

**Applicant:** CHRIS MORRIS DKLEVY  
**Request:** SIGN PERMIT  
**Meeting Date:** 2/10/2025

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**Address:** 1003 Chelsea Place Way  
**Map/Parcel Number:** 131 069  
**Location:** Northeast side of Cornerstone Dr, east side of Lovell Rd  
**Existing Zoning:** OB (Office, Medical, and Related Services), TO (Technology Overlay)  
**Proposed Zoning:** N/A  
**Existing Land Use:** Multi-Family  
**Proposed Land Use:** N/A  
**Appx. Size of Tract:** 19.1 acres  
**Accessibility:** Access is via Cornerstone Drive, a local street with a 40-ft pavement width within a 60-ft right-of-way.  
**Surrounding Zoning and Land Uses:**  
 North: A (Agriculture), RA (Low Density Residential), TO (Technology Overlay) - Single family residential, agriculture/forestry/vacant land  
 South: CB (Business and Manufacturing), TO (Technology Overlay) - Office  
 East: BP (Business & Technology Park), OB (Office, Medical, and Related Services), TO (Technology Overlay) - Office, Multifamily residential  
 West: CA (General Business), TO (Technology Overlay) - Single family Residential, agriculture/forestry/vacant land

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**Comments:** The Chelsea on Cornerstone Multi-Family Development will have two driveway entrances on Cornerstone Drive: one main entrance and one resident-only entrance. The applicant is requesting to place one monument sign at the main entrance and one directional sign at the resident entrance. Per Section 4.2, planned developments are allowed one entrance sign per street frontage and additional signage for vehicle and pedestrian orientation or building identification.

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) Both signs would be composed of the same materials. They would have brick veneer bases that match the veneer of the buildings and gray rough-sawn board-formed concrete faces. All lettering would be blind stud-mounted onto the sign faces and illuminated with LED flood light fixtures aimed at the signs.

2) Monument Sign:

a. The proposed monument would be 5 ft—8 in tall and have an area of 96.3 sq ft, which is well within the 200 sq ft allowed based on the property's linear frontage. It would be placed near the main driveway entrance on Cornerstone Drive, 36 ft from the right-of-way.

b. The sign would feature the apartment complex name in black aluminum lettering and the

address in white lettering with flat finishes.

3) Directional Sign:

a. The proposed directional sign would be 4 ft – 4 in tall and have an area of 17.3 sq ft. It would be placed near the secondary driveway entrance, 20 ft from the right-of-way.

B. The sign would feature the development name and 'Residential Entry' in aluminum lettering painted with a black flat finish.

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.

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**Design Guideline  
Conformity:**

The proposed signs are in conformance with the TTCDA guidelines.

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**Waivers and Variances  
Requested:**

