

Meeting: 10/16/2024
Project: 121 Union Ave signs
Applicant: Scott Busby Smee + Busby Architects, P.C.

Property Information

Location: 121 Union Ave. **Parcel ID** 95 | A 020
Zoning: DK-B (Downtown Knoxville)
Description: New construction, mixed-use/multi-family building.

Description of Work

Level I Sign

New signage package for new construction mixed-use/multi-family building.

Two building name signs at the roofline on the east and west elevations, fronting James White Parkway and State Street. Name signs measure 27'-11" wide by 5' tall, featuring raceway-mounted channel letters with internal LED illumination.

Four tenant identification signs on west elevation, fronting State Street. Signs will be located on flat-roof awnings above entry doors, towards the right side of the building. Signs measure 3'-6" wide by 1' tall and feature raceway-mounted channel letters with internal LED illumination. The sign application features "tenant" as a placeholder for tenant names that are to be determined.

Applicable Design Guidelines

Downtown Design Guidelines

A. Boulevard District

3. Recommended Signs

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

3b. Monument sign

Comments

The new construction building was approved by the DRB in July 2023 (7-C-23-DT) with a condition of approval that new signage return to the Design Review Board for approval. The property was re-zoned in from DK-G (Grid Subdistrict) to DK-B (Boulevard Subdistrict) in September 2023.

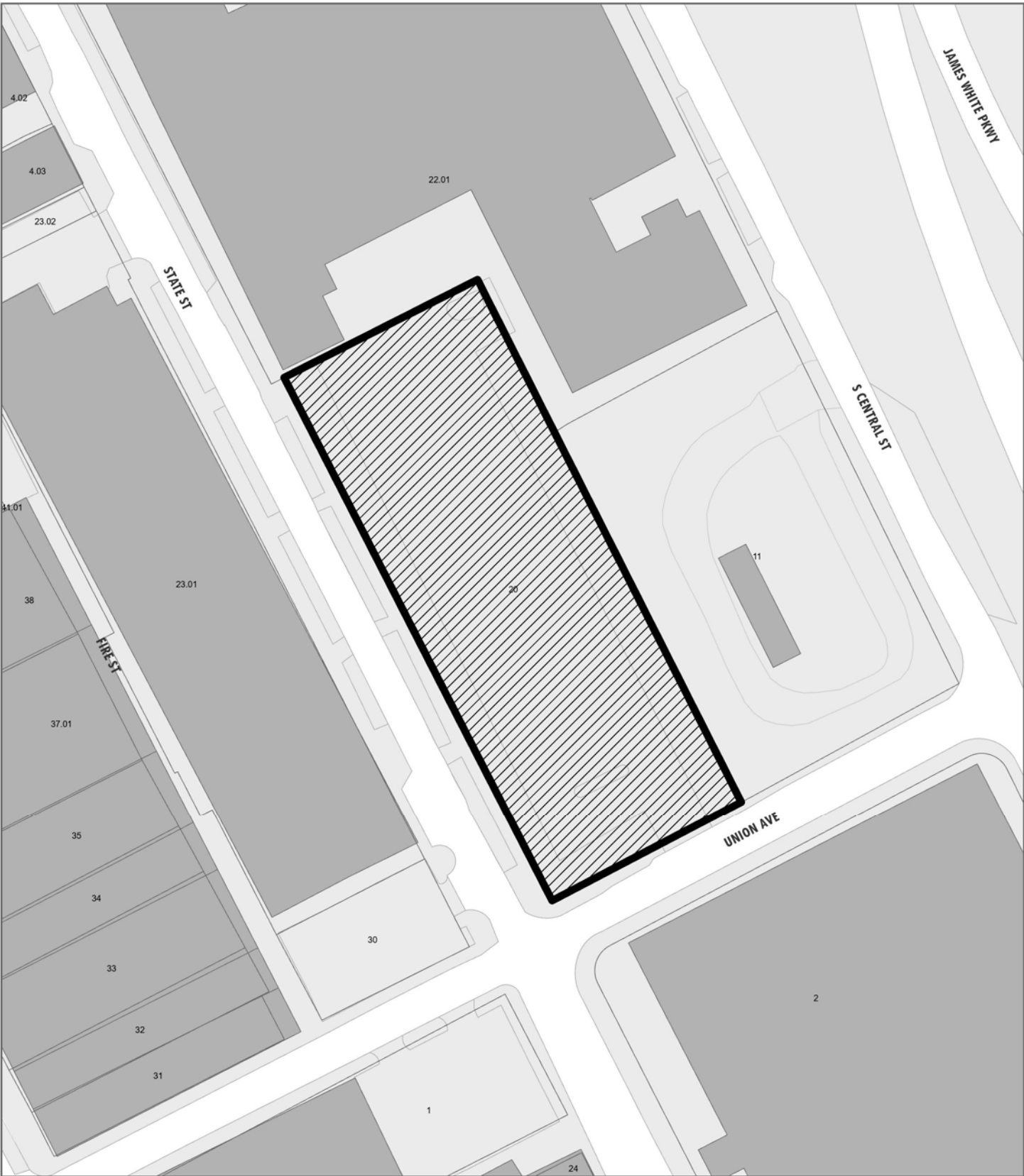
The proposed signage is proportionate to the building on which it will be installed and compatible with the building's overall design. There are no guidelines related to internal illumination for the Boulevard District. Revisions to the tenant identification sign lettering can be approved by staff during permitting.

