

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 9-C-16-UR **AGENDA ITEM #:** 54
 POSTPONEMENT(S): 9/8/2016 **AGENDA DATE:** 10/13/2016

▶ **APPLICANT:** NORTHWEST SIGNS
 OWNER(S): Harvest Town Center LLC

TAX ID NUMBER: 58 M A 012, 01401, 015, 017, 01703, 018, 019, 025 [View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 4834 N Broadway

▶ **LOCATION:** Northeast side of N. Broadway, northwest side of Sanders Dr.

▶ **APPX. SIZE OF TRACT:** 8.3 acres

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Primary access is via N. Broadway, a major arterial street with 4 lanes and a center turn lane within an 85-100' right-of-way. Secondary access can be gained via Sanders Dr., a local street with a 20' pavement width within a 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** C-3 (General Commercial) & O-1 (Office, Medical and Related Services)

▶ **EXISTING LAND USE:** Commercial businesses

▶ **PROPOSED USE:** Master Sign Plan - Development Directory Sign

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Businesses / C-3 (General Commercial)

South: Businesses and residences / C-3 (General Commercial) and R-1 (Low Density Residential)

East: Residences / R-2 (General Residential) and R-1 (Low Density Residential)

West: N. Broadway and businesses / C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This area has been developed with commercial uses fronting on N. Broadway, under C-3 zoning, with residential uses to the rear.

STAFF RECOMMENDATION:

▶ **APPROVE the Master Sign Plan for Harvest Towne Center and the designation of the new development directory sign for the commercial center as presented in this application, subject to 5 conditions:**

1. Removal of the existing monument sign (Ruby Tuesday sign) that is located on Tax Parcel 058MA012 prior to installation of the new development directory sign on that parcel.
2. Removal of the off-premise businesses that are listed on the original development directory sign that was approved by the Planning Commission on November 13, 2003 (11-H-03-UR) for Tax Parcel 058MA017. That

sign will still identify The Chop House, Harvest Towne Wine & Spirits and one additional tenant, which are on-premise businesses. This sign will no longer be considered as a development directory sign.

3. Meeting all applicable requirements of the Knoxville Zoning Ordinance's sign regulations. Any signs within the Harvest Towne Center unified development that are non-conforming signs under the sign regulations, are subject to the legal nonconforming sign provisions of the Knoxville Zoning Ordinance.

4. Meeting all applicable requirements of the Knoxville Department of Engineering.

5. Upon receipt of a consent letter from the owner of Tax Parcel 058MA025 to be a part of the Harvest Towne Center unified development, a business on that site would be eligible for their business sign to be located on the development directory sign.

With the conditions noted above, this proposal meets all requirements of the C-3 and O-1 zoning districts, as well as other criteria for approval of a use on review.

COMMENTS:

REVISIONS FOLLOWING THE SEPTEMBER 8, 2016 MEETING:

In response to comments made at the Planning Commission's September 8, 2016 meeting, staff worked with the applicant on including all of the tax parcels that would be considered as part of the Harvest Towne Center unified development. (See attached zoning map.) Staff re-advertised the use on review request including all of the parcels. The applicant has obtained consent letters from all of the property owners, except one, on the proposed development directory sign. The one parcel that they have not been able to get a response from is Tax Parcel 058MA025. This parcel which is located in the northeast corner of the unified development and zoned O-1, is presently undeveloped. It is staff's recommendation that this parcel should still be included as a part of the application which would allow a future business to be included on the development directory sign. (See condition #5 above.)

REQUEST:

The applicant is requesting approval of a change to the Master Sign Plan for the Harvest Towne commercial center. The Planning Commission originally approved the Master Sign Plan (11-H-03-UR) on November 13, 2003 with the development directory sign being located on the south side of the driveway off of N. Broadway (Harvest Mill Way) that provides access to The Chop House.

With recent changes in ownership of the commercial center, the applicant has requested a change in the location of the development directory sign for the center to the parcel that includes the former Ruby Tuesday restaurant. The sign will replace the existing monument sign on that property. The owner of the parcel that includes the existing development directory sign has submitted a letter supporting the change with the understanding that they would keep the existing monument sign and only list tenants on their property (see attached letter).

The proposed development directory sign will be 20 feet in height and as proposed complies with the current sign regulations. Pursuant to Article 8, Section 9.3, of the Knoxville Zoning Ordinance, no variances shall be granted for any signs on a lot covered by the Master Sign Plan.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed development directory sign will help to identify businesses that are located off of N. Broadway within this mixed use development.
2. The proposed signage is compatible with the scale and intensity of the surrounding development signage.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed development directory sign meets all applicable requirements of the C-3 zoning district and the master sign plan section of the Knoxville Zoning Ordinance.
2. The proposed development directory sign is consistent with the following general standards for uses permitted on review: The sign is consistent with the adopted plans and policies of the General Plan and Sector Plan. The sign is in harmony with the general purpose and intent of the Zoning Ordinance. The sign is compatible with the character of the neighborhood where it is proposed. The sign will not significantly injure the value of adjacent property. The sign will not draw additional traffic through residential areas.