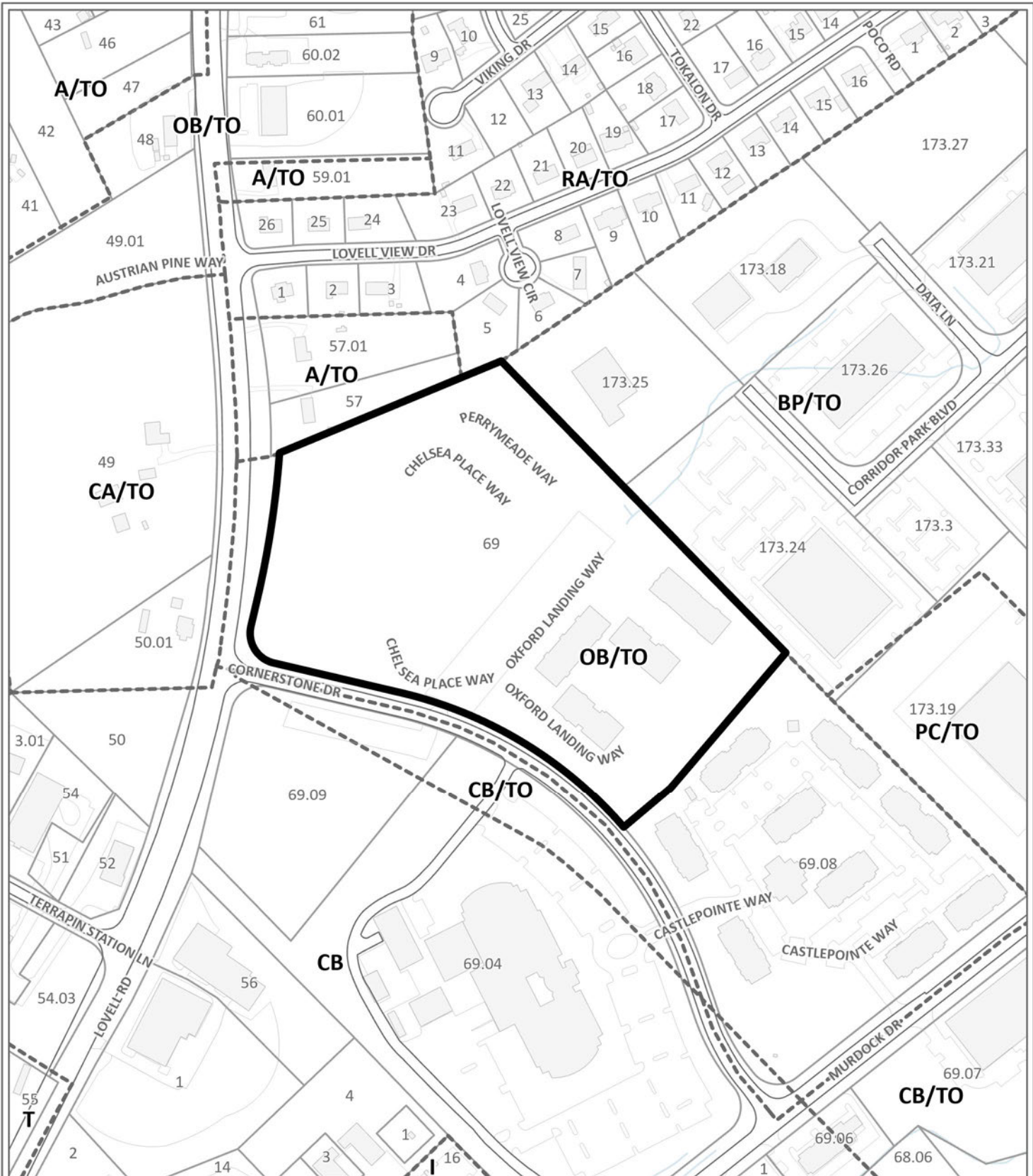
N/A

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**Staff Recommendation:**

Staff recommends approval of a Certificate of Appropriateness for a Sign Permit, for the proposed yard signs, with the following condition:

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



**CERTIFICATE OF APPROPRIATENESS**

**2-A-25-TOS**

**Petitioner:** Chris Morris DKLEVY



Purpose of Request: Signage

**Map No:** 131

**Jurisdiction:** County

**Original Print Date:** 12/31/2024

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





DIRECTIONAL SIGN RENDERINGS



MONUMENT SIGN RENDERINGS

**HYDREL**

**SAF1 LED SPECIALTY ARCHITECTURAL FLOOD MVOLT LED**

**HIGHLIGHTS**

- Suitable for a variety of lighting applications including ground, wall, table, handheld and more.
- 3.5W power class fixture.
- Beam lock technology provides 6.4' beam intensity within a 10' spot diameter.
- 120V AC.
- Mounting design that provides clear and unobstructed beam and illumination.
- Quality construction that includes wide built-in gasket.
- 100% Lumen.
- 90 degree beam per 4000-1738-01.

