

Meeting: 9/15/2021
Project: Church & Henley Signs
Applicant: Scott Black

Property Information

Location: 700 Henley St. **Parcel ID** 94 M C 01502
Zoning: DK (Downtown Knoxville)
Description:
Eight-story, new construction multi-family development at the intersection of W. Church Avenue and Henley Street.

Description of Work

Level I Sign

Signage package for new construction multi-family building, Church & Henley (reviewed by the DRB in March 2019). Package includes one building ID sign, one electronic parking space indicator sign, two garage identification signs, and a small blade sign.

Building ID Sign: Building ID sign will be located on the corner of Church and Henley, on the northmost edge of the Henley Street elevation. The ID sign will be located above the leftmost storefront entry system on the Henley Street elevation, between the transom windows and a second-story storefront system. The building ID sign includes a logo sign and a text sign. The logo sign measures 3'-8" wide by 3'-8" tall, featuring 2" deep, illuminated, aluminum channel letters. The text sign features 4" deep illuminated, aluminum channel letters. The text sign measures 14'-3-7/8" wide by 1' tall.

Electronic Parking Lot Sign: An ELS -- Electronic Parking Lot Sign is located on the Church Avenue elevation, along the parking garage entrance. This sign is a round, 1'-10" in diameter sign with an LED Counter with four available digits, to indicate available remaining parking spaces. The text is approximately 1.5" tall reflective white vinyl letters.

Garage ID Sign: Immediately to the right of the ELS on the Church Avenue elevation are "EXIT" and "RESIDENTS ONLY" signs above the garage exit and entry on the first level. The signs are non-illuminated, 8" tall aluminum individual letters, centered on a signboard-type area above the garage doors.

Blade sign: A 1'-10.5" wide by 1'-0" tall blade sign is located to the right of the Level 1 garage sign. The aluminum blade sign is non-illuminated and located 7'-5" above the ground.

Garage ID Sign 2: A second garage ID sign is located above the second garage entry on the Church Avenue elevation, towards Locust Street. Reading "EXIT" and "RESIDENTS ONLY," the signs are non-illuminated, 8" tall aluminum individual letters, centered on a signboard-type area painted white above the garage doors.

Applicable Design Guidelines

A. The Boulevard District

3. Recommended Signs

Signs within downtown Knoxville are regulated by Article 13 of the Zoning Ordinance for Knoxville, Tennessee. These guidelines for the Boulevard district recognize that certain types of signs are more appropriate to specific areas and should be encouraged within these areas.

3a. Wall signs, mounted flush to the building façade or on the building’s sign board

3b. Monument signs

B. The Traditional Grid District

1. Recommended Signs

These recommendations for signs in the traditional grid district recognize that certain types of signs are more pedestrian-friendly and should be encouraged within the grid district.

1a. Wall signs on sign boards that are above a transom or first story and mounted flush to the building façade

1b. Projecting signs of modest size (9 square feet, maximum); a larger sign must be approved by the board

