxville, TN</p>	<p><b>FILE:</b> Immanuel Church Bldg</p>	<p><b>APPROVAL SIGNATURE</b> DRAWN BY: Tiffany Poling</p>	



**PARKING LOT ELEVATION**

SCALE: 1/16" = 1'



SCALE: 1/4" = 1'



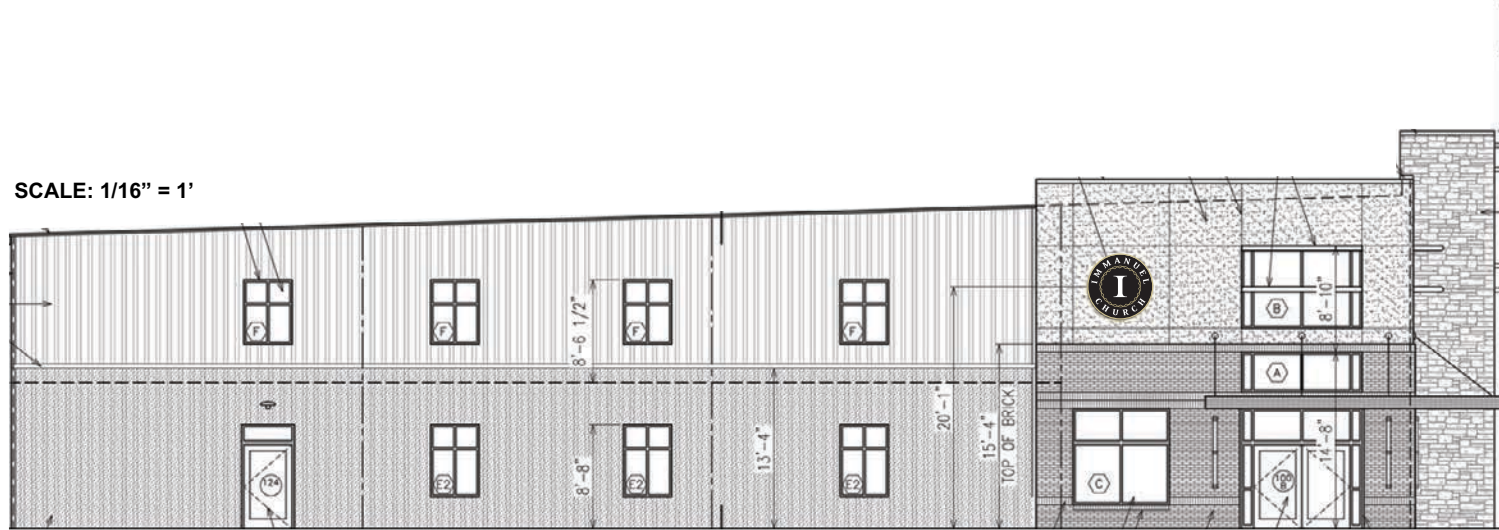
LED lighted cabinet with white plastic face, black trim and vinyl applied - translucent gold / matte black finish

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SCALE: 1/16" = 1'



SCALE: 1/4" = 1'



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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	

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

5-10-24	7/8/2024	7-A-24-TOS
<b>DATE FILED</b>	<b>MEETING DATE (IF APPLICABLE)</b>	<b>FILE NUMBER</b>

**CORRESPONDENCE** *Correspondence related to this application will be directed to the contact listed below.*

- APPLICANT    OWNER    OPTION HOLDER    SURVEYOR    ENGINEER    ARCHITECT/LANDSCAPE ARCHITECT    ATTORNEY

Keith Pankey	Signco, Inc.		
<b>NAME</b>	<b>COMPANY</b>		
3101 NW Park Drive	Knoxville	TN	37921
<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
865-388-6697	info@signco-inc.com		
<b>PHONE</b>	<b>EMAIL</b>		

**CURRENT PROPERTY INFO**    MULTIPLE OWNERS / OPTION HOLDERS    PART OF PARCEL

Immanuel Church		
<b>OWNER NAME - if different -</b>	<b>OWNER ADDRESS</b>	<b>OWNER PHONE/EMAIL</b>
2116 Valley Vista Rd. Knoxville TN 37932		
<b>PROPERTY ADDRESS</b>		
103 12011	N	10.55 ac.
<b>PARCEL ID(S)</b>	<b>PART OF PARCEL? (Y/N)</b>	<b>TRACT SIZE</b>

**STAFF USE ONLY**

	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY
East side of Valley Vista Rd, south of Hardin Valley Rd	6th
<b>GENERAL LOCATION</b>	<b>DISTRICT</b>
PC(k), TO	BP, HP
<b>ZONING</b>	<b>SECTOR PLAN LAND USE CLASSIFICATION</b>
n/a	Agricultural/forestry/vacant
<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:

3 Building Signs

## ZONING VARIANCE

### SUMMARY OF ZONING VARIANCE REQUEST:

## REZONING

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

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

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

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

## SIGNAGE

- YARD SIGN       BUILDING SIGN       OTHER SIGN
- AREA: \_\_\_\_\_      AREA: \_\_\_\_\_      AREA: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_      HEIGHT: \_\_\_\_\_      HEIGHT: \_\_\_\_\_  
FINISH: \_\_\_\_\_      FINISH: \_\_\_\_\_      TYPE: \_\_\_\_\_

## STAFF USE ONLY

- TTCA Checklist  
 Property Owners/Option Holders

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

## AUTHORIZATION

*By signing below*

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

Keith Pankey, President Signco, Inc.

Contractor

5-10-24

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-388-6697

info@signco-inc.com

PHONE NUMBER

EMAIL



Michelle Portier

5/13/2024 OI

STAFF SIGNATURE

PRINT NAME

DATE PAID