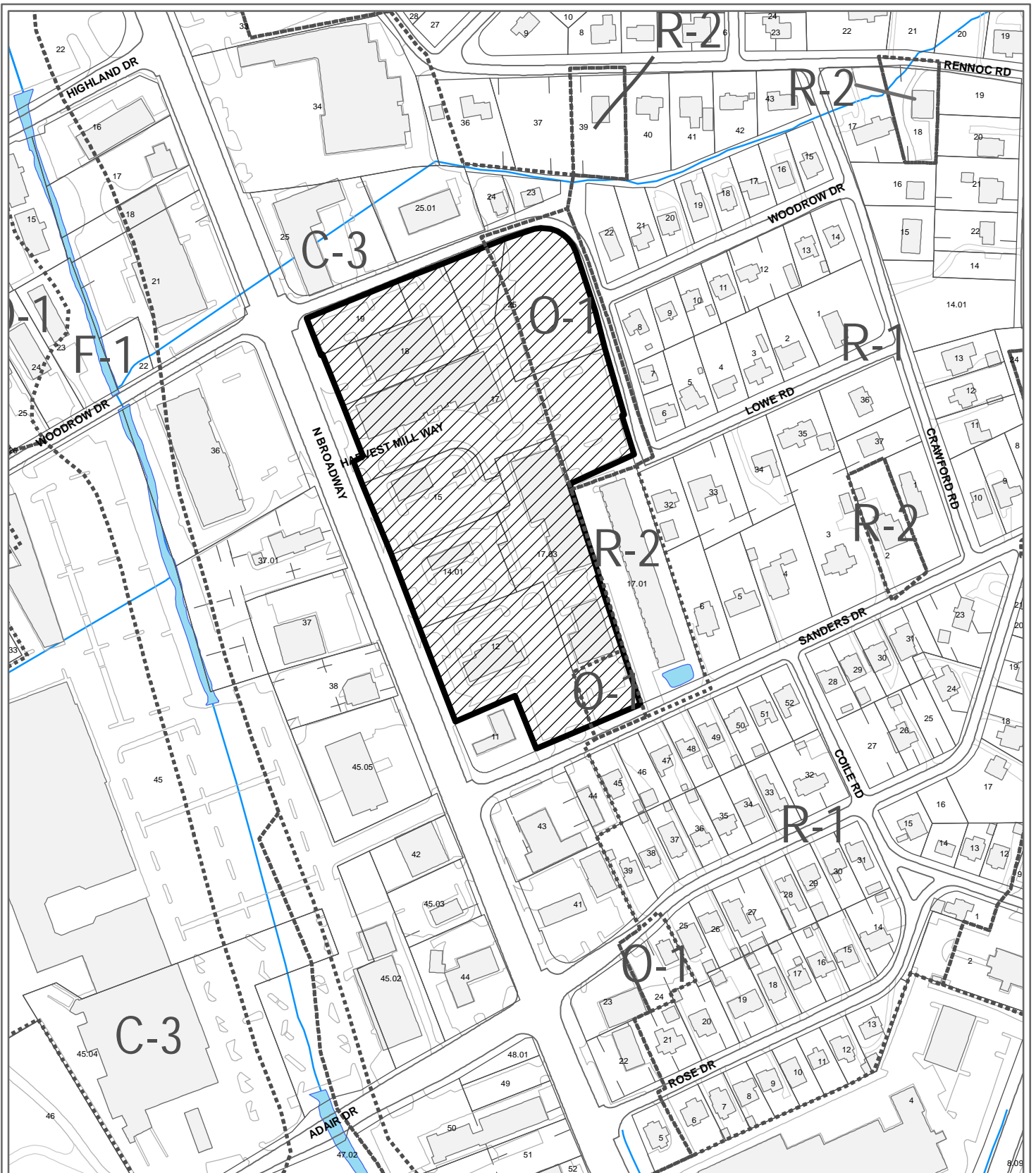
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan and the City of Knoxville One Year Plan propose general commercial uses for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**9-C-16-UR
USE ON REVIEW**

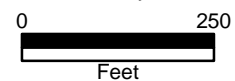
Petitioner: Northwest Signs



Master Sign Plan - Development Directory Sign in C-3 (General Commercial) & O-1 (Office, Medical and Related Services)

