

Applicant: JORDAN HUTCHINSON SIGNS-N-SUCH

Request: SIGN PERMIT

Meeting Date: 11/12/2024

Address: 10914 Spring Bluff Way

Map/Parcel Number: 103 M A 005

Location: South side of Spring Bluff Way, west side of Greenland Way

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

Proposed Zoning: N/A

Existing Land Use: Office

Proposed Land Use: N/A

Appx. Size of Tract: 3.52 acres

Accessibility: Access is via Spring Bluff Way, a private street with a 26 ft pavement width within 40-ft of right-of-way.

Surrounding Zoning and Land Uses: North: PC (Planned Commercial), TO (Technology Overlay) - Agriculture/forestry/vacant land

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

East: OB (Office, Medical, and Related Services), TO (Technology Overlay) - Multi-family residential

West: OB (Office, Medical, and Related Services), TO (Technology Overlay) - Agriculture/forestry/vacant land

Comments: This is a request to add a new building sign to a multi-tenant building in a shopping center located south of Hardin Valley Road and on the west side of Greenland Way. The proposed building sign is for Lolli & Bobo’s Ice Cream Shoppe.

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 signage would be 20.6 sq ft. This is within the 23.41 sq ft maximum allowable area, based on the tenant’s linear frontage of 23.41 ft.
2. The proposed signage consists of the company name, logo, and a tagline that says ‘Ice Cream Shoppe.’ The signage will be directly mounted onto the building façade via a raceway painted to match the building and will not protrude above the height of the building.
3. The logo and lettering will be made of aluminum with an acrylic face and a matte finish and illuminated with white LED lighting. The tagline will be non-illuminated and made of aluminum with a cut black vinyl face and a matte finish. At night, only the company name and logo will be visible.
4. The proposed signage has eight colors: white, black, brown, pink, orange, tan, purple, and blue. The lettering and tagline will be white and black, and the raceway will be painted brown to match the building façade. The logo will be primarily pink and black, with a tri-colored ice cream cone and colored accents. The purple, orange, and blue accents are subtle and part of the

company's emblem. Per TTCDA Guideline 4.1.6, the number of colors may exceed three, where it is desirable to preserve a corporate image.

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

1. The existing and proposed signs are in proportion with signs in the vicinity.

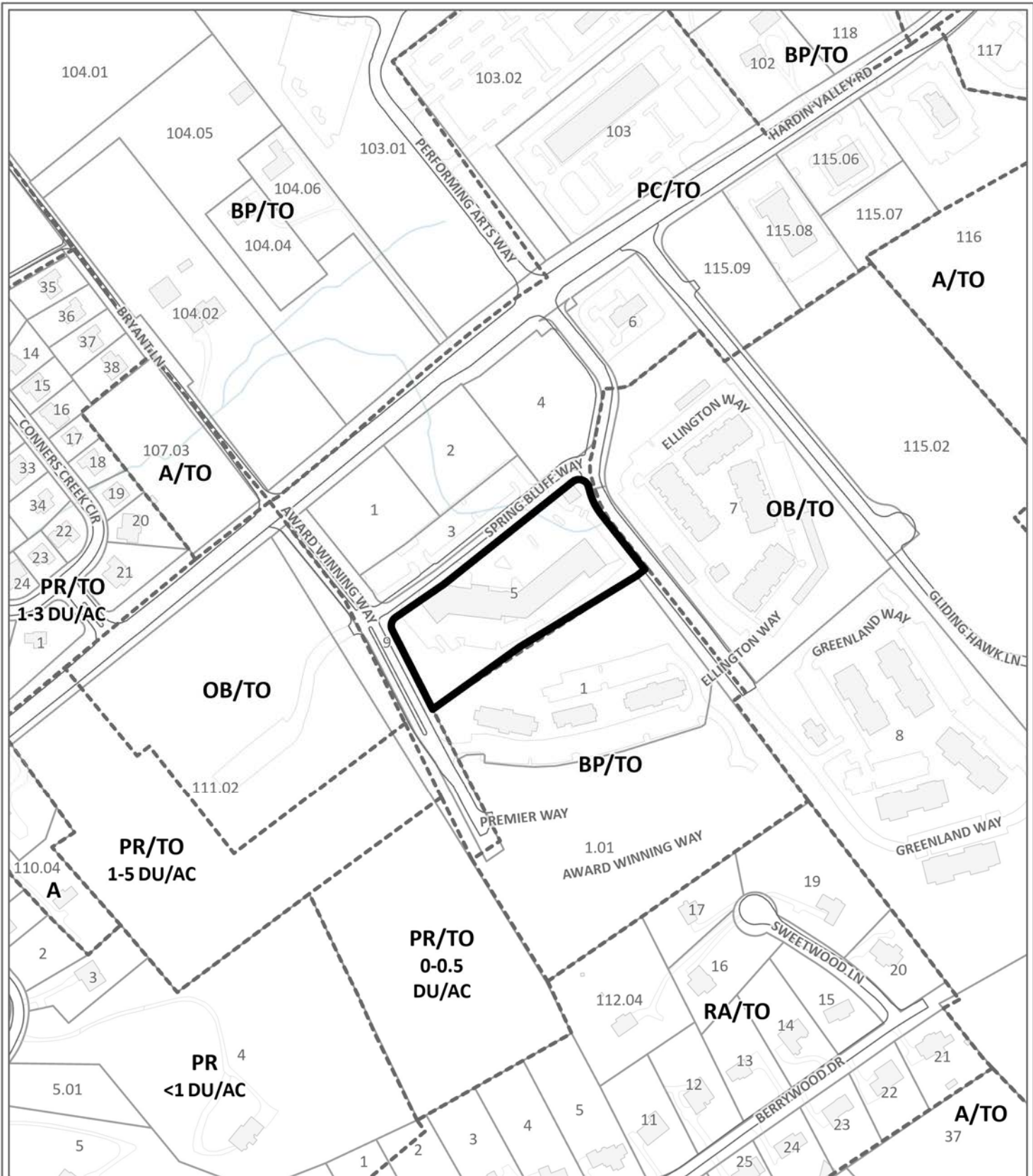
**Design Guideline
Conformity:** The proposed sign is in conformance with the TTCDA guidelines.

