

**Meeting:** 9/21/2022  
**Project:** 141 S. Gay Street - Harvest sign  
**Applicant:** Keith Pankey Signco, Inc

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## Property Information

**Location:** 141 S. Gay St. **Parcel ID** 94 E J 03001  
**Zoning:** DK (Downtown Knoxville)  
**Description:**

c.1872, Vernacular Commercial, tw-story brick masonry building with a pedimented gable on the left side of the façade.

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## Description of Work

Level I Sign

New illuminated projecting sign. Vertical sign element will measure 1'-4" wide by 9'-4" tall (12.4 sq. ft), above a 3'-0" wide by 8" tall (2 sq. ft) horizontal element. Illumination includes push-through plastic letters with internal LED lighting. Sign will be installed on the second-story brick pilaster at the center of the building.

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## Applicable Design Guidelines

Downtown Design Guidelines

C. Historic Resources

7. Recommended Signs

7a. Locate signs above storefront windows, below second-story windows on the sign board, or on the storefront windows themselves (30% is maximum coverage), or off the front of the building as a projecting sign (maximum size: 9 square feet).

7b. Create signs that are proportional to the building where they are located.

7d. Do not light signs internally.

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## Comments

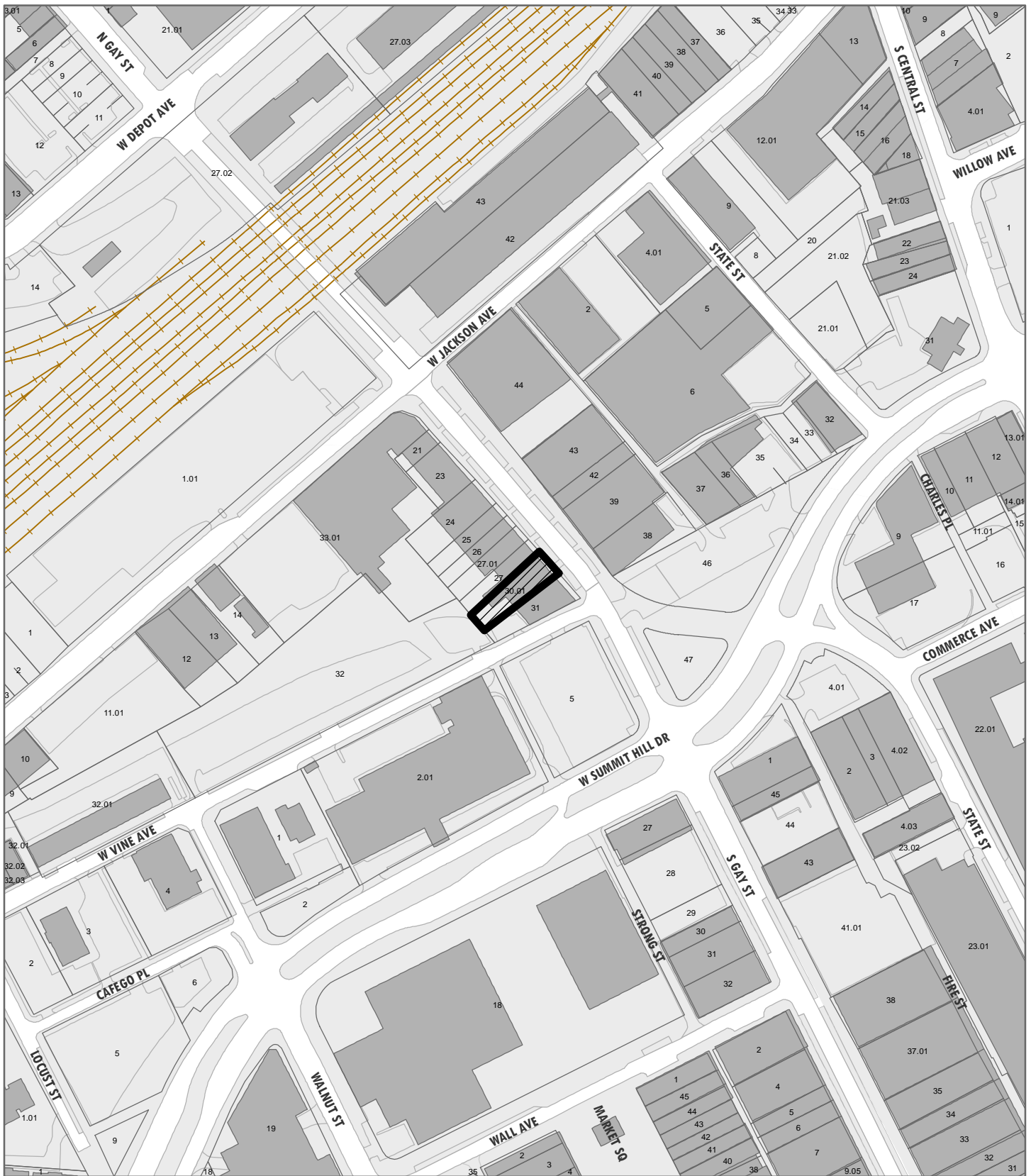
141 S. Gay Street is a contributing structure to the Southern Terminal and Warehouse Historic District, so the Historic Resources section of the guidelines applies. At 14.4 square feet total, the proposed sign is somewhat larger than the recommended 9 square feet maximum. It is proportionate to the building where it will be installed.