Map No: 58

Jurisdiction: City



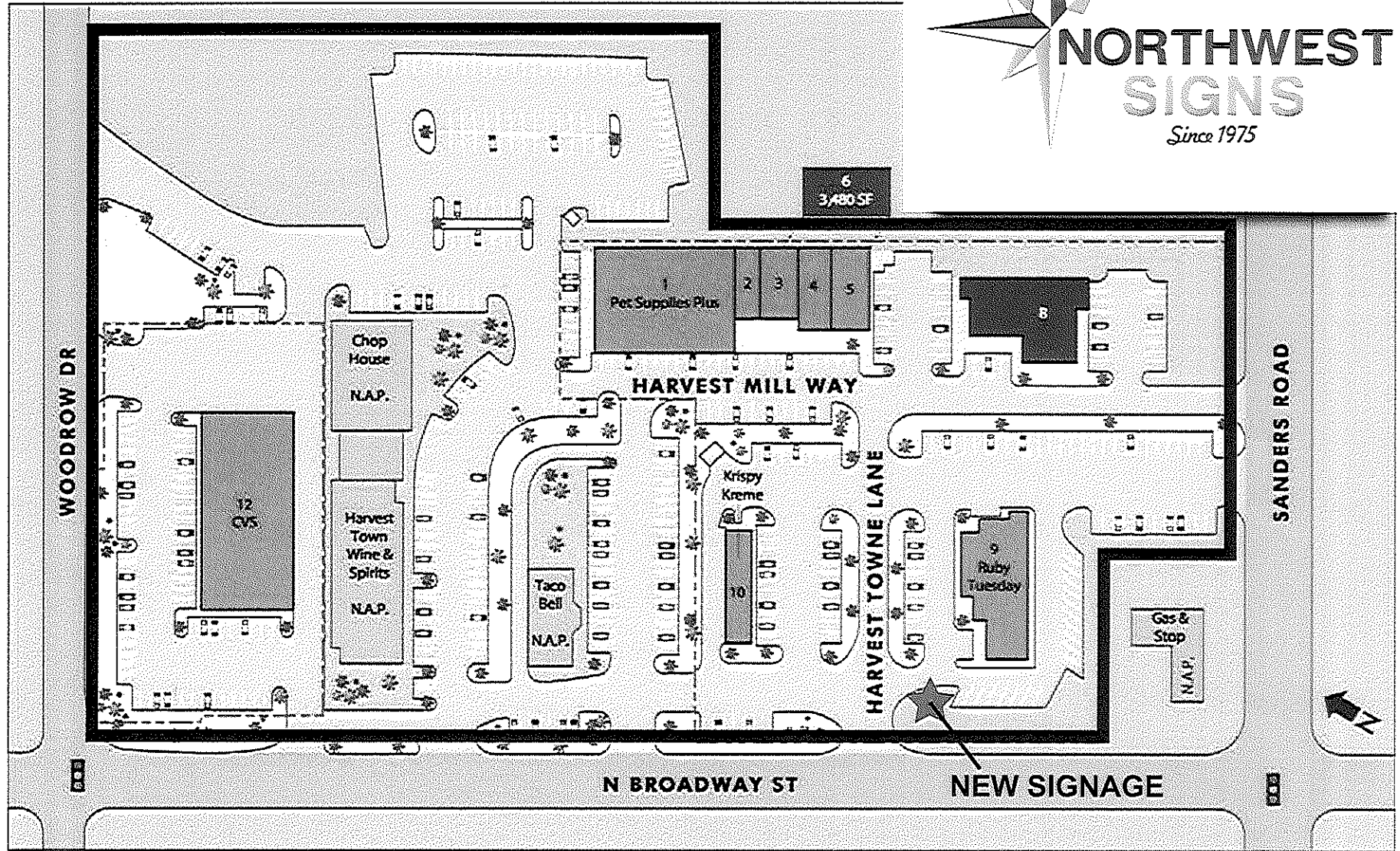
Original Print Date: 8/12/2016

Revised: 9/22/2016

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

SITE PLAN

9-C-16-UR Revised





2176 Cobb Parkway North
Kennesaw, Ga 30152
770.424.7729
signsofnorthwest.com

Project: Harvest monument sign 3.3B

Date: 05/06/16

WO#:

8'-3"

HARVEST TOWNE CENTER

9-C-16-UR

Advance Concept SALON

Tuesday



ORECK VACUUMS

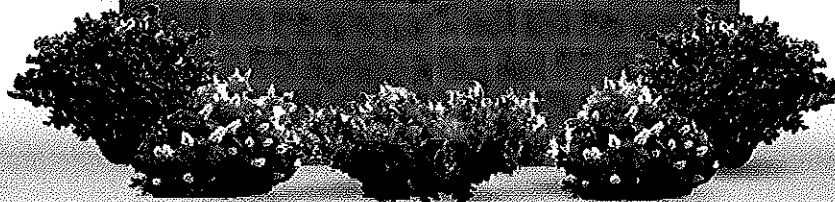
PET SUPPLIES PLUS

REGENCY FINANCE

For Lease

(865) 450-8883

20'



CUSTOMER APPROVAL: _____ SALES REP APPROVAL: _____

MPC October 13, 2016

DATE: _____

Agenda Item # 54

North Traders Landing
Fountain City, Tenn 37918

9-C-16-UR

City of Knoxville
Permit and Signage Department
Knoxville, Tenn 37901

8/29/2016

Dear Sirs;

Please be advised that I would like to give my support to Harvest Town Center LLC/JBL Asset Management for their new monument directional sign.