**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, 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

11-A-24-TOS

Petitioner: Jordan Hutchinson Signs-N-Such



Purpose of Request: Signage

Map No: 103
Jurisdiction: County

Original Print Date: 10/7/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



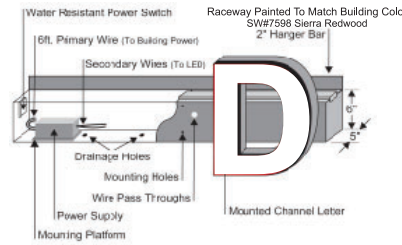
1) 110.7" W 26.8" T Set of Illuminated Letters.
 3/16" White Translucent Acrylic Face
 Black trimcap and returns
 with Digital Printed Trans. Vinyl Graphics (Matte Lam.)
 Cool White LED Illumination, Existing Raceway Mount
 Reusing Existing Cabinet & Tagline
 SNS to Install on Building front 110914 Spring Bluff Way



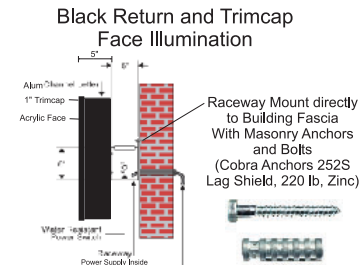
20.6 SF



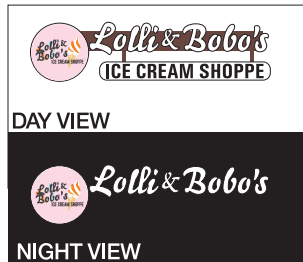
• TAGLINE IS .080 ALUMINUM WITH CUT BLACK VINYL (Non-Illuminated)



RACEWAY FRONT VIEW

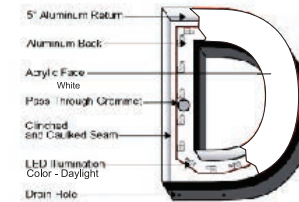


RACEWAY SIDE VIEW



DAY VIEW

NIGHT VIEW



FRONT VIEW



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: 08-21-2024
 LOCATION: Knoxville
 Lolli And Bobos
 SALES REP: J. Hutchison
 DRAWN BY: A. Matthews
 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 type="checkbox"/> SIGNAGE | <input type="checkbox"/> BOARD REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - GRADING PLAN | <input type="checkbox"/> ZONING VARIANCE | |

Lolli and Bobos

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

09/13/2024

11/12/2024

11-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

NAME

COMPANY

10932 Murdock Dr A104

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

OKR GP

11707 COUCH MILL RD

410-253-9267

OWNER NAME - *if different -*

OWNER ADDRESS

OWNER PHONE/EMAIL

10914 Spring Bluff Way Knoxville TN 37932

PROPERTY ADDRESS

103MA005

y

3.52

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

Corner of Spring Bluff Way and Greenland Way

- CITY COUNTY

6th

GENERAL LOCATION

DISTRICT

PC/TO

CMU

ZONING

LAND USE / PLACE TYPE

N/A

OF

PLANNING SECTOR

EXISTING LAND USE

REQUEST

BUILDING PERMIT

- NEW CONSTRUCTION
 EXPANSION OR RENOVATION
 GRADING PLAN

REZONING

- SIGNAGE
 ZONING VARIANCE

WAIVERS OR VARIANCES REQUESTED? (Y/N)

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

PLAN MATERIALS:

- DEVELOPMENT PLAN
 BUILDING ELEVATIONS
 FLOOR PLAN
 LANDSCAPE PLAN
 SIGNAGE PLAN
 OFF-STREET PARKING

OTHER:

RENOVATION OR EXPANSION

PLEASE PROVIDE A SUMMARY OF THE WORK TO BE PERFORMED:

Glow up with Dee is closing. The customer is refacing the circle and changing the aluminum channel letters on the raceway and refacing the aluminum non lit pill. The Circle logo and the Aluminum channel letters will be LED internally lit with white acrylic faces for the text and printed, translucent graphics on the front of the circle.

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

YARD SIGN

AREA: _____
 HEIGHT: _____
 FINISH: _____

BUILDING SIGN

AREA: 20.6
 HEIGHT: 201
 FINISH: Matte

OTHER SIGN

AREA: _____
 HEIGHT: _____
 TYPE: _____

STAFF USE ONLY

- TTCDA Checklist
 Property Owners/Option Holders

CODE

FEE

1103

CODE

FEE


TOTAL

\$175.00

AUTHORIZATION

By signing below

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

 Jordan Hutchinson

Contractor

09/13/2024

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-671-8788

jordan@signsnsuch.net

PHONE NUMBER

EMAIL

 Shelley Gray

Shelley Gray

09/25/2024

STAFF SIGNATURE

PRINT NAME

DATE PAID