**DIMENSIONS**

**LUMEN PACKAGES**

Package	Beam Diameter (ft)	Beam Intensity (fc)	Beam Spread (ft)	Beam Angle (deg)
1	6.4	10	10	90
2	12.8	2.5	20	90
3	19.2	1.0	30	90
4	25.6	0.6	40	90
5	32.0	0.4	50	90
6	38.4	0.3	60	90
7	44.8	0.2	70	90
8	51.2	0.15	80	90
9	57.6	0.1	90	90
10	64.0	0.08	100	90

**STANDARD DISTRIBUTION**

**AIMING DETAIL**

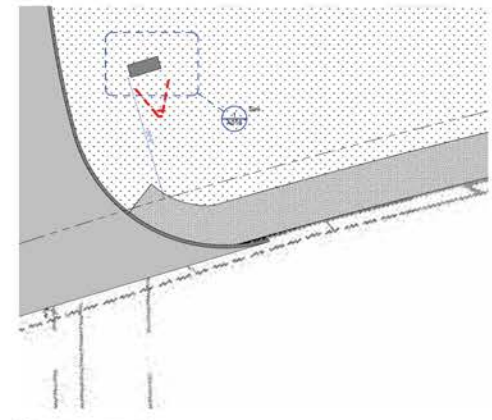
**HYDREL**

**ORDERING INFORMATION**

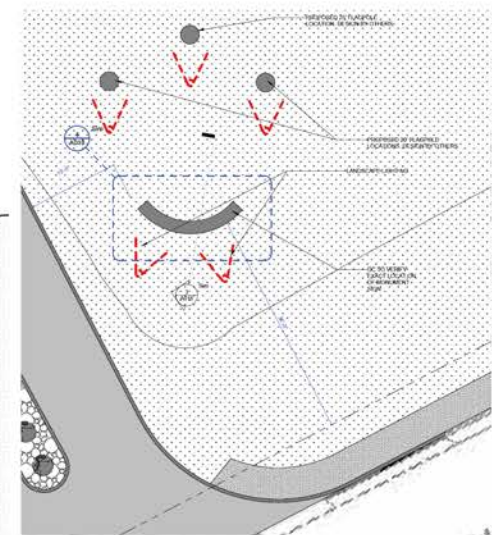
EXAMPLE: 0401 100 FT 8000K 270° WASHED 4000-1738-01 27 21 01 01

Part	Quantity	Part #	Part Name	Part Description	Part Notes	Part Status	Part Date
0401	100	100	100 FT 8000K 270° WASHED 4000-1738-01 27 21 01 01				