We fully understand that by doing so, we would keep the current monument sign we have now, and that only the tenants that are on our property, would be included on the sign.

Sincerely,



Douglas Taylor
Owner
North Traders Landing LLC

Cc:tylr/file



July 22, 2016

Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, Tennessee 37902

To Whom It May Concern,

JBL Asset Management (Landlord) supports the initiative for a newly constructed monument sign representing the three (3) parcels comprising Harvest Towne Center. The monument sign will appreciate the overall value of the center as it will enhance signage of the shop space in the rear parcels and thus increase the overall lease ability of the center. In addition to this, it would contribute to the overall aesthetic of the N Broadway Street as the monument would include reversed channel lettering for the name of the center and push through lettering for every tenant. Both in the day and at night, the monument will illuminate against the brick façade giving it a very modern appeal.

Please feel free to contact Alicia Hugh at 954-346-9494 or at Alicia@jblmgmt.com should you have any questions or need additional information.

Thank you,

A handwritten signature in black ink, appearing to read "Alicia Hugh", written over a horizontal line.

Alicia Hugh
Director of Leasing
JBL Asset Management



September 13, 2016

City of Knoxville
Permit and Signage Development
Knoxville, TN 37901

RE: Krispy Kreme Parcel Support

The letter represents that we acknowledge and support the new Directory Sign Located at Harvest Town Center parcel number 058MA012. The existing Ruby Tuesday sign will be taken down.

The new monument sign will represent the following parcels:

CVS – 058MA018
Taco Bell – 058MA015
Krispy Kreme – 058MA01401
Chop House – 058MA017
Ruby Tuesday – 058MA012
Shopping Center – 058MA01703

This directional sign is to unify all these properties into one directional signage and the existing directional sign located where the Chop House is, has support from the landlord which is documented that the tenants that are not on that parcel of land will be removed.

Thank you

Sincerely,

A handwritten signature in black ink, appearing to read "Jacob Khotoveli".

Jacob Khotoveli
Managing Member
JBL Asset Management, LLC



September 29, 2016

City of Knoxville
Permit and Signage Development
Knoxville, TN 37901

RE: CVS Parcel Support

The letter represents that we acknowledge and support the new Directory Sign Located at Harvest Town Center parcel number 058MA012. The existing Ruby Tuesday sign will be taken down.

The new monument sign will represent the following parcels:

CVS – 058MA018
Taco Bell – 058MA015
Krispy Kreme – 058MA01401
Chop House – 058MA017
Ruby Tuesday – 058MA012
Shopping Center – 058MA01703

This directional sign is to unify all these properties into one directional signage and the existing directional sign located where the Chop House is, has support from the landlord which is documented that the tenants that are not on that parcel of land will be removed.

Thank you

Sincerely,

A handwritten signature in black ink, appearing to read 'Jacob Khotoveli'.

Jacob Khotoveli
Managing Member
JBL Asset Management, LLC

PET SUPPLIES PLUS

GREAT PRICES. NO BEGGING.



576 Foothills Plaza Dr. #189
Maryville, TN 37801
865-984-1055 Phone
865-984-1056 Fax
ddelozier@askpsp.com

October 5, 2016

Dear Metropolitan Planning Commission,

As a tenant of Harvest Town Center, I feel that having a visible monument sign is very important in terms of attracting old and new customers to the shopping center. This shopping center offers a place to eat and shop at their leisure. The current monument sign sits on a portion of the property that was not purchased, and the bulk of the shopping center is now owned by Harvest Town Center, LLC C/O JBL Asset Management. The monument sign as it stands now is only serving to represent the Chop House and not the entire space.

We are proposing to move the Ruby Tuesday monument and in replace but a new directory monument sign in its place that will better represent the shopping center and will follow the MPC code and the City of Knoxville code of ordinances.

I support Harvest Town Center, LLC and Northwest Signs proposal for the new monument sign because I feel that it would improve the area standards just like the shopping center across the street, which has a very visible monument signage. A misplaced monument sign can cause traffic to slow down and the shopping center to be passed when looking for it. The current sign does not offer good advertising and even placing a new sign in the same spot would not help the case. Several of those tenants are not even in the shopping center

Thank you,

Doug DeLozier

Doug DeLozier

FW: TB 16498

1 message

9-C-16-UR

Jamie Tyson <order@signsofnorthwest.com>
To: Tom Brechko <tom.brechko@knoxmpc.org>

Thu, Oct 6, 2016 at 11:34 AM

Please see below for the letter from Taco Bell

Jamie Tyson

Northwest Signs

2184 Cobb Parkway

Kennesaw, Ga 30152

Ph. 770.424.7729 x 103

Fax 770.852.8831

Please send all invoices to accounts@signsofnorthwest.com – NO INVOICES CAN BE SUBMITTED TO order@signsofnorthwest.com – they will not be processed.