1c. Window signs, less than 30 percent coverage, including neon signs

1d. Building name sign and/or building directory

Comments

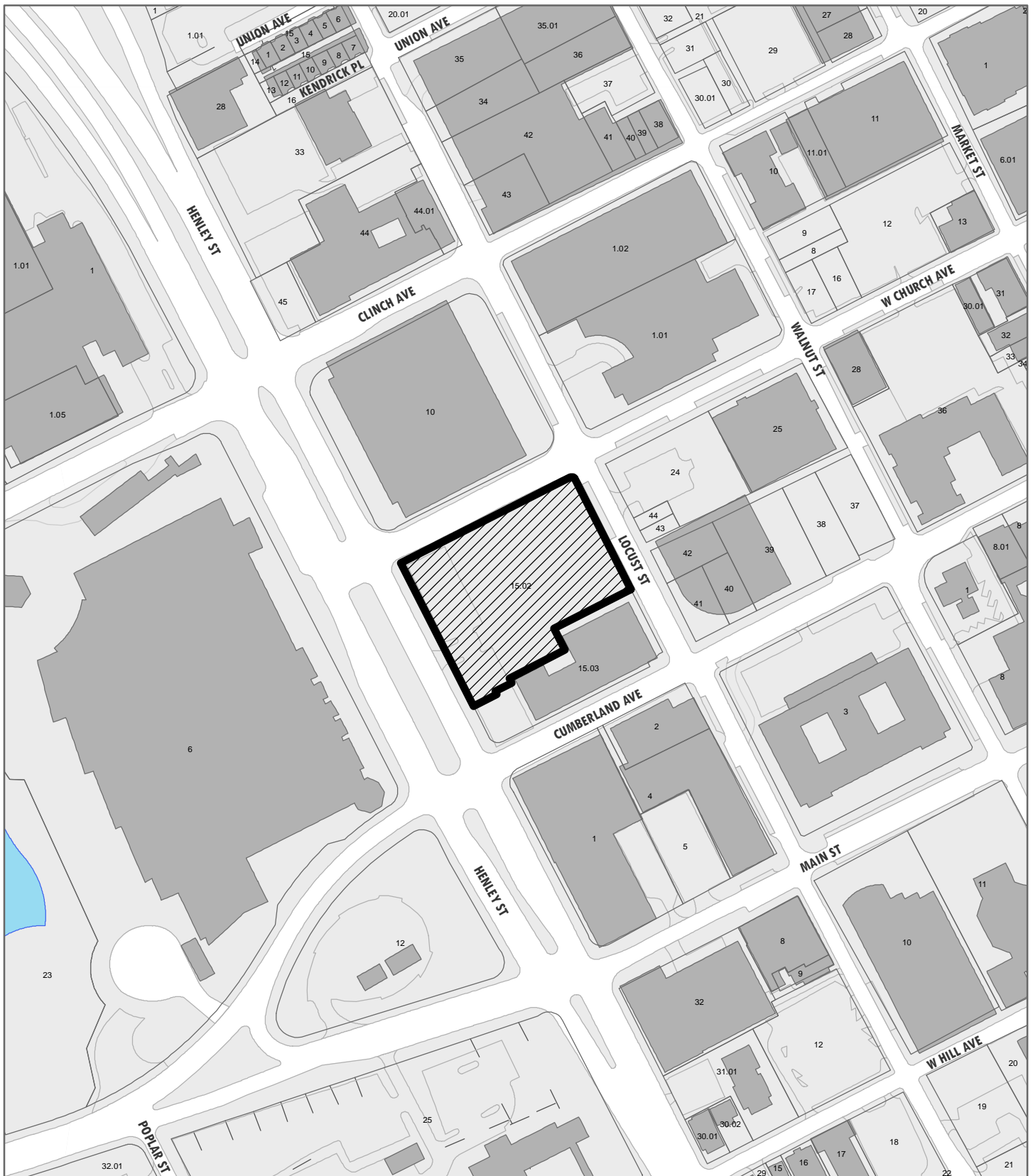
The new construction building was reviewed and approved with conditions by the Design Review Board in March 2019 (3-C-19-DT), including a condition that the signage package return to the DRB for review. The buildings to receive the signs are not subject to the Historic Resources section of the guidelines. The property is zoned DK-B (Downtown Knoxville - Boulevard District) on the half of the parcel fronting Henley Street, and DK-G (Downtown Knoxville - Grid District) on the half fronting Locust Street, so both subdistricts’ sign guidelines are noted.

In general, the proposed signage meets the intent of the design guidelines. The proposed signs are proportionate to the new construction building, compliment the contemporary design, and use limited illumination. The building ID sign is appropriately located for the building’s primary public entrance (to the leasing office) and adds visual interest to the corner.

The parking signs are minimal in size and all except the Electronic Parking Lot Sign (parking spot counter) are non-illuminated. They serve as directional signs and indicate entry and exit points to the building.

Recommendation

Staff recommends approval of Certificate 9-C-21-DT as submitted.