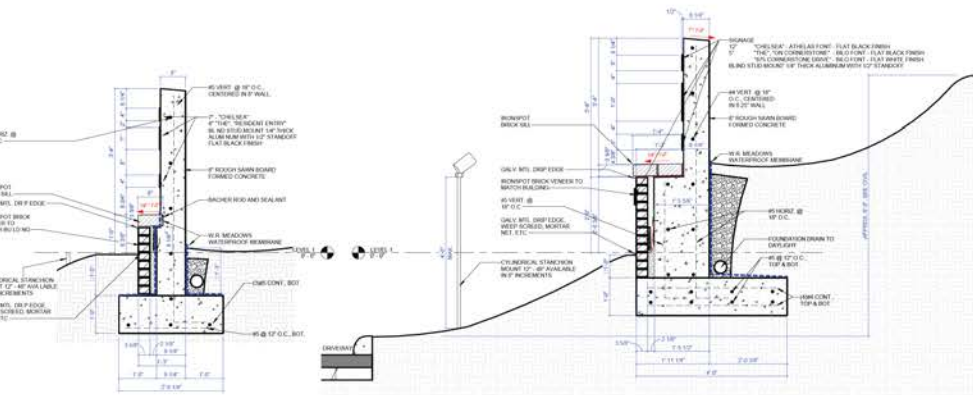
**DIMMING CHART**



7 DIRECTIONAL SIGN SITE PLAN 1/8" = 1'-0"

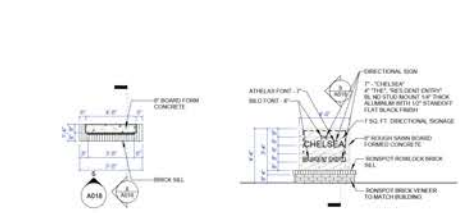


6 MONUMENT SIGN SITE PLAN 1/8" = 1'-0"



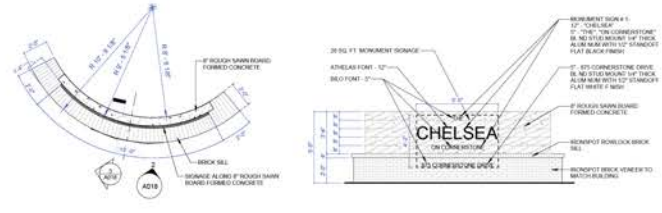
8 DIRECTIONAL SIGN SECTION 3/4" = 1'-0"

3 MONUMENT SIGN SECTION 3/4" = 1'-0"



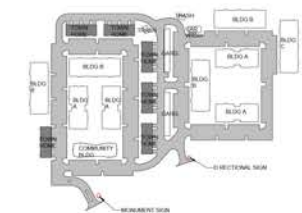
1 DIRECTIONAL SIGN PLAN 1/4" = 1'-0"

5 DIRECTIONAL SIGN ELEVATION 1/4" = 1'-0"



4 MONUMENT SIGN PLAN 1/4" = 1'-0"

2 MONUMENT SIGN ELEVATION 1/4" = 1'-0"



KEY PLAN - OVERALL 1" = 200'-0"

- |  |   |  |
|--|---|--|
| <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 checked="" type="checkbox"/> BOARD REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - GRADING PLAN            | <input type="checkbox"/> ZONING VARIANCE    |  |

Chris Morris

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

12/3/2024	February 10, 2025	<del>12-B-22-TOB-2-A-25-TOS</del>
<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

Chris Morris	DKLEVY		
<b>NAME</b>	<b>COMPANY</b>		
3523 Maloney Road	Knoxville	TN	37920
<b>ADDRESS</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIP</b>
865-210-8785	[REDACTED]		
<b>PHONE</b>	<b>EMAIL</b>		

## CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS  PART OF PARCEL

The Chelsea Cornerstone LLC	1003 Chelsea Place Way	
<b>OWNER NAME - if different -</b>	<b>OWNER ADDRESS</b>	<b>OWNER PHONE/EMAIL</b>
1003 Chelsea Place Way, Knoxville, TN 37932		
<b>PROPERTY ADDRESS</b>		
23-2055 through 23-2075	y	19.1 acres
<b>PARCEL ID(S)</b>	<b>PART OF PARCEL? (Y/N)</b>	<b>TRACT SIZE</b>

## STAFF USE ONLY

Northeast side of Cornerstone Dr, east side of Lovell Rd	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY
	3
<b>GENERAL LOCATION</b>	<b>DISTRICT</b>
OB (Office, Medical, and Related Services), TO (T) CMU (Corridor Mixed-use)	
<b>ZONING</b>	<b>LAND USE / PLACE TYPE</b>
Northwest County	Multi-family
<b>PLANNING SECTOR</b>	<b>EXISTING LAND USE</b>

## 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:

This scope of work to include a monument sign for the main entrance and a directional sign for the residents at the secondary entrance.

## REZONING

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

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

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

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

## SIGNAGE

YARD SIGN

AREA: 26  
HEIGHT: 5'-3"  
FINISH: mason

BUILDING SIGN

AREA: \_\_\_\_\_  
HEIGHT: \_\_\_\_\_  
FINISH: \_\_\_\_\_

OTHER SIGN

AREA: 7 sf  
HEIGHT: 4'  
TYPE: directio

## STAFF USE ONLY

- TTCDA Checklist  
 Property Owners/Option Holders

CODE	1103	CODE	1103
FEE		FEE	
	\$175		\$175

TOTAL

\$175.00

## AUTHORIZATION

By signing below

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

Chris Morris

Architecture Firm

12/3/24

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-210-8785

PHONE NUMBER

EMAIL

*Shelley Gray*

Shelley Gray (Reviewed by K.Bousquet)

12/09/2024, SG

STAFF SIGNATURE

PRINT NAME

DATE PAID