



# SPECIAL USE REPORT

▶ **FILE #:** 6-D-24-SU

**AGENDA ITEM #:** 59

**AGENDA DATE:** 6/13/2024

▶ **APPLICANT:** CARRIE ROGERS

OWNER(S): Covenant Health - Fortress Corporation

TAX ID NUMBER: 131 L A 00101 00105, 00106, 00108 , 00110, 00111, & 131NC018 [View map on KGIS](#)

JURISDICTION: City Council District 2, County Commission District 5

STREET ADDRESS: 10130 KINGSTON PIKE (0, 101, 244, 256, 260, 280 FORT SANDERS WEST BLVD)

▶ **LOCATION:** South side of Kingston Pike, west side of Pellissippi Pkwy

▶ **APPX. SIZE OF TRACT:** 68.54 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits), Planned Growth Area, and within City limits

ACCESSIBILITY: Access is off Fort Sanders West Boulevard, a local street with a 24-ft pavement width within a 58-ft right-of-way. Access is also via Durwood Road, a local street with a 22-ft pavement width within a 55-ft right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

▶ **ZONING:** OP (Office Park), CA (General Business), PC (Planned Commercial)

▶ **EXISTING LAND USE:** Public/Quasi Public Land, Office

▶ **PROPOSED USE:** Master sign plan

HISTORY OF ZONING: The portion of the property within the City was annexed in 1998 and zoned PC-1 (Planned Commercial). (Cases 5-HH-98-RZ & 5-WW-98-RZ), then redesignated to OP when the City Zoning Ordinance was updated in 2020. In the 1980s, one of the County parcels was rezoned from the Residential A, B and PR zones to PC (12-O-84-RZ) and onther was rezoned from PR to PC (8-N-86-RZ).

SURROUNDING LAND USE AND ZONING: North: Office, commercial - C-G-1 (General Commercial) in the City, CA (General Business) in the County

South: Office, agriculture/forestry/vacant land - AG (General Agricultural), OP (Office Park), HP (Hillside Protection Overlay) in the City

East: I-140 right-of-way

West: Multi-family residential, office, public-quasi public, transportation/communications/utilities - CA (General Business), PR (Planned Residential) up to 14 du/ac, RB (General Residential), A (Agricultural) in the County

NEIGHBORHOOD CONTEXT: To the south of the property is forested land. To the west of the property is a mix of residential uses such as single-family homes and multi-family dwellings. The property is adjacent to Interstate-140 on the east.

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**STAFF RECOMMENDATION:**

► **Approve the master sign plan for Covenant Health West office park as proposed, subject to 3 conditions.**

1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
2. All proposed sign sizes, as presented in the master sign plan, can be administratively increased up to 10 percent without requiring an update to the master sign plan per Article 13.7.G (Administrative Changes) of the City of Knoxville Zoning Ordinance.
3. Signs located in Knox County, outside of the City of Knoxville, are required to meet the sign standards of the Knox County zoning ordinance. If there is a conflict with the standards proposed in the master sign plan, the Knox County zoning regulations apply.

With the conditions noted, the proposal meets the requirements for approval in the OP zoning district, master sign plans for unified developments (Article 13.7), and the criteria for approval of a special use.

**COMMENTS:**

Covenant Health is updating the signage within the medical office park. The entrance driveway and a portion of the first property on the west side of the entrance road (parcel 131NC018) are in the City of Knoxville, while the rest of the medical office park is in Knox County.

The purpose of this master sign plan, other than modernizing the signage package for the medical office park, is to replace the existing campus monument sign at the Kingston Pike entrance, which is in the City of Knoxville, with one that includes space for two tenants that are not on the same lot as the sign, which is called a development directory sign and is only allowed with a master sign plan approval. While the tenants may be located outside the City limits, the intent of allowing a development directory sign for a unified development is maintained. Only businesses within the Covenant Health West campus can be on the development directory sign.

**STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)**

**1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.**

- A. The Covenant Health West campus is designated O (Office) in the Southwest County Sector Plan and One Year Plan.
- B. The O land use is intended for low intensity business and professional offices with access to major collector and arterial streets.
- C. The proposed master sign plan meets the intent of this district by addressing the long-term needs of the medical office park by providing necessary directional signage around the campus.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.**

- A. The OP (Office Park) zoning district is intended to accommodate large office developments and office parks/campuses. The district is oriented toward larger-scale complexes that may include accessory services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of office as a more campus-like environment.
- B. The purpose of the master sign plan provisions is to provide flexibility and incentives for coordinated, well designed sign systems for shopping centers, commercial subdivisions, office parks, institutional district developments, and other large scale commercial and mixed-use developments, a master signage plan is required for certain signs identified within this section. 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.
- C. The proposed master sign plan meets the intent of the OP zoning district and the general purpose for master sign plans because it is appropriately scaled for the area and integrated with the surrounding buildings and landscape.

**3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.**

A. The proposed signs are of similar size to the current signs on the campus but will have a new design. The new development directory sign meets the requirements of Section 13.9 for detached signs in a commercial and industrial district, per Article 13, Section 13.7.E.1. of the City of Knoxville Zoning Ordinance.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The installation of the proposed signage should not significantly impact adjacent property.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed signage will not draw additional traffic through residential streets.