Per Article 2.3 of the City Zoning Code, wall signs may not project above the wall or parapet. The wall sign on the

State Street elevation should be revised to be located below the parapet; revisions could include a minor reduction in size or moving the sign lower on the wall.

Recommendation

Staff recommends approval of Certificate 10-B-24-DT, subject to one condition: 1) placement of west elevation wall sign to meet requirements of City sign code, with minor revisions to be approved by staff.



10-B-24-DT

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

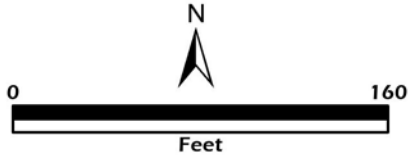
Petitioner: Scott Busby Smee + Busby Architects, P.C.

**DOWNTOWN
DESIGN
REVIEW
BOARD**



121 Union Ave.
Level 1: Sign

Original Print Date: 10/2/2024
Revised:
Knoxville/Knox County Planning · Downtown Design Review Board



(1) Download and fill out this form at your convenience. (2) Sign the application digitally (or print, sign, and scan). (3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices or email it to applications@knoxplanning.org.

[Reset Form](#)



DESIGN REVIEW REQUEST

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

Smee + Busby Architects, P.C.

Applicant

9/26/24

October 16, 2024

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 Busby

Smee + Busby Architects

Name

Company

2554 Sutherland Ave

Knoxville

TN

37919

Address

City

State

Zip

(865) 521-7550

sbusby@smeebusby.com

Phone

Email

CURRENT PROPERTY INFO

Vintage Cal Owners

110 W Summit Hill Drive Knoxville, TN 37902

(865) 274-9108

Owner Name (if different from applicant)

Owner Address

Owner Phone

121 Union Avenue

095!A016

Property Address

Parcel ID

Downtown

DK-B

Neighborhood

Zoning

AUTHORIZATION

Staff Signature

Please Print

Date

Scott Busby, AIA

9/26/24

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: Insallation of two new backlit signs at the roof level of new building located on State Street and east side facing James White Parkway. White letters to be 5' high mounted on parapet wall.

Installation of future tenant signage. Signs to be backlit, 12" high letters mounted to the top of the sunshade along State Street and wall.

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:		



VIEW LOOKING NORTH



VIEW LOOKING EAST



VIEW LOOKING SOUTH



VIEW LOOKING WEST



MHM

NOT FOR
CONSTRUCTION

VINTAGE CAL
121 UNION AVENUE KNOXVILLE, TN
37902

Project Number: 22007

Date: 09/23/2024

Drawn By: GMM

Principal: JSB

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PHOTOS - SIGNS

X-000

EAST ELEVATION

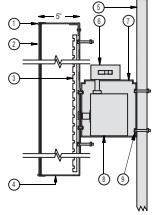


WEST ELEVATION



RACEWAY-MOUNTED CHANNEL LETTERS L.E.D. ILLUMINATION

1. TRIM CAP WITH RETAINING SCREW
2. FLEX FACE
3. WHITE L.E.D.
4. ALUMINUM .063" BACKS / .040" RETURN
5. WALL
6. DISCONNECT SWITCH
7. EXTRUDED ALUMINUM RACEWAY
8. 30 ma TRANSFORMER
9. FASTENERS AS REQUIRED



TENANT 1'-0"
3'-6"

TENANT 1'-0"
3'-6"

1'-0" VINTAGE CAL
5'-7"

TENANT 1'-0"
3'-6"

4" raceway mounted channel letters
- internally lit with LEDs
Tenant names TBD

SIGNCO inc.
PLASTIC-NEON-ELECTRONIC

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

FILE LOCATION: Baker/V/Vintage Cal

SALES REPRESENTATIVE: Baker Jones

LOCATION: Knoxville, TN

FILE: V/vintage Cal Bldg 3

APPROVED
 APPROVED WITH CHANGES
 REVISE & RESUBMIT

DATE: 09-26-2024

DRAWN BY: Tiffany Poling

SCALE: 1/8" = 1'

APPROVAL SIGNATURE