9-C-21-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

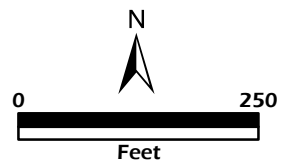
Petitioner: Scott Black, Bristol Development Group

**DOWNTOWN
DESIGN
REVIEW
BOARD**



**700 Henley St.
Level 1: Sign**

Original Print Date: 9/1/2021
Revised:
Knoxville/Knox County Planning · Downtown Design Review Board





DESIGN REVIEW REQUEST

- DOWNTOWN DESIGN (DK)
- HISTORIC ZONING (H)
- INFILL HOUSING (IH)

C&H Knoxville Partners, LLC

Applicant

8-20-2021

9-15-2021

9-C-21-DT

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Scott Black

Bristol Development Group

Name

Company

381 Mallory Station Road Suite 204

Franklin

TN

37067

Address

City

State

Zip

615-394-3054

black@bristoldg.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different from applicant)

Owner Address

Owner Phone

700 Henley Street Knoxville, TN

094MC01502

Property Address

Parcel ID

Neighborhood

Zoning

AUTHORIZATION

Lindsay Crockett
Staff Signature

Lindsay Crockett

8.27.21

Please Print

Date

Scott Black

8-20-2021

Applicant Signature

Please Print

Date

REQUEST

DOWNTOWN DESIGN

Level 1:

- Signs Alteration of an existing building/structure

Level 2:

- Addition to an existing building/structure

Level 3:

- Construction of new building/structure Site design, parking, plazas, landscape

See required Downtown Design attachment for more details.

Brief description of work: This submission is for the signs that we are designing on the exterior of the building

HISTORIC ZONING

Level 1:

- Signs Routine repair of siding, windows, roof, or other features, in-kind; Installation of gutters, storm windows/doors

Level 2:

- Major repair, removal, or replacement of architectural elements or materials Additions and accessory structures

Level 3:

- Construction of a new primary building

Level 4:

- Relocation of a contributing structure Demolition of a contributing structure

See required Historic Zoning attachment for more details.

Brief description of work: _____

INFILL HOUSING

Level 1:

- Driveways, parking pads, access point, garages or similar facilities Subdivisions

Level 2:

- Additions visible from the primary street Changes to porches visible from the primary street

Level 3:

- New primary structure
 Site built Modular Multi-Sectional

See required Infill Housing attachment for more details.

Brief description of work: _____

STAFF USE ONLY

ATTACHMENTS

- Downtown Design Checklist
 Historic Zoning Design Checklist
 Infill Housing Design Checklist

ADDITIONAL REQUIREMENTS

- Property Owners / Option Holders

Level 1: \$50 • **Level 2:** \$100 • **Level 3:** \$250 • **Level 4:** \$500

FEE 1:		TOTAL:
FEE 2:		
FEE 3:		