Installer Checks are cut in the third week of every month, thanks!

Rush fees will be charged for 24-72 hr turnaround from the time of order. It will be \$50 or 20% total price of order, whichever is greater



From: Seiffert, Mary [<mailto:Mary.Celmer-Seiffert@yum.com>]
Sent: Thursday, October 6, 2016 11:31 AM
To: Jamie Tyson <order@signsofnorthwest.com>
Subject: TB 16498

Hi Jamie,

Sorry I have heard from 2 out of 3 people so far and those 2 agree to the new monument sign. They also indicated that Taco Bell would like to be added to the new sign. I was hoping to get the 3rd input, our Area Coach, but since you are on a timeframe, I'll make the call for her. So yes Taco Bell agrees to the new monument sign and would like to be considered as a tenant on the panel.

Please consider this email Taco Bell's acceptance of the new monument sign that will replace the current Ruby Tuesday's signage (attachments).

Mary Seiffert

Property Manager/ADA Compliance

Taco Bell Corp. / Legal Department

1 Glen Bell Way

Irvine, CA 92618

ph: 949-863-4315

From: Jamie Tyson [mailto:order@signsofnorthwest.com]
Sent: Thursday, October 6, 2016 6:35 AM
To: Seiffert, Mary <Mary.Celmer-Seiffert@yum.com>
Subject: Letter

Is ther anyway I can get the letter before noon EST?

Jamie Tyson

Northwest Signs

2184 Cobb Parkway

Kennesaw, Ga 30152

Ph. 770.424.7729 x 103

Fax 770.852.8831

Please send all invoices to accounts@signsofnorthwest.com – NO INVOICES CAN BE SUBMITTED TO order@signsofnorthwest.com – they will not be processed.


Installer Checks are cut in the third week of every month, thanks!

Rush fees will be charged for 24-72 hr turnaround from the time of order. It will be \$50 or 20% total price of order, whichever is greater



"This communication is confidential and may be legally privileged. If you are not the intended recipient, (i) please do not read or disclose to others, (ii) please notify the sender by reply mail, and (iii) please delete this communication from your system. Failure to follow this process may be unlawful. Thank you for your cooperation."

2 attachments

 **Harvest Town Center_Site Plan_10_3_16.pdf**
154K

 **Harvest Monument sign 3.3B[9].pdf**
304K

9-C-16-UR, MASTER SIGN PLAN--DEVELOPMENT DIRECTORY SIGN

Carlene Malone, Sept. 19, 2016

The Knoxville Zoning Ordinance, Article VIII, Section 9. *Master sign plans for unified developments.*, describes the purpose of a master sign plan, the purpose of development directory and development directional signs, the application requirements, and site standards.

Subsection 9.1 *"Purpose. For the purpose of providing flexibility and incentives for coordinated, well-designed sign systems for shopping centers, commercial subdivisions, office parks and other large scale commercial and mixed use developments, a master signage plan is required for certain signs identified within this section, and sign systems within the TC-1 (town center) district. A master sign plan will promote the use of signs which are aesthetically pleasing, of appropriate scale, and integrated with surrounding buildings and landscape, in order to meet the community's expressed desire for quality development consistent with the property's land use designation." (Emphasis added.)*

"Development Directory" and "Development Directional" signs are the "certain signs" noted in the 9.1 Purpose, that require a "master signage plan." In a multi-lot development, development directory and development directional signs allow the advertising of businesses that are not located on the same lot as the development directory or development directional sign, without the sign being deemed an "off-premise sign." New "off-premise signs" are illegal in Knoxville.

THE PROBLEM: WHAT IS THE POINT?

The approval of a unified development and a master sign plan, including the approval of a development directory sign, should comply with the intent of the law establishing Master Sign Plans, which is to provide "...flexibility and incentives for coordinated, well designed sign systems....which are aesthetically pleasing..." (Article VIII, 9., 9.1), and to "...avoid visual blight..." (9.4).

The 9-C-16-UR request to approve a Master Sign Plan for a unified development in an existing center should provide the opportunity to move closer to a coordinated sign system. Instead, the proposal appears to simply provide the opportunity to get a larger, relocated development directory sign to serve a reconfigured "unified development."

It is easy to understand the owner's desire to use the "unified development" law, including the development directory sign, to provide enhanced visibility for shops located on a separate lot, with no direct frontage on Broadway. However, in exchange for this "privilege" (Article VIII, 9. 9.3), i.e., the approval of a master sign plan, there should be some attempt to comply with the clear purpose of the law.

THE DEVELOPMENT'S HISTORY:

The Harvest Towne shopping center is a multi-lot development built in the 1990s. It occupies all of the Broadway frontage from Sanders Dr. to Woodrow Dr., with the exception of the gas station on the northeast corner of Sanders. Some of the Harvest Towne businesses do not directly front Broadway.

In 2003, MPC approved a Master Sign Plan for a unified development. The plan included a development directory sign constructed on the corner of Broadway and Harvest Mill Way.

The present Use on Review application, 9-C-16-UR, requests that a portion of the shopping center be deemed a "unified development" and, that a new, larger, development directory sign be approved at

the corner of Broadway and Harvest Towne Lane, a short distance from the existing, original development directory sign. As a condition of approval for the proposed development directory sign, the MPC staff is requiring that the existing development directory sign display only the names of the businesses on the lot with the sign. In other words, the original development directory sign will remain, but will no longer be a "development directory sign" as part of an approved unified development, in that the sign will no longer be allowed to advertise off-premise businesses.

QUESTIONS AND CONCERNS:

1. How does MPC determine the boundaries of a "unified development?" What site characteristics, design standards, site changes, etc., were considered by MPC in determining that the boundaries of the original "unified development" designation be abandoned and that new boundaries be established?

I understand that there has been a change in ownership of some of the lots. However, the shopping center design, building layout, ingress, egress, parking, internal vehicular circulation, drainage system, and infrastructure, have not changed.

Is the unified development designation by MPC based solely on the desire of a new owner to have a larger development directory sign at a new location in the shopping center to serve only a portion of the shopping center?

In a broader context, what defines a "unified development?" Ownership? To MPC, is a "unified development" any portion of any business center that satisfies the minimum requirements of 25,000 square feet gross floor space and three tenants?

2. Where is the required "Master signage plan" for this "unified development?" It appears that only two signs were considered by MPC: the existing development directory sign, and the proposed development directory sign.

Does the 9-C-16-UR application meet the provisions of Article VIII, Section 9, 9.2. *Application requirements*, including paragraphs b., c., d.?
For instance, does it include the following:

b. "...the location of all existing and proposed signs, and if required pursuant to other provisions of this ordinance, building elevations showing all building signs."

c. "Scale drawings showing the dimensions and construction details for all proposed signs including sign illumination and landscaping plans."

d. "Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of freestanding signs allowed on the lots included in the unified development under consideration."

Absent this information, how can a master sign plan even be considered?

The area proposed to be designated a "unified development" includes businesses with existing wall signs (Krispy Kreme, Pet Supplies Plus, Advanced Concepts Salon, Regency Finance, Oreck, Casual Pint) and unoccupied buildings/storefronts with no signs. There is one pole sign advertising Krispy Kreme and a shopping center sign on the back retaining wall of the center. All of the existing and proposed signs should be shown in the application and considered by MPC as part of the Master Sign Plan.

Krispy Kreme has illuminated wall signs on at least three sides of its building in addition to a pole sign on Broadway. The requested development directory sign is on the south side of Harvest Towne Lane while the existing Krispy Kreme pole sign is on the north side of Harvest Towne Lane, just a few feet away.

Again, the purpose of master sign plans and development directory signs is to develop "...flexibility and incentives for coordinated, well designed sign systems ...which are aesthetically pleasing..." (9.1) and to "...avoid visual blight..." (9.4). To meet the purpose of the Master Sign Plan ordinance, did MPC request, for instance, that Krispy Kreme remove its pole sign and that the Krispy Kreme name/logo instead be included on the proposed "Development Directory Sign"? (NOTE: Krispy Kreme is not listed on the submitted drawing of the sign.)

3. Development Directional Signs: During the 9-8-16, MPC meeting, the applicant stated their intention to construct a "development directional sign" on Sanders Drive and on Woodrow Drive. The Sanders Drive sign should be shown on the master sign plan and be part of the consideration of this application. If the CVS lot is not part of the "unified development," a directional sign serving a unified development cannot be considered on Woodrow. (See 4., below.)

4. Clarify the Boundaries of the Unified Development: CVS is listed on the September 8, 2016 Site Plan as a tenant and the applicant requested that the CVS lot be part of the "unified development." It appears the MPC staff re-drew the "unified development" boundaries on the Site Plan (heavy dashed lines), omitting the CVS lot. MPC staff did make a statement about CVS during the MPC meeting.

Unfortunately, however, the MPC staff report does not address the CVS lot. If the CVS lot is not to be included as part of this "unified development," that should be clearly noted in the staff report. Without a clear statement in the written staff report, a sign permit could easily be issued in error.

5. The Staff Recommendation states: "APPROVE the revision to the Master Sign Plan for Harvest Towne Center and the designation of a new development directory sign for the commercial center, subject to 4 conditions:"

How is this a *revision* to a Master Sign Plan? Does the 2003 approved master sign plan somehow live on? The boundaries have changed. The Chop House/Liquor Store lot is no longer part of the unified development.

The building on the Chop House/Liquor store lot does not meet the 25,000 square foot gross leasable space requirement. To comply with the square footage requirement, CVS, and possibly Taco Bell, would have to be included in any such "unified development." Clearly, at present, they are not part of a "unified development" since the MPC staff is requiring that all business names/logos, other than those on the Chop House/Liquor Store lot, be removed from the existing 2003 development directory sign.

There must be no confusion regarding the status of the 2003 Master Sign Plan. Like item 4, confusion makes it very easy for a sign permit to be issued in error.

6. The MPC staff stated during the 9-8-16 meeting that a sign permit had indeed been issued in error for a sign that did not comply with the 2003 approved Master Sign Plan. Which sign was erroneously issued a sign permit? Are the boundaries of a unified development noted on the official zoning maps?

44. NORTHWEST SIGNS

9-C-16-UR

Northeast side of N. Broadway, northwest side of Sanders Dr. Proposed use: Master Sign Plan - Development Directory Sign in C-3 (General Commercial) & O-1 (Office, Medical and Related Services) District. Council District 4.

STAFF RECOMMENDATION: Approve the revision to the Master Sign Plan for Harvest Towne Center and the designation of a new development directory sign for the commercial center, subject to 4 conditions.

Carlene Malone, 6051 Fountain Road

Question is what is meant by unified development.

Does not meet the standards for use on review that it be consistent with the zoning ordinance. Master sign plan is for a unified, coordinated well designed sign system.

Applicant breaking into two unified developments.

Looked at only two of the signs-existing 2003 directory and take out Ruby Tuesday sign and put in a new sign.

All the existing signs need to be and should be looked at.

Amy Tyson, represent JBL Investments which owns Harvest Towne Center, 282 Silverleaf Lane, Dallas, GA 30157.

The sign that is existing does not fit the code as being a unified sign plan and does not represent all the people in that shopping center.

Concern is if a sign no longer fits needs to be redone.

Want to solidify what exactly is Harvest Towne Center.

Tom Brechko

Original plan did not include all the properties.

Planning Commission determines if this is a unified development that functions as a whole.

Original sign did not meet what the Planning Commission approved. It is 4 feet above the current sign regs.

MOTION (CLANCY) AND SECOND (JOHNSON) WERE MADE TO APPROVE STAFF RECOMMENDATION TO APPROVE.

Charles Thomas would like more time to look at the property and make a decision later.

MOTION (THOMAS) AND SECOND (ROTH) WERE MADE TO POSTPONE 30 DAYS.

Chair Longmire

We are voting first on Commissioner Clancy's motion because that is what is on the floor.

Upon roll call the Planning Commission voted as follows:

Tocher	No
Thomas	No
Smith	Yes
Roth	Yes
Phillips	No
Lomax	No
Johnson	Yes
Goodwin	No
Eason	No
Crowder	Yes
Cole	No
Clancy	Yes
Bustin	No
Anders	Yes
Longmire	No

Motion failed 9-6.

MOTION (THOMAS) AND SECON D (BUSTIN) WERE MADE TO
POSTPONE 30 DAYS.

Upon roll call the Planning Commission voted as follows

Anders	Yes
Bustin	Yes
Clancy	No
Cole	Yes
Crowder	No
Eason	Yes
Goodwin	Yes
Johnson	Yes
Lomax	Yes
Phillips	Yes
Roth	No
Smith	No
Thomas	Yes
Tocher	Yes
Longmire	Yes

MOTION CARRIED 11-4. APPROVED.

Use on Review Development Plan

Name of Applicant: Northwest Signs

Date Filed: 7/22/2016 Meeting Date: Sept. 8th, 2016

Application Accepted by: Thomas Buckles

Fee Amount: File Number: Development Plan

Fee Amount: \$1500.00 File Number: Use on Review 9-C-16-UR

PROPERTY INFORMATION

Address: 4824-4856 Harvest Millway

General Location: Harvest Millway
Knoxville, Tennessee

Tract Size: 4474 No. of Units: B

Zoning District: C-3 and O-1

Existing Land Use: Commercial

Planning Sector: North City

Sector Plan Proposed Land Use Classification:
GC

Growth Policy Plan Designation:

Census Tract: lot 4R2-R2, lot 1R, lot 2R

Traffic Zone: 215

Parcel ID Number(s): 058MA-0101 058MA-0103
058MA-012

Jurisdiction: City Council 4 District
 County Commission District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Harvest Town Center, LLC.