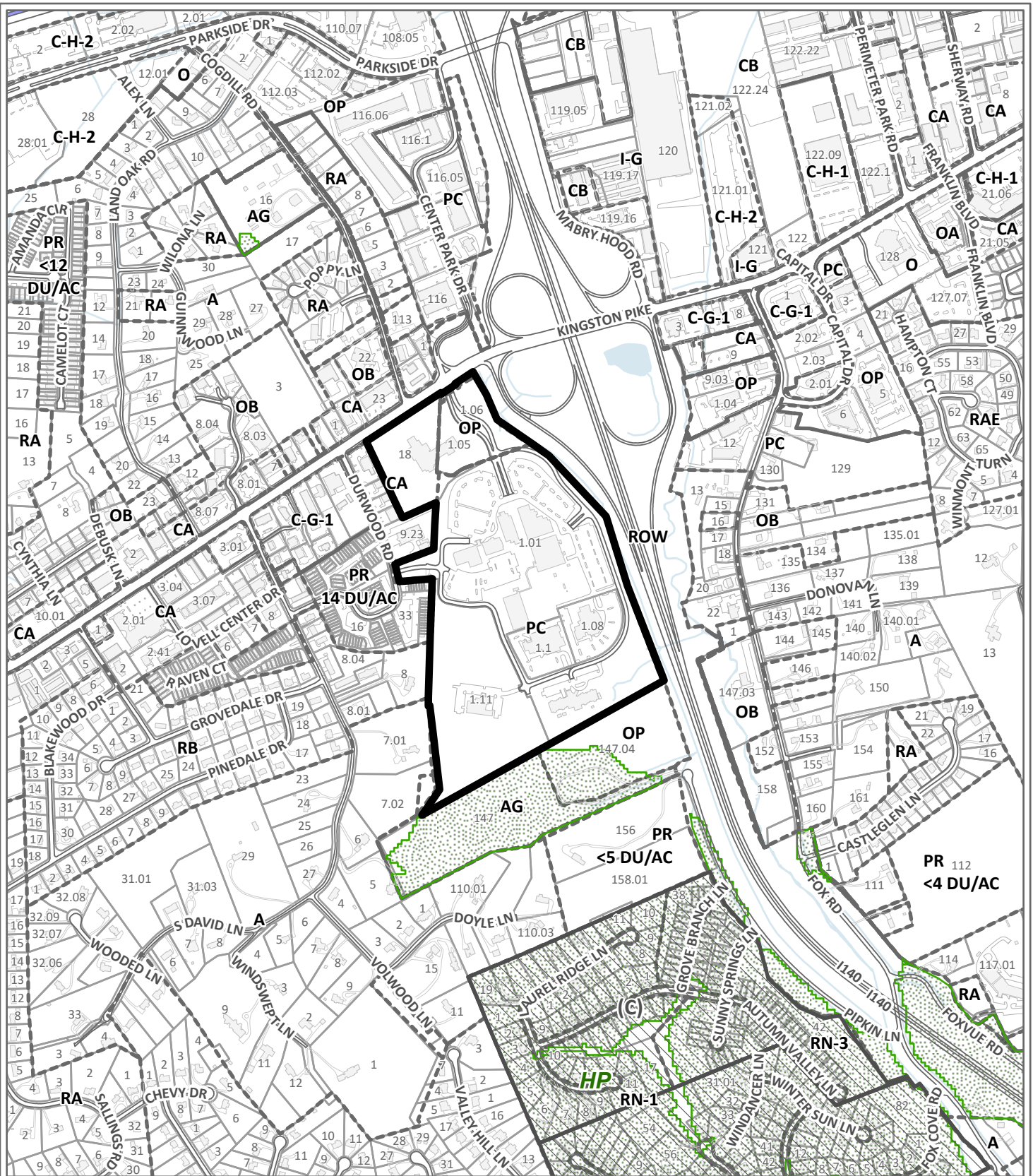
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed uses within the development.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**SPECIAL USE**

**6-D-24-SU**

Petitioner: Carrie Rogers

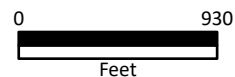


Master sign plan in CA (General Business), OP (Office Park), PC (Planned Commercial), AG (General Agricultural), PR (Planned Residential)