CHURCH AND HENLEY
EXTERIOR SIGNAGE

MAY 25, 2021

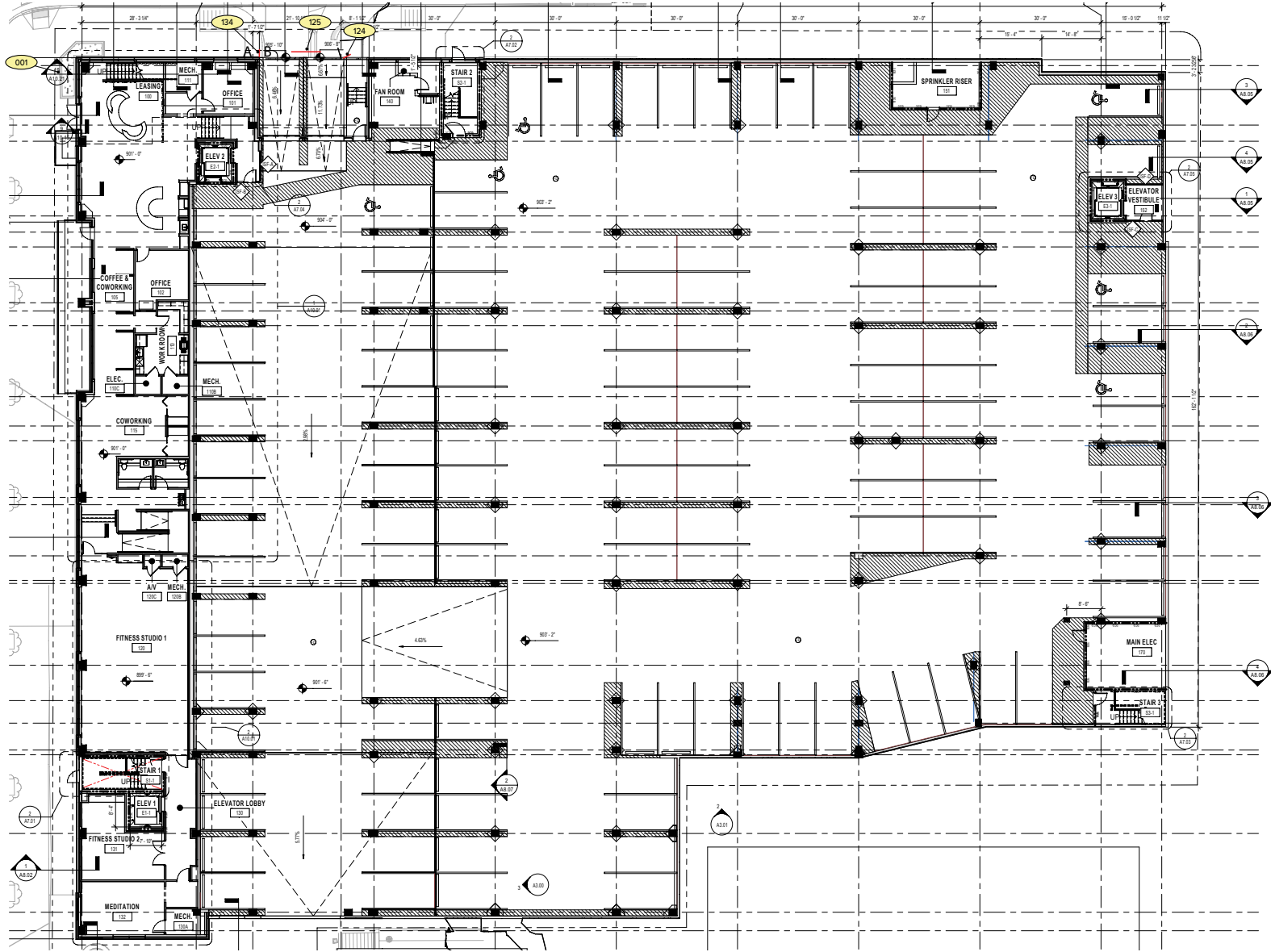


McCOY DESIGN

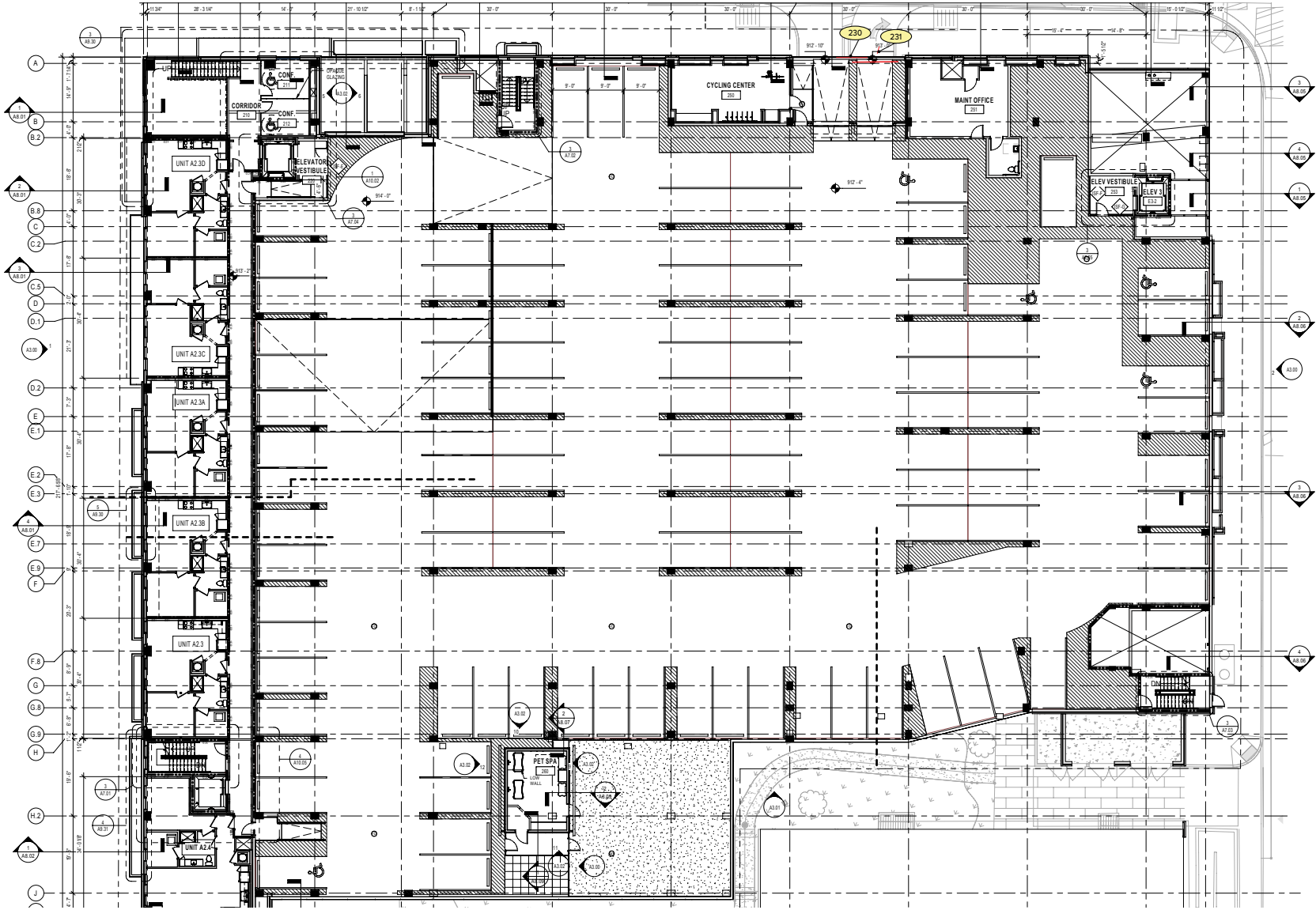
615 MAIN STREET, SUITE 103
NASHVILLE, TENNESSEE 37206
MCCOYNASH.COM

SIGN TYPE KEY		NOTES ABBREVIATION KEY	NOTES/QUESTIONS	CLIENT/ARCHITECT COMMENTS	
Sign Type	Description				
BUID	Building ID				
ELS	Electronic Parking Lot Sign				
GID	Garage ID				
GIDB	Garage ID, Blade				
Sign Location	Sign Type	Message	MD/Fab Notes	Itemized Questions for Client/Architect	Client/Architect Itemized Comments
001	BUID	(Church and Henley)			
124	ELS	(# of spaces available) (Sign Type TBD)	Locate in field.		
125	GID	(Left Side) Exit I (Right Side) Residents Only			
134	GIDB	[Side A] Future Resident Parking (AR) [Side B] (logo)	Location TBD. Locate in field.		
230	GID	(Left Side) Exit I (Right Side) Residents Only			
231	ELS	(# of spaces available) (Sign Type TBD)	Locate in field.		

LEVEL 1



LEVEL 2





1 | BUID / Building ID / Mounting Location
scale: 1/4" = 1'-0"

BUID - Building ID Sign

Sign 1 - Logomark

A 2" deep aluminum channel logo. Face illuminates. Faces to be translucent acrylic to be white both day and night.

B Logo to be painted to match P9 Rust (Color TBD) on all exposed surfaces.

C Logo is attached to and powered through raceway, painted to match P10 Building Color (Color TBD). All attachments to be concealed from view. All penetrations to be sealed to prevent moisture.

Sign 2 - Text

D 4" deep aluminum channel letters. Face illuminates. Faces to be translucent acrylic to be white both day and night.

Individually attached to and powered through wall without raceway. All attachments to be concealed from view. All penetrations to be sealed to prevent moisture.

E Letters to be painted to match P9 Rust (Color TBD) on all exposed surfaces.

Fabricator to field measure and verify prior to fabrication.

OWNER: Provide color spec for rust accent on building.

BUID - Building ID Sign

Sign 1 - Logomark

A 2" deep aluminum channel logo. Face illuminates. Faces to be translucent acrylic to be white both day and night.

B Logo to be painted to match P9 Rust (Color TBD) on all exposed surfaces.

C Logo is attached to and powered through raceway, painted to match P10 Building Color (Color TBD). All attachments to be concealed from view. All penetrations to be sealed to prevent moisture.

Sign 2 - Text

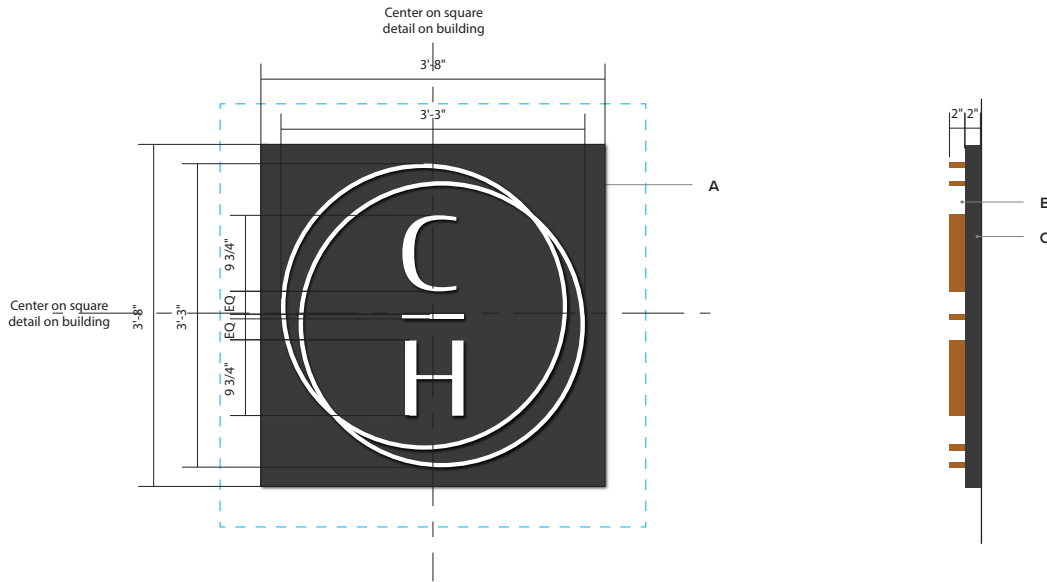
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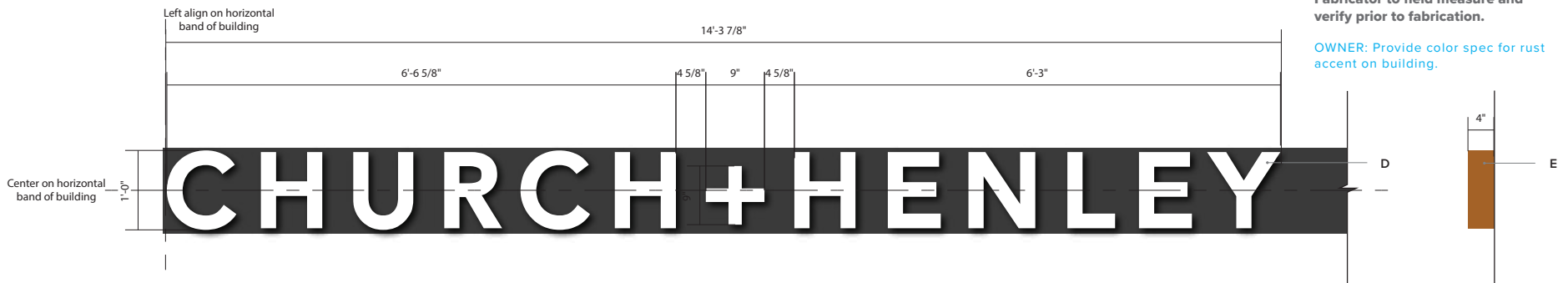
E Letters to be painted to match P9 Rust (Color TBD) on all exposed surfaces.

Fabricator to field measure and verify prior to fabrication.

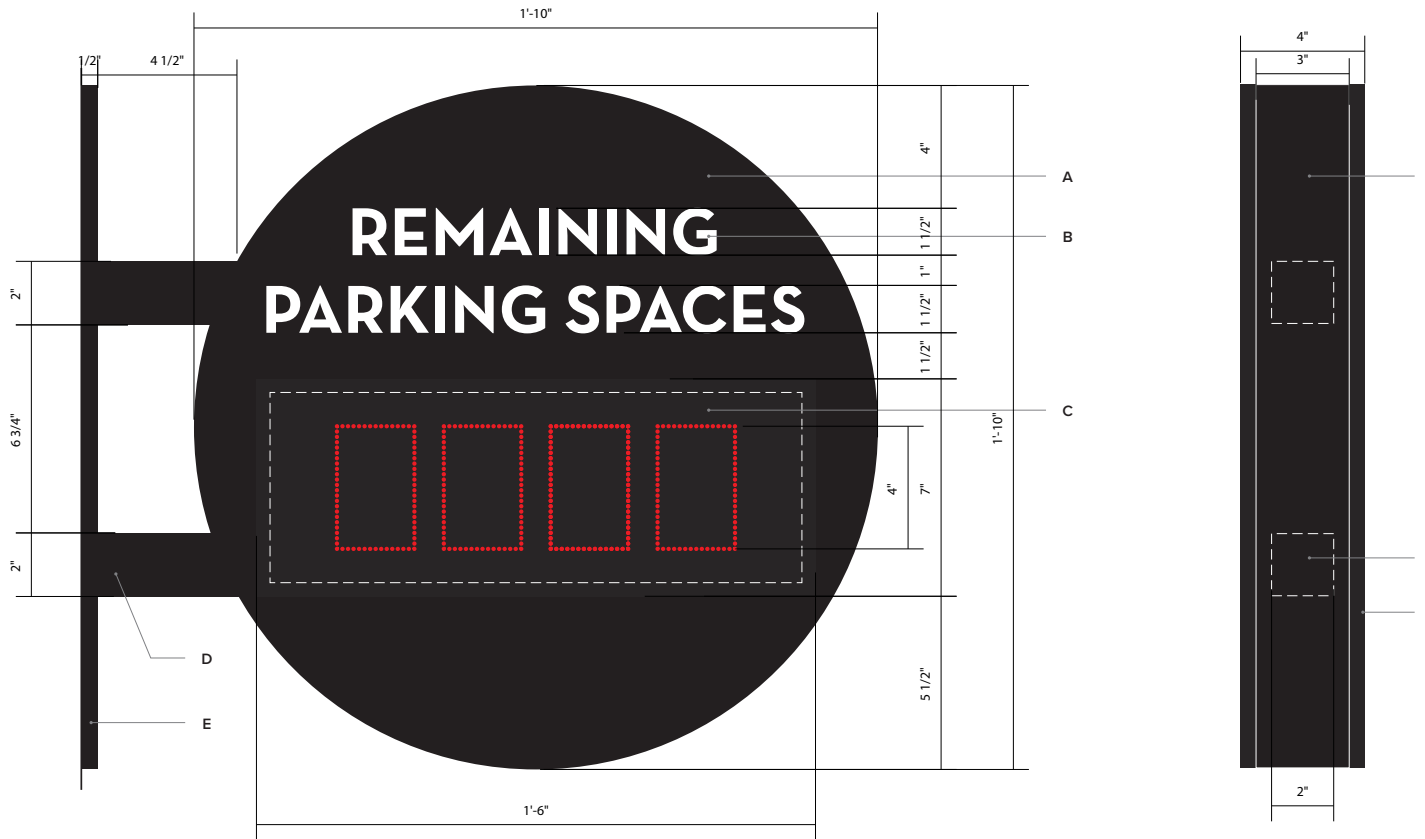
OWNER: Provide color spec for rust accent on building.



1 BUID / Building ID / Front Elevation and Side View / Sign 1
scale: 3/4" = 1'-0"



2 BUID / Building ID / Front Elevation and Side View / Sign 2
scale: 3/4" = 1'-0"



1 | ELS / Electronic Parking Lot Sign / Front Elevation and Side View
 scale: 3" = 1'-0"

ELS - Electronic Parking Lot Sign

A 3" thick aluminum cabinet, with all exposed faces and edges to match P6 Black. All welds ground smooth. Holds digital parking counter display.

B 3M Exterior Grade Reflective Vinyl text in White.

C LED Counter Insert: specs and details from <https://www.signal-tech.com/space-available/4-digit-led>

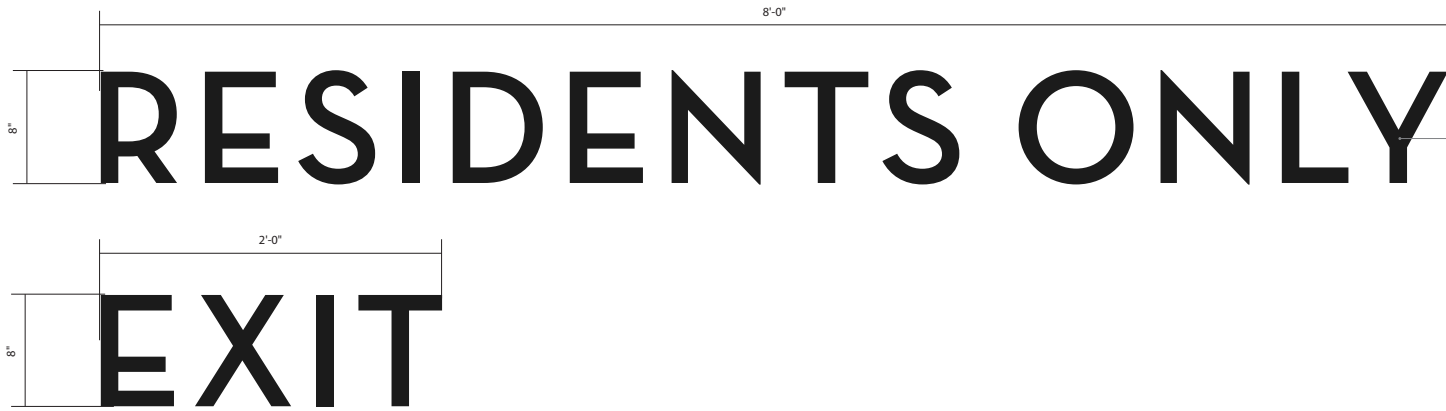
- Sign Size OD - 7" h x 18" w
- Part Number - 9974
- Visual Opening - 6.125" h x 7.125" w
- Character Height - 4"
- Character Stroke - Single Voltages - Available in 120-277 VAC, 12-24 VDC UL/cUL Listed for wet locations
- Communications - RS485, RS232, or Ethernet
- Frame & Face Construction - 2.5" deep extruded aluminum frame, with an 1/8" thick impact resistant, smoke-tinted polycarbonate face.

D 2" x 2" aluminum mounting arm, with all exposed faces and edges to match P6 Black. All welds ground smooth.

E 4" wide aluminum mounting plate, with all exposed faces and edges to match P6 Black. Flush mounts to wall with hidden fasteners.

Fabricator to field measure and verify prior to fabrication. To be located on site by owner and/or designer.

Parking consultant/Owner to confirm the specified counter is approved.



GID - Garage ID

A 1/4" thick aluminum individual letters, painted to match P6 Black.

Letters pin-mount to wall with silicone and VHB tape.

Sign is not illuminated.

Wall behind to be painted white.

Fabricator to field measure and verify prior to fabrication. To be located on site by owner and/or designer.

1 | GID / Garage ID / Front Elevation / Location 230
scale: 1 1/2" = 1'-0"



2 | GID / Garage ID / Mounting Elevation / Location 230
scale: 1/8" = 1'-0"



GID - Garage ID

A 1/4" thick aluminum individual letters, painted to match P6 Black.

Letters pin-mount to wall with silicone and VHB tape.

Sign is not illuminated.

Wall behind to be painted white.

Fabricator to field measure and verify prior to fabrication. To be located on site by owner and/or designer.

1 | GID / Garage ID / Front Elevation / Location 125
scale: 1 1/2" = 1'-0"



2 | GID / Garage ID / Mounting Elevation / Location 125
scale: 1/8" = 1'-0"



1 | GIDB / Garage ID, Blade / Front Elevation and Side View
scale: 3" = 1'-0"



2 | GIDB / Garage ID, Blade / Mounting Location
scale: 1/4" = 1'-0"

GIDB - Garage ID, Blade

- A** Aluminum mounting arm, painted to match P6 Black.
- B** Aluminum cabinet, with all exposed faces and edges to match P9 Rust (Color TBD). All seams welded and ground smooth.
- C** Exterior grade high performance vinyl, in V1 White.
- D** Sign mechanically mounts to building exterior with mounting bracket and arms, painted to match P6 Black.

Bottom of sign is 90° AFF.

Sign is not illuminated.

Fabricator to field measure and verify prior to fabrication. To be located on site by owner and/or designer.

OWNER: Provide color spec for rust accent on building.



