

Applicant: SHANNON SAPP MERIT CONSTRUCTION, INC
Request: SIGN PERMIT
Meeting Date: 7/8/2024

Address: 10542 Murdock Dr.
Map/Parcel Number: 118 17315
Location: South side of Murdock Dr, west side of Cogdill Rd
Existing Zoning: PC (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: 10.92 acres
Accessibility: Access is via Murdock Drive, a minor arterial street with a pavement width of 40-ft within a 95-ft right-of-way.
Surrounding Zoning and Land Uses:
 North: BP (Business and Office Park), TO (Technology Overlay) - Industrial
 South: PC (Planned Commercial), TO (Technology Overlay) - Commercial
 East: BP (Business and Office Park), TO (Technology Overlay), CB (Business and Manufacturing) - Office, agriculture/forestry/vacant land
 West: BP (Business and Office Park), TO (Technology Overlay), PC (Planned Commercial) - Office

Comments: This is a request to add a new sign to a building located at 10542 Murdock Drive. The building is situated on a 10.92-acre property located on the south side of Murdock Drive, and east of Simmons Road. The proposed building sign is for Harper Collision Realty, Inc, the sole occupant of the building. The sign will be placed on the front of the building facing Murdock Drive. The surrounding area largely consists of office and commercial uses.

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 area of the proposed sign would be approximately 66.45 sq ft. This is well within the 100 sq ft maximum allowable square footage, based on the building's linear frontage of 240 sq ft.
2. The proposed sign consists of the company name and will be composed of aluminum letters with plastic faces. The lettering will be directly mounted to the building façade and will not protrude above the building. The face will have a matte black finish and blue LED illumination visible at night. The placement, composition, and design of the sign comply with all policies highlighted under section 4.4 of the TTCDA guidelines.

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

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

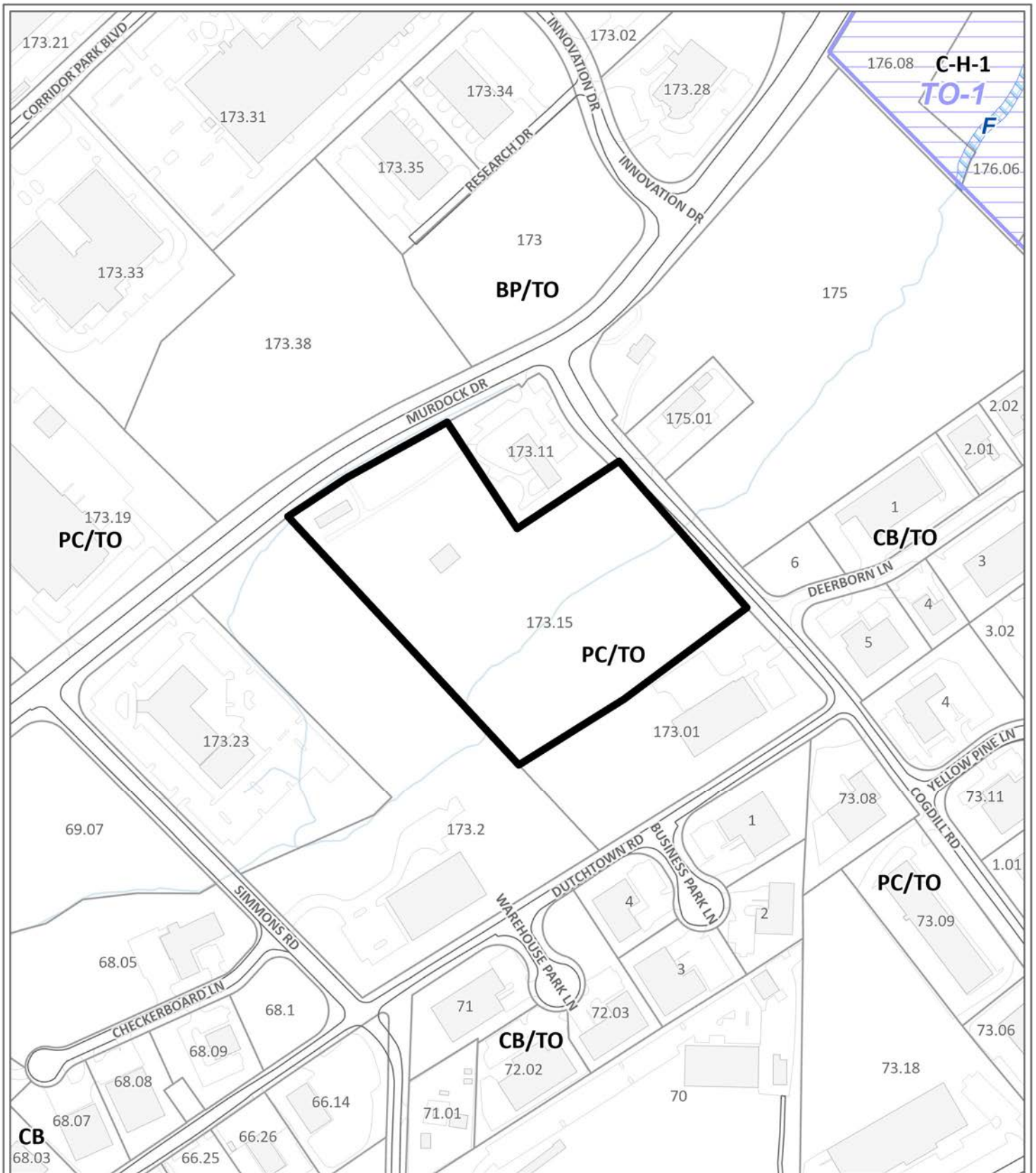
**Design Guideline
Conformity:** This request is in compliance with TTCCA Guidelines.

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

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 sign, with the following condition:

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



CERTIFICATE OF APPROPRIATENESS

7-B-24-TOS

Petitioner: Shannon Sapp Merit Construction, Inc



Purpose of Request: Signage

Map No: 118

Jurisdiction: County

Original Print Date: 6/3/2024

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



27.5 in

348 in

HARPER COLLISION

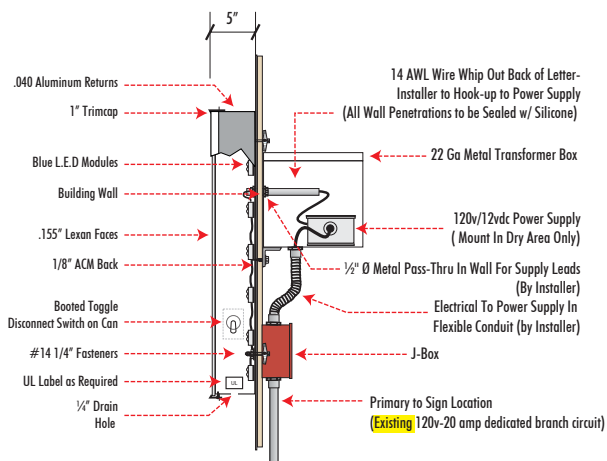
66.45 sq ft

Qty 1 - 27.5"x 348" overall size with matte black dual color faces, **BLUE LED** illumination black trim & gloss black .040 alum. returns: \$7837.50

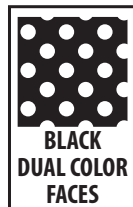
Installation: \$1560

LOW VOLTAGE L.E.D. LIGHTING SYSTEM

U.L. LISTED CLASS 2 - CONFORMS TO U.L. 48 NEC 600 CODE



SECTION DETAIL - WALL MOUNTED LED ILLUMINATED CHANNEL LETTERS
N.T.S.



Client: Harper Collision

Ph/Email: graham@harpercollision.com

Title: Harper Collision channel letters

Date: 6-7-24 Price: \$ 10,026.15 job total

Designer: Zach Wooliver

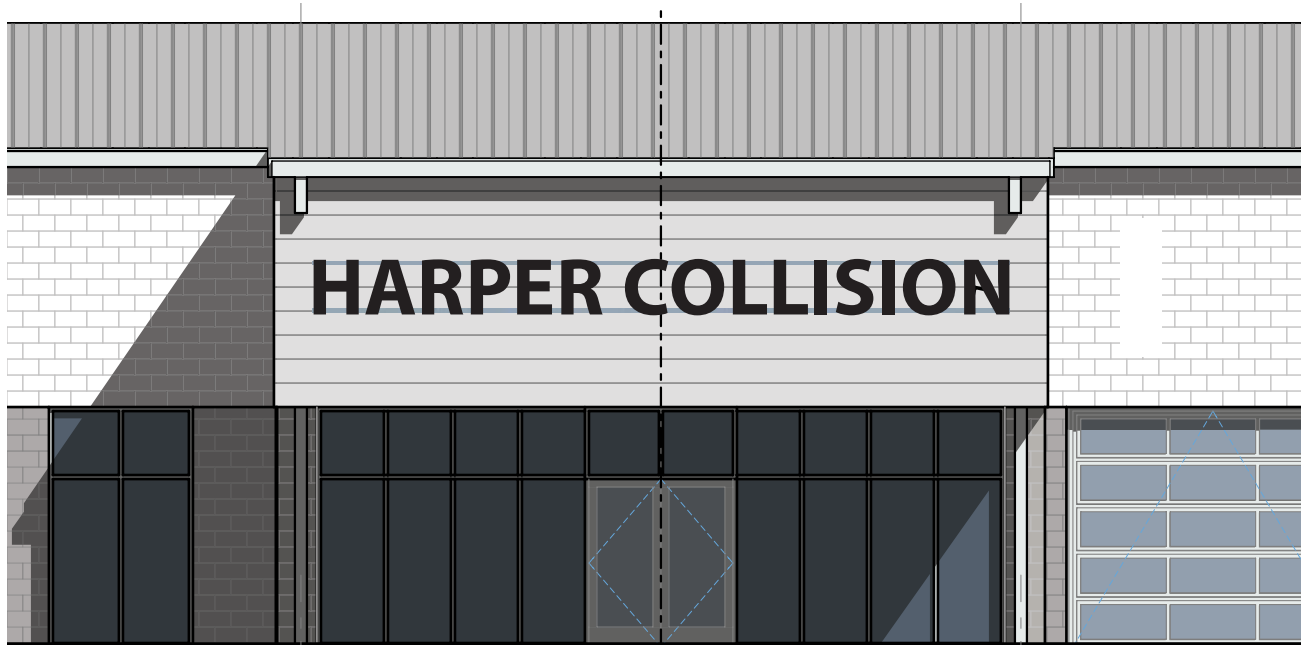
Approved By: _____

Rev: B Page: 1 of 3

Date: _____



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Scale approx



Simulated Night View
Scale approx

Client: Harper Collision

Date: 6-7-24 Price: \$ 10,026.15 job total

Ph/Email: graham@harpercollision.com

Designer: Zach Wooliver Rev: B Page: 2 of 3

Title: Harper Collision channel letters

Approved By: _____ Date: _____



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Size: 27.5"x 348"

Material: channel letters

Quantity: 1 as shown

Comments: LED ILLUMINATED

Work Order #:46999CL

Digital print

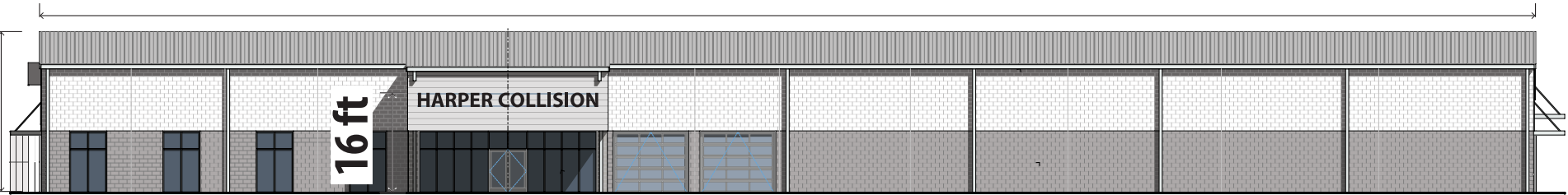
Vinyl

Other

file location: 24\H\Harper Collision\46999CL_perimeter park CLs

25 ft 9 in

240 ft 7.5 in



Client: Harper Collision

Ph/Email: graham@harpercollision.com

Title: Harper Collision channel letters - permit elevations

Date: 6-7-24 Price: \$ 10,026.15 job total

Designer: Zach Wooliver

Rev: B Page: 3 of 3

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	

Merit Construction, Inc.

PUBLISHED APPLICANT NAME - no individuals on behalf of -

May 14, 2024

July 8th 2024

7-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

Shannon Sapp

Merit Construction, Inc.

NAME

COMPANY

10435 Dutchtown Road

Knoxville

TN

37932

ADDRESS

CITY

STATE

ZIP

(865) 966-4100

ssapp@meritconstruction.com

PHONE

EMAIL

CURRENT PROPERTY INFO

MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Harper Collision Realty, LLC

9735 Kingston Pike, Knoxville, TN (865) 200-8605

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

10542 Murdock Drive, Knoxville, TN 37932

PROPERTY ADDRESS

118 17315

N

10.92

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

CITY COUNTY

South of Murdock Dr, west of Cogdill Rd

3

GENERAL LOCATION

DISTRICT

PC/TO

BP

ZONING

SECTOR PLAN
LAND USE CLASSIFICATION

Northwest County

AgForVac

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	ZONING VARIANCE
SUMMARY OF WORK TO BE PERFORMED: N/A	SUMMARY OF ZONING VARIANCE REQUEST: N/A

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

YARD SIGN
 AREA: _____
 HEIGHT: _____
 FINISH: _____

BUILDING SIGN
 AREA: **66.45SF**
 HEIGHT: **27.5"**
 FINISH: _____


OTHER SIGN
 AREA: _____
 HEIGHT: _____
 TYPE: _____

STAFF USE ONLY

<input type="checkbox"/> TTCDA Checklist	CODE	CODE	TOTAL
<input type="checkbox"/> Property Owners/Option Holders	FEE	FEE	
	1103	\$175.00	\$175.00

AUTHORIZATION

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

Merit Construction, Inc.	General Contractor	5/14/2024
APPLICATION AUTHORIZED BY	AFFILIATION	DATE
(865) 966-4100	ssapp@meritconstruction.com	
PHONE NUMBER	EMAIL	
	Oscar Iniguez	5/16/2024 OI
STAFF SIGNATURE	PRINT NAME	DATE PAID