Company: C/O JBL Asset Management, LLC

Address: 2028 Harrison St. - Suite 202

City: Hollywood State: FL Zip: 33020

Telephone: 954-346-9494

Fax: 888-571-9922

E-mail: marc@jblmgmt.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: Jamie Tyson

Company: Northwest Signs

Address: 2184 Cobb Parkway

City: Kennesaw State: GA Zip: 30152

Telephone: (770) 411-7729 x103

Fax: (770) 852-8831

E-mail: order@signsofnorthwest.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Master sign plan - development
directory sign

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature] 7/13/2016

PLEASE PRINT
Name: Jacob Khotoveli

Company: Harvest Town Center, LLC.

Address: 2028 Harrison St. - Suite 202

City: Hollywood State: FL Zip: 33020

Telephone: 954-346-9494

E-mail: marc@jblmgmt.com

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

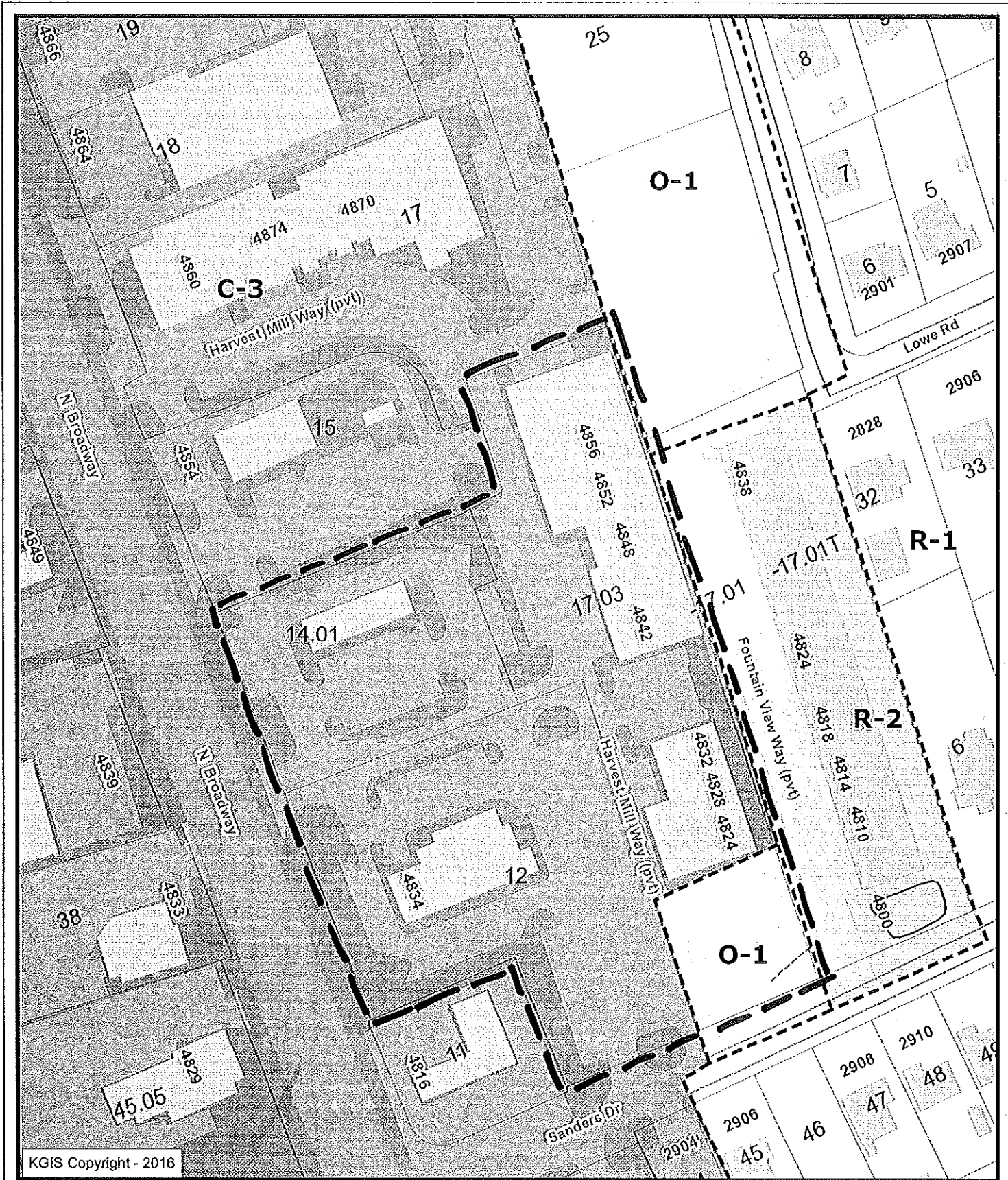
(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
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JACOB KHOTOVELI

2028 Harrison St.-Suite 202
Hollywood, FL 33020

100

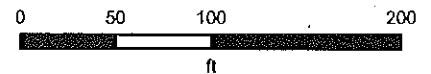


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