

Applicant: KEITH PANKEY SIGNCO, INC

Request: SIGN PERMIT

Meeting Date: 3/4/2024

Address: 971 Century Park Blvd

Map/Parcel Number: 118 17705

Location: South side of Dutchtown Rd, west of Century Park Blvd

Existing Zoning: OP (Office Park), TO-1 (Technology Park Overlay)

Proposed Zoning: N/A

Existing Land Use: Right-of-way

Proposed Land Use: Revised monument sign for an office park.

Appx. Size of Tract: 2.17 acres

Accessibility: Century Park Boulevard is a private right-of-way off of Dutchtown Road, a minor collector with a 60-ft pavement width inside a right-of-way that varies in width from 86 to 114 ft.

Surrounding Zoning and Land Uses:

North: OB (Office, Medical and Related Services) and TO (Technology Overlay) - Office, Single family residential, and agriculture/forestry/vacant land

South: OP (Office Park), C-G-3 (General Commercial), and TO-1 (Technology Park Overlay) - Office, agriculture/forestry/vacant land

East: OP (Office Park), C-G-3 (General Commercial), and TO-1 (Technology Park Overlay) - Agriculture/forestry/vacant land

West: OP (Office Park) and TO-1 (Technology Park Overlay) - Office

Comments: This is a request to revise a sign at the entry to the Century Park office development. The proposed sign is a redesign of a sign that was approved by the TTCDA in 2022 (Case # 9-A-22-TOS). The changes were significant enough to warrant a new sign approval by the TTCDA and not an administrative approval by staff.

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 monument sign includes the name for the "Century Park" office park development. As a business park, the sign can be reviewed as what the TTCDA Guidelines call a "Planned Development" sign, referring to the types of yard signs seen at the entry to subdivisions and business parks. The sign is located in the Century Park Boulevard entryway and is setback 75 feet from the south side of Dutchtown Road. There is another sign for the business park in the roundabout that was included in the previous case and has already been constructed.
- 2) The sign is comprised of an aluminum arched sign featuring the business park name and a semi-circle logo above the arch on a 3-ft base. Both the body and the base of the sign consist of an aluminum sheet covering an aluminum angle frame painted with a polyurethane paint. The channel letters are internally lit with LED lighting and feature plastic faces and trim cap retainers.
- 3) The design has three colors, which meets the TTCDA guidelines.

- 4) Pursuant to 4.2 of the TTCDA Guidelines, only a message area should be counted toward the sign's overall size. A maximum of two subdivision/business park entrance signs can be used with a total maximum area not to exceed 300 square feet. The maximum height allowed is 12 ft.
- a. The boulevard sign message area comprises 104 square feet (52.5 sq ft per side).
 - b. The roundabout sign message area comprises 52.5 square feet (26.25 sq ft per side).
 - c. Both signs are under the 12-ft maximum height and 200 square foot sign area allowances.
 - d. Together, the signs comprise 256.5 square feet, which is well below the maximum area allowed for 2 "Planned Development" signs in a business park.

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

1) The majority of the surrounding properties are either single family residential or vacant land, so there are not a lot of signs in the vicinity. The office across the street has a small yard sign. However, the proposed sign is well under the maximum allowed for a sign of this type, meets all of the TTCDA requirements, and is appropriate at this location.

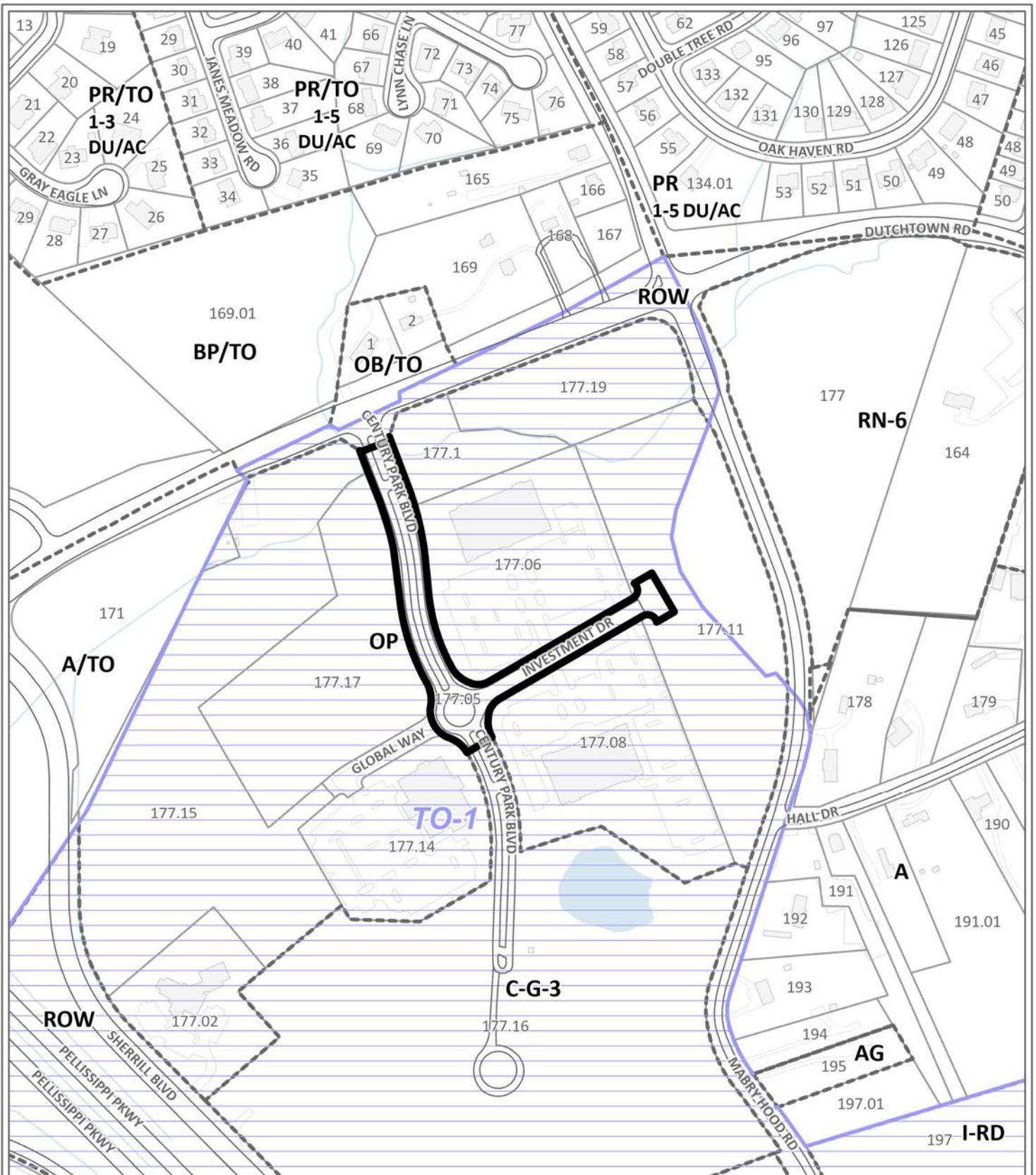
Design Guideline Conformity: With the recommended conditions, the proposed development conforms to the Design Guidelines.

Waivers and Variances Requested: N/A

Staff Recommendation:

Staff recommends Approval of a Certificate of Appropriateness for the requested sign permit with the following condition:

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



CERTIFICATE OF APPROPRIATENESS

3-B-24-TOS

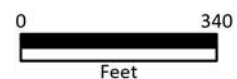
Petitioner: Keith Pankey Signco, Inc



Purpose of Request: Signage

Map No: 118
Jurisdiction: City

Original Print Date: 2/16/2024
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



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

SIGNCO
PLASTIC, NEON, ELECTRONIC
inc.

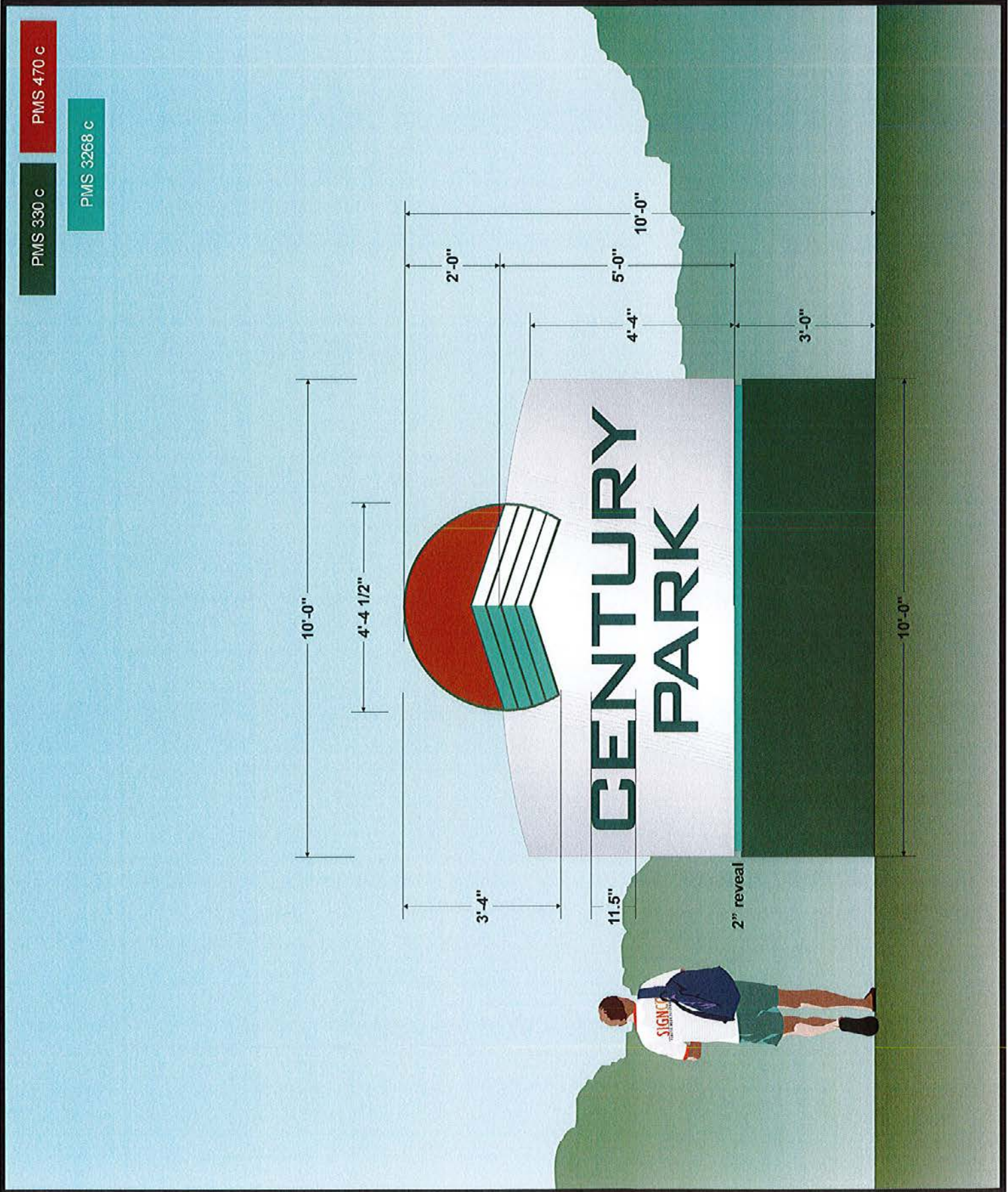
FILE LOCATION: Keith/C/Century Park
LOCATION: Knoxville, TN

SALES REPRESENTATIVE: Keith Pankey
FILE: Century Park Monument DUTCOWN

DATE: 12-05-2023
DRAWN BY: Tiffany Poling

SCALE: 3/8" = 1'
APPROVAL SIGNATURE

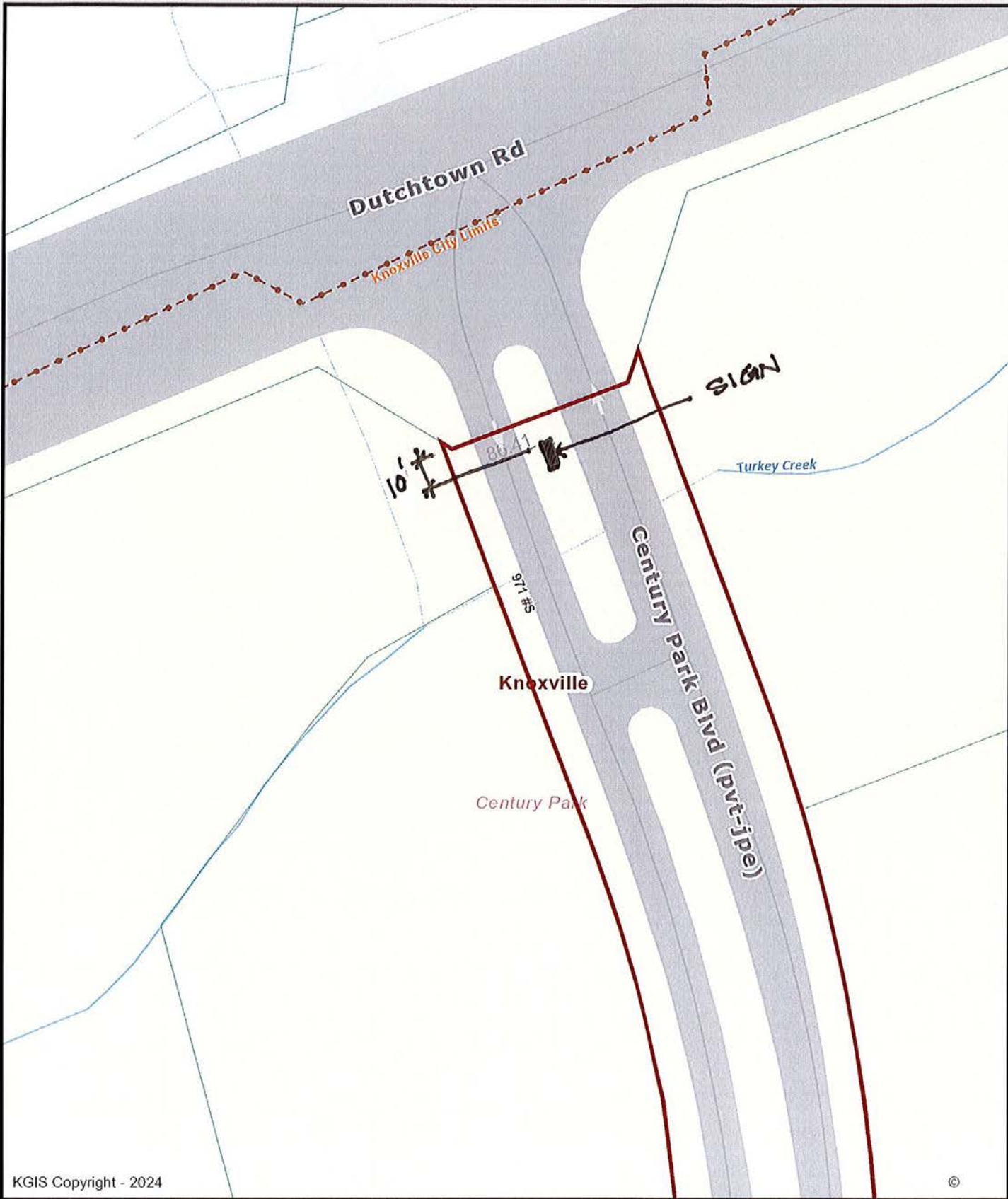
SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER.
FAX: 865.947.2089 Info@signco-inc.com
 APPROVED
 APPROVED W/CHANGES
 REVISE & RESUBMIT



PMS 470 c

PMS 330 c

PMS 3268 c



Century Park Blvd
Century Park Entrance Sign

Knoxville - Knox County - KUB Geographic Information System

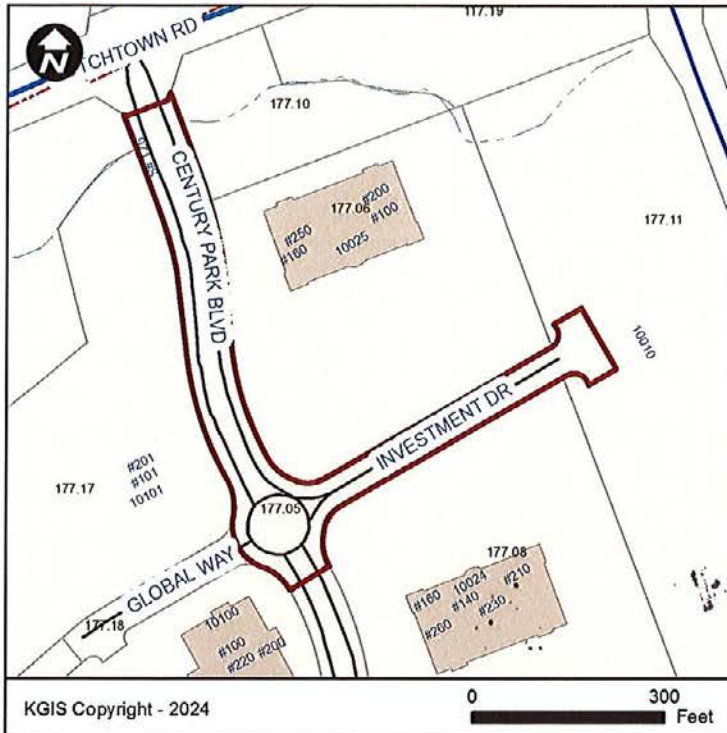


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Parcel 118 17705 - Property Map and Details Report



Property Information

Parcel ID:	118 17705
Location Address:	971 CENTURY PARK BLVD #S
CLT Map:	118
Insert:	
Group:	
Condo Letter:	
Parcel:	177.05
Parcel Type:	JNT PERM EASE
District:	
Ward:	47
City Block:	46366
Subdivision:	CENTURY PARK PH- II RESUB JPE
Rec. Acreage:	0
Calc. Acreage:	2.17
Recorded Plat:	20060519 - 0097451
Recorded Deed:	20130822 - 0013365
Deed Type:	Deed:Deed
Deed Date:	8/22/2013

Address Information

Site Address: 971 CENTURY PARK BLVD #S KNOXVILLE - 37932
 Address Type: UTILITY
 Site Name: CENTURY PARK ENTRANCE SIGN
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Owner Information

CENTURY PARK PROPERTY OWNERS ASSOCIATION INC
 1225 E WEISGARBER RD STE 390
 KNOXVILLE TN 37909
 The owner information shown in this section does not necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
 City / Township: Knoxville

Other Information

Census Tract: 46.11
 Planning Sector: Northwest County
 Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 67
 Voting Location: Cedar Bluff Middle School
 707 N CEDAR BLUFF RD
 TN State House: 18
 TN State Senate: 7
 County Commission: 3 Gina Oster
 (at large seat 10) Larsen Jay
 (at large seat 11) Kim Frazier
 City Council: 2 Andrew Roberto
 (at large seat A) Lynne Fugate
 (at large seat B) Debbie Helsley
 (at large seat C) Amelia Parker
 School Board: 3 Daniel Watson
 Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary: CEDAR BLUFF ELEMENTARY
 Intermediate:
 Middle: CEDAR BLUFF MIDDLE
 High: HARDIN VALLEY ACADEMY
 Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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Applicant 1/22/24



TTCDA Review Request

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

Keith Pankey

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

Keith Pankey

Signco, Inc.

NAME

COMPANY

3101 Northwest Park Drive

Knoxville

TN

37921

ADDRESS

CITY

STATE

ZIP

865-388-6697

info@signco-inc.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Century Park Property Owners Assoc., Inc.

1225 Weisgarber Rd. Suite 390 Kr 865-584-3967

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

971 Century Park Blvd.#S Knoxville TN 37932

PROPERTY ADDRESS

118 17705

Y

46.11

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

South of Dutchtown Rd, W of Century Park Blvd

- CITY COUNTY

2nd

GENERAL LOCATION

DISTRICT

OP (Office Park)

MU/SD, NWCO-2

ZONING

SECTOR PLAN
LAND USE CLASSIFICATION

Northwest County

OF (Office)

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:

Previous Monument sign was approved 9-6-22.
Customer wants to downsize the sign due to cost

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: _____

HEIGHT: _____

FINISH: _____

OTHER SIGN

AREA: 70 sq. ft

HEIGHT: 10'-0"

TYPE: Monum

STAFF USE ONLY

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

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

Keith Pankey Pres.
APPLICATION AUTHORIZED BY

SIGN CONTRACTOR
AFFILIATION

1.22.24
DATE

865-388-6697
PHONE NUMBER

INFO@SIGNCO-INC.COM
EMAIL

Keith Pankey President Signco, Inc.
PRINT NAME

DATE PAID