Guidelines for historic resources note "do not light signs internally." However, internal illumination has been approved by the DRB on a case-by-base basis, approving when illumination is limited to push-through graphics and letters instead of back-lighting the entire sign. Illumination should be limited to the push-through letters instead of extended throughout the white sign face.

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## Recommendation

Staff recommends approval of Certificate 9-A-22-DT, subject to the condition 1) illumination to be limited to push-through letters on the sign.



**9-A-22-DT**

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS**

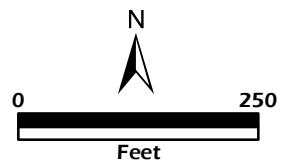
Petitioner: Keith Pankey Signco, Inc

**DOWNTOWN  
DESIGN  
REVIEW  
BOARD**



141 S. Gay St.  
Level 1: Sign

Original Print Date: 9/13/2022  
Revised:  
Knoxville/Knox County Planning · Downtown Design Review Board





DESIGN REVIEW REQUEST

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

Applicant KEITH PANKEY SIGNCO, INC

Date Filed 8.3.22 Meeting Date (if applicable) 9.21.22 File Number(s) 9-A-22-DT

CORRESPONDENCE

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

- Owner
- Contractor
- Engineer
- Architect/Landscape Architect

Name KEITH PANKEY Company SIGNCO, INC.

Address 3101 NW PARK DR. City KNOXVILLE State TN. Zip 37921

Phone 865.947.2086 Email INFO@SIGNCO-INC.COM

CURRENT PROPERTY INFO

Owner Name (if different from applicant) DOUGLAS B. GRAY Owner Address 7112 HICKORY HILLS TR. Owner Phone 865.389.7788

Property Address 141 S. GAY STREET Parcel ID 094EJ03001

Neighborhood \_\_\_\_\_ Zoning \_\_\_\_\_

AUTHORIZATION

Staff Signature Lindsay Crockett Please Print Lindsay Crockett Date 8.5.22

Applicant Signature [Signature] Please Print KEITH PANKEY/SIGNCO-INC. Date 8.5.22

# 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: HARVEST RESTAURANT WANTS A ROUTED BLADE SIGN WITH 1/2" PUSH THRU PLASTIC LETTERS WITH INTERNAL LIGHTING USING LED LIGHTS. IF YOU BOX THE TOP & BOTTOM OF SIGN SEPARATELY IT TOTALS 14.53 \$

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**

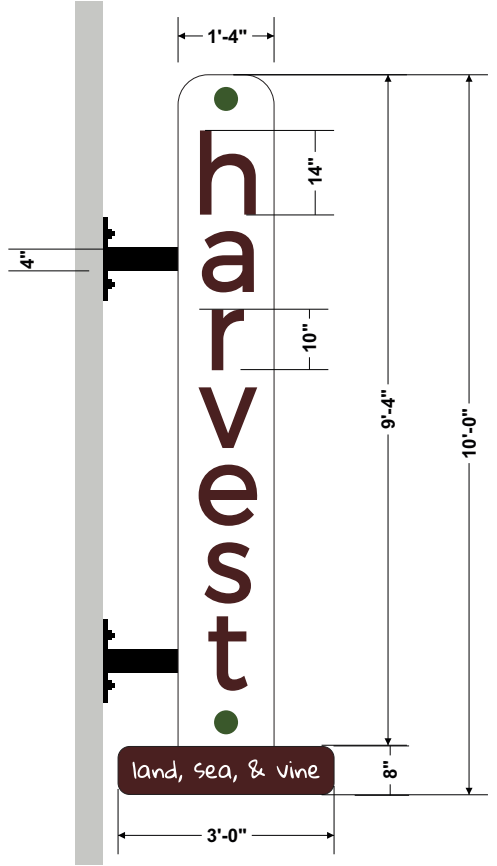
- Downtown Design Checklist  
 Historic Zoning Design Checklist  
 Infill Housing Design Checklist

**ADDITIONAL REQUIREMENTS**

- Property Owners / Option Holders

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

|        |  |               |
|--------|--|---------------|
| FEE 1: |  | <b>TOTAL:</b> |
| FEE 2: |  |               |
| FEE 3: |  |               |



**SIGNCO** inc.  
PLASTIC-NEON-ELECTRONIC

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**VALUE OF THIS DRAWING: \$500.00**

**SIGN & FAX BACK SO THAT WE MAY APPROVE YOUR ORDER.**  
FAX: 865.947.2089 info@signco-inc.com

APPROVED  
 APPROVED W/CHANGES  
 REVISE & RESUBMIT

**APPROVAL SIGNATURE**

FILE LOCATION: Keith/H/Harvest  
LOCATION: Knoxville, TN

SALES REPRESENTATIVE: Keith Pankey  
DATE: 08-02-2022  
DRAWN BY: Tiffany Poling

SCALE: 3/8" = 1'