Map No: 131  
Jurisdiction: County

Original Print Date: 5/6/2024

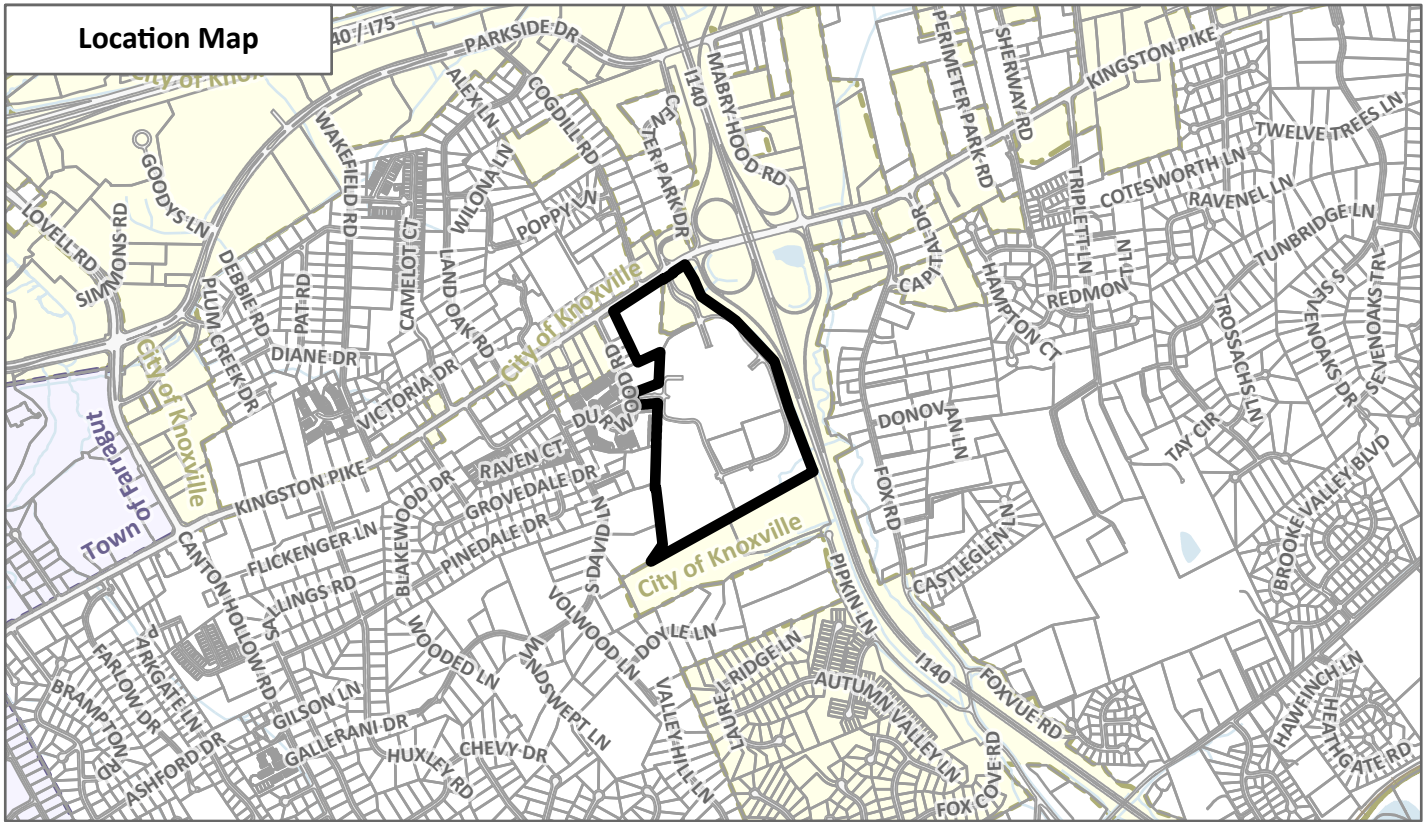
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





# Exhibit A. Contextual Images

Location Map



Aerial Map

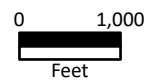


CONTEXTUAL MAPS 1

6-D-24-SU



Case boundary





# 100 Fort Sanders West Knoxville, TN Exterior Master Sign Plan

REV June 21, 2022  
REV March 1, 2023  
REV March 29, 2023  
REV April 10, 2023  
REV April 26, 2024  
REV May 29, 2024

6-D-24-SU  
Revised: 5/29/2024

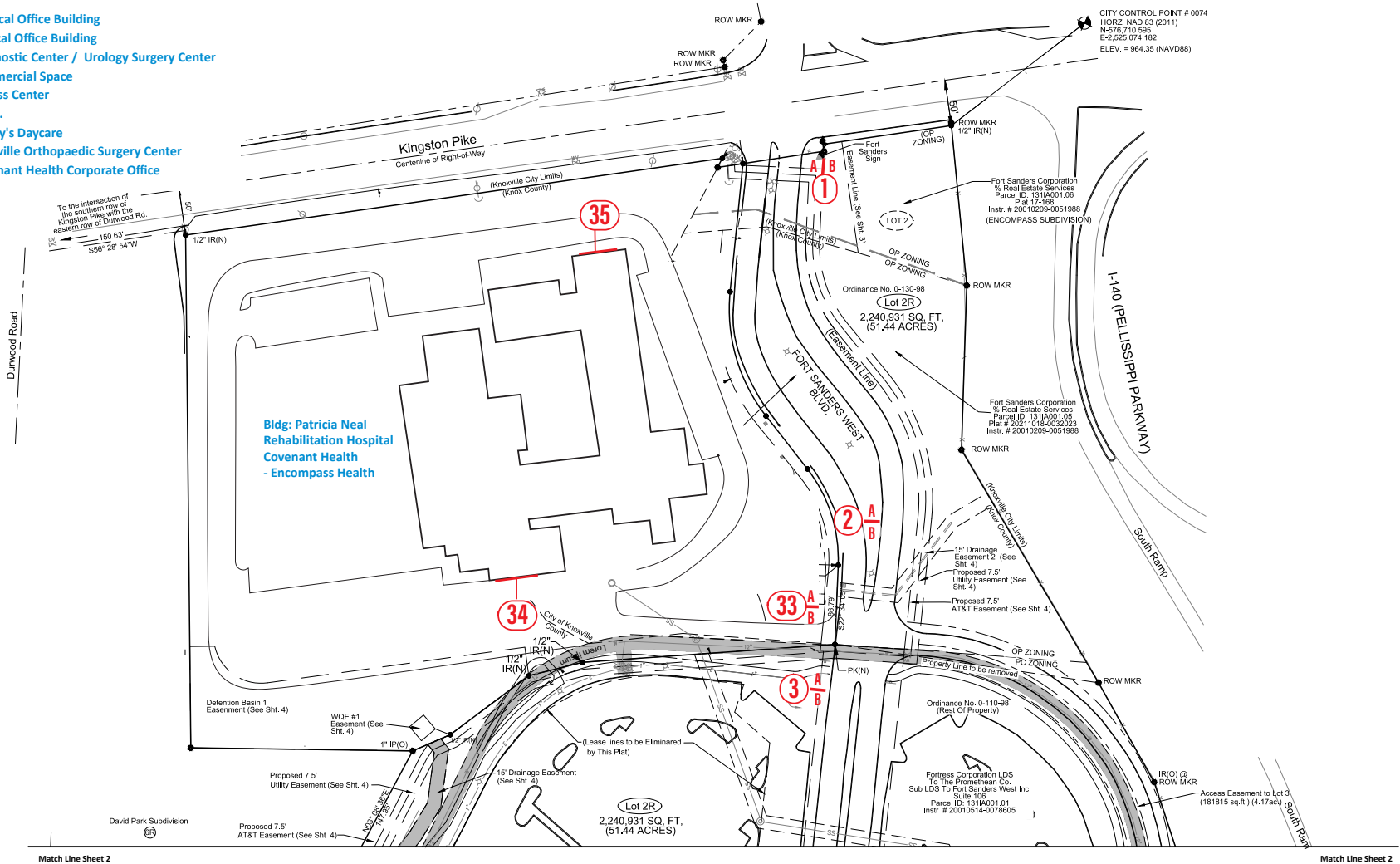


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- Bldg 1 - Medical Office Building
- Bldg 2 - Medical Office Building
- Bldg 3 - Diagnostic Center / Urology Surgery Center
- Bldg 4 - Commercial Space
- Bldg 5 - Fitness Center
- Bldg 6 - K.O.C.
- Bldg 7 - Nanny's Daycare
- Bldg 8 - Knoxville Orthopaedic Surgery Center
- Bldg 9 - Covenant Health Corporate Office

**Bldg: Patricia Neal  
Rehabilitation Hospital  
Covenant Health  
- Encompass Health**



**Covenant Health**  
100 Fort Sanders West  
Knoxville, TN

Date: 3/29/23

Revised: 04/26/24 - RPB

Designer: CTP

00 Campus - Exterior

File Name: Sign Location Plan  
C:\Covenant Health\Covenant Health  
West\Survey Documents\Drawings

Project Manager: TS

Sign Location Plan  
1 of 3  
Exterior



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Match Line Sheet 2

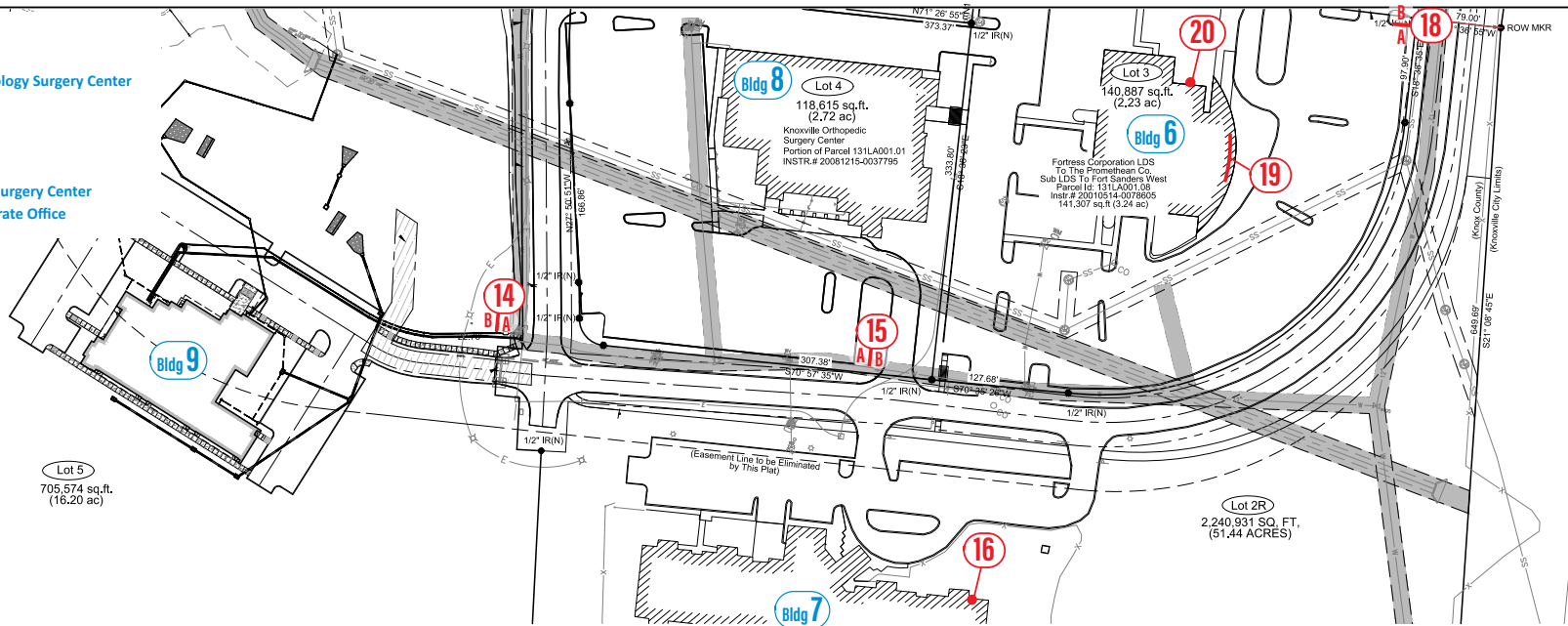
Match Line Sheet 2



Match Line Sheet 2

Match Line Sheet 2

- Bldg 1 - Medical Office Building
- Bldg 2 - Medical Office Building
- Bldg 3 - Diagnostic Center / Urology Surgery Center
- Bldg 4 - Commercial Space
- Bldg 5 - Fitness Center
- Bldg 6 - K.O.C.
- Bldg 7 - Nanny's Daycare
- Bldg 8 - Knoxville Orthopaedic Surgery Center
- Bldg 9 - Covenant Health Corporate Office



I-140 (MISSISSIPPI PARKWAY)

**Covenant Health**  
 100 Fort Sanders West  
 Knoxville, TN

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

00 Campus - Exterior

File Name: Sign Location Plan  
 C:\Covenant Health\Covenant Health West\Survey Documents\Drawings

Project Manager: TS

**Sign Location Plan**  
 3 of 3  
 Exterior

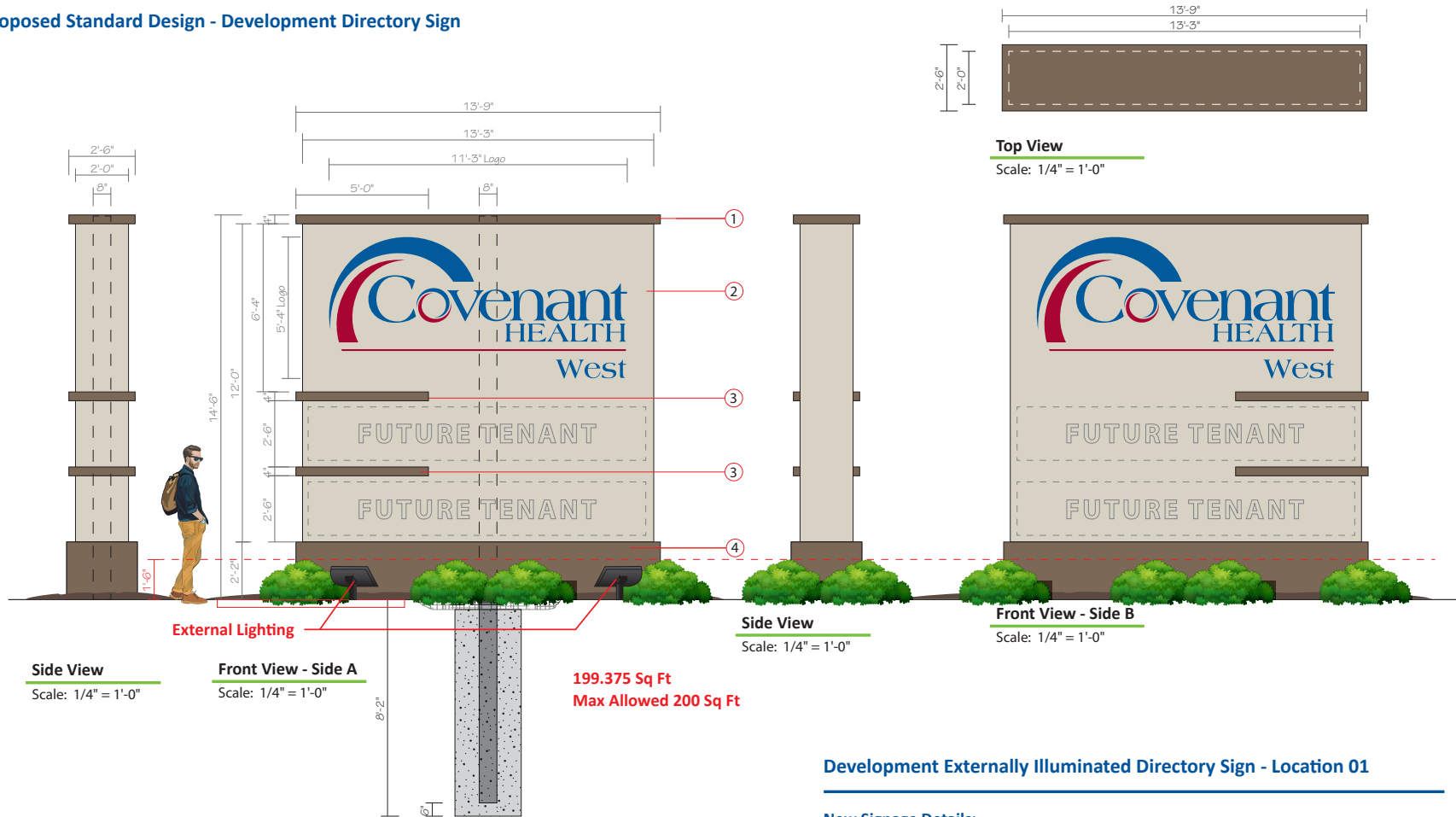
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## Proposed Standard Design - Development Directory Sign



Signs must meet the following local codes and regulations:

Article 13.5.A. (General Sign Standards, Minimum Setbacks)

1. All detached on-premise signs must be set back no less than ten feet from a street right-of-way or 15 feet from the edge of pavement, whichever is greater.
2. All detached on-premise signs must be set back no less than five feet from all side and rear property lines that are not also street right-of-way
3. Directional or information signs may be allowed closer than the minimum setback from a right-of-way or pavement with the approval of the City Engineer.

Article 13.5.C.2. (Illumination Standards)

2. External illumination

1. Externally illuminated signs must be shielded from adjacent buildings and streets, and cannot cause glare or other nuisances to adjacent land uses or traffic. Projecting light fixtures used for externally illuminated signs must not obscure the sign.

Article 13.5.E. (Landscape Requirements for Detached Signs)

Landscape Requirements for Detached Signs

- E. For all detached signs located within the front yard of a property, a landscape area of at least one-half the area of the sign must be provided and maintained around the base or support structure of the detached sign. Plant material used in the landscape area must have a mature height of less than 42 inches in height. For the purpose of these regulations a landscape area is an area reserved for the addition or augmentation of shrubs, plants, turf grasses, and other natural and decorative features.

### Development Externally Illuminated Directory Sign - Location 01

#### New Signage Details:

- ① 30" deep Fabricated Aluminum Cap, painted to match PMS 7531c.
- ② 24" deep Fabricated Aluminum cabinet with .125" Aluminum faces. All visible surfaces painted PMS 7527c. Logo to be first surface 1/2" thick flat cut acrylic letters painted first surface and edges to match PMS 294c and PMS 201c, mechanically fastened to sign with studs and wing nuts to secure.
- ③ 30" deep Fabricated Aluminum Accent Bars, painted to match PMS 7531c.
- ④ 30" deep Fabricated aluminum skirt painted to match building PMS 7531c to match Cap and Accent Bars.

Sign to be mounted on 8" schedule 40 steel round pipe. Direct burial 8'-2" deep in concrete. Pipe to have 6" Clearance at bottom. Sign must be installed per engineered drawings.

#### Notes:

GC to provide 20A/177V electrical circuit within 3'-0" of sign for external illumination.

## Covenant Health West

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: RB

01 Development

File Name: Directory Sign

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Project Manager: TS

### Development Directory Sign

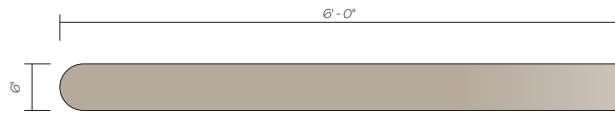
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Monument Sign

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## Proposed Standard Design - Building Monument Sign



**Top View**

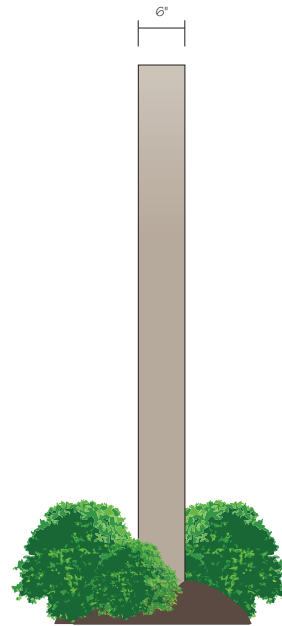
Scale: 3/4" = 1'-0"



**Front View**

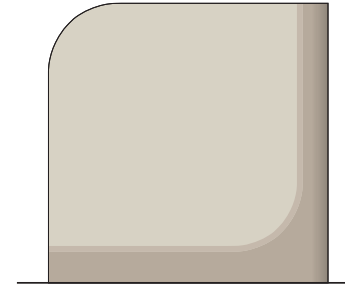
Scale: 3/4" = 1'-0"

**Total = 36 Sq Ft per face.**



**Side View**

Scale: 3/4" = 1'-0"



**Back View**

Scale: 3/8" = 1'-0"

### Building Monument ID – Detached Sign Standards

#### Aluminum Sign Cabinet

- Sign Cabinet can be single faced or double faced
- Sign Cabinet must not be internally illuminated.
- Sign Cabinet may be externally illuminated.
  - External illumination achieved by landscaping lighting – as recommended by landscape architect. Fixtures must be LED illuminated, finished in black
  - No more than (2) fixtures per sign
  - Fixtures cannot be visible from public right-of-way
- Sign Cabinet is limited to 6' - 0" tall x 6' - 0" wide x 6" deep
- Sign Cabinet must be fabricated aluminum and painted with following color scheme:
  - Color Scheme: Faces masked and painted Dark Khaki – PMS 7529C, Medium Khaki – PMS 7528C, Light Khaki – PMS 7527C. Returns painted Medium Khaki – PMS 7528C.
  - Letters and logo icons have no font or color restrictions.

#### Bases & Landscaping

- Masonry bases are not required. Signs are saddle mounted with thru bolt, 2 1/2" diameter mounting tube with welded plate on base for mechanical bolting to concrete pad.
- Sign must be attached to concrete pad per engineered drawings.
- Appropriate landscaping must surround sign, this includes mulch and plants that will not grown over 42" in height

**No more than (1) Building Monument ID is allowed per building.**

## Covenant Health West

Date: 3/29/23

Revised:

Designer: CTP

File Name: Building Monument Sign

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Project Manager: TS

**Building Sign  
Non-Illuminated  
Monument Sign**



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Signs must meet the following local codes and regulations:

Article 13.5.A. (General Sign Standards, Minimum Setbacks)

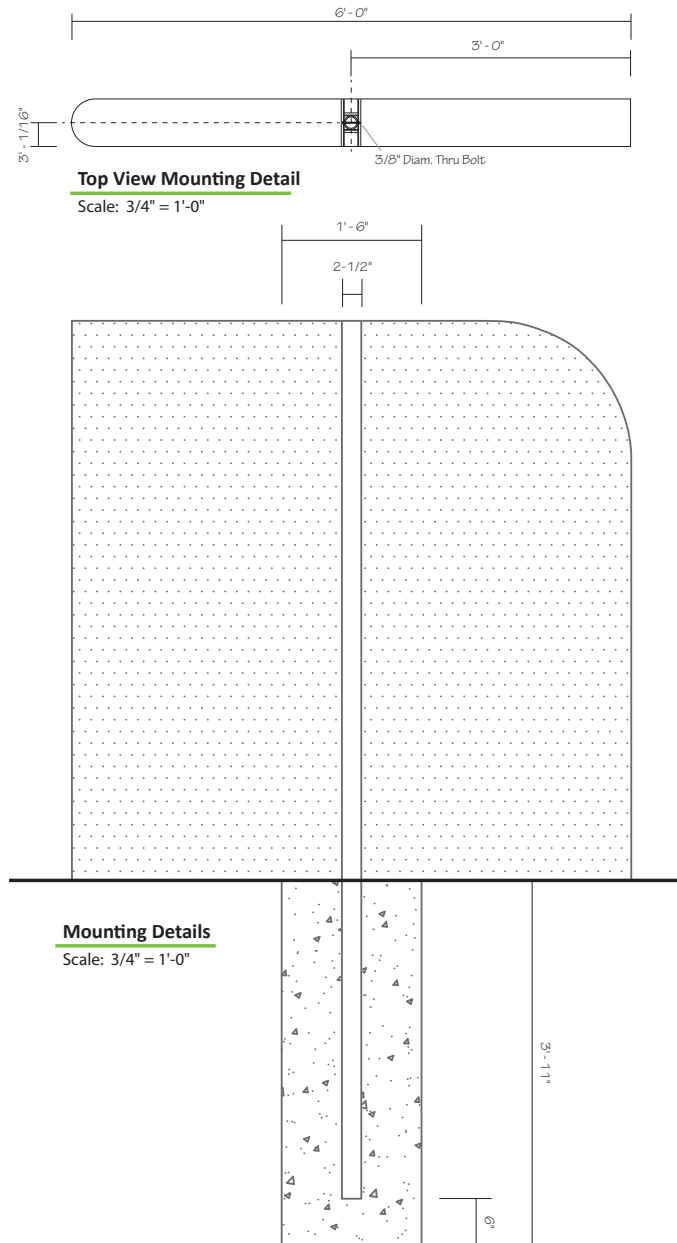
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3. Directional or information signs may be allowed closer than the minimum setback from a right-of-way or pavement with the approval of the City Engineer.

Article 13.5.C.2. (Illumination Standards)

2. External illumination

1. Externally illuminated signs must be shielded from adjacent buildings and streets, and cannot cause glare or other nuisances to adjacent land uses or traffic. Projecting light fixtures used for externally illuminated signs must not obscure the sign.

Proposed Standard Design - Building Monument Sign



**Covenant Health  
West**

Date: 3/29/23

Revised:

Designer: CTP

Building Monument  
File Name: Sign

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West\Survey Documents\Drawings

Project Manager: TS

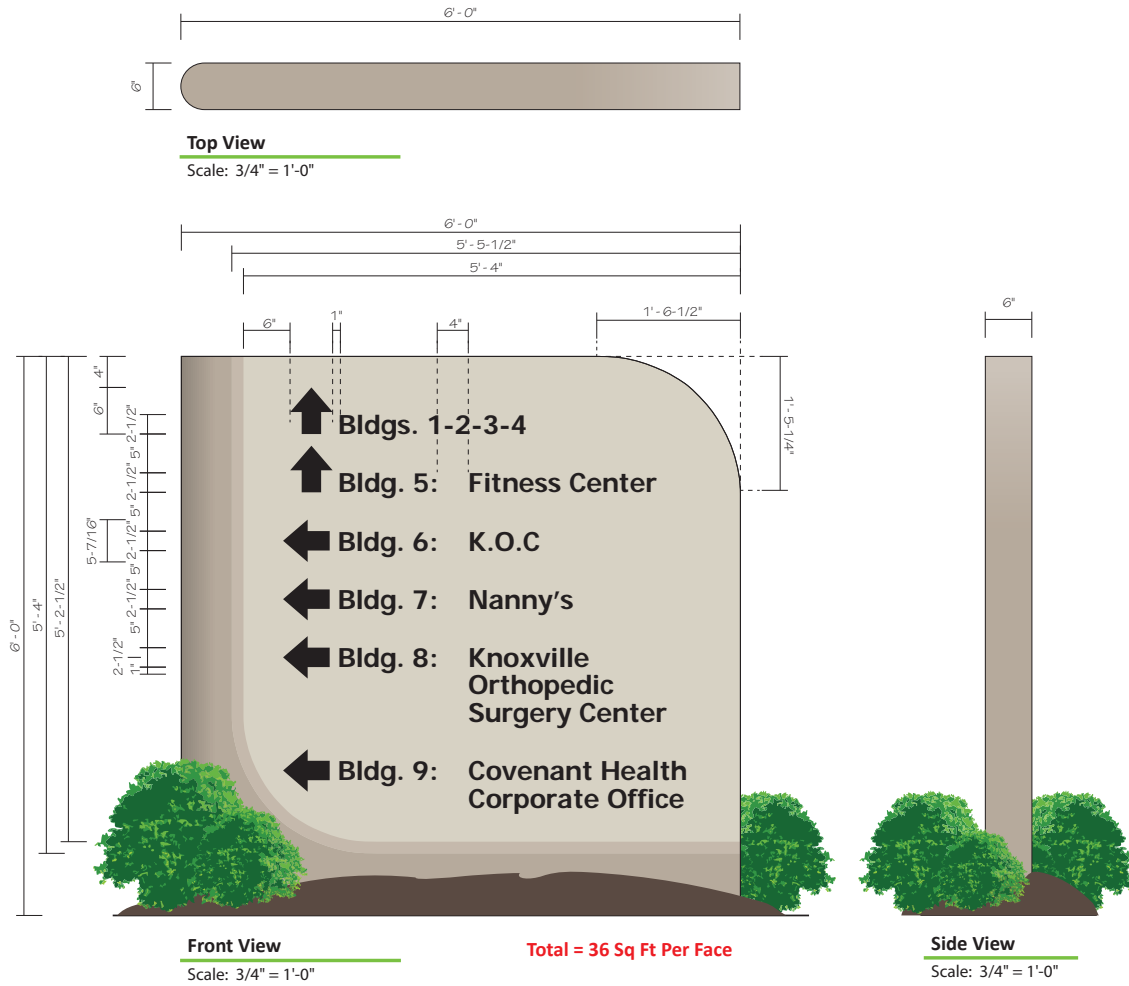
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## Proposed Standard Design - Directional Detached Sign Standard



Signs must meet the following local codes and regulations:

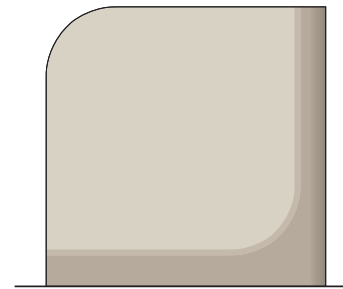
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3. Directional or information signs may be allowed closer than the minimum setback from a right-of-way or pavement with the approval of the City Engineer.

Article 13.5.C.2. (Illumination Standards)

2. External illumination

1. Externally illuminated signs must be shielded from adjacent buildings and streets, and cannot cause glare or other nuisances to adjacent land uses or traffic. Projecting light fixtures used for externally illuminated signs must not obscure the sign.



**Back View**

Scale: 3/8" = 1'-0"

## Proposed Standard Design for Property

### Directional Sign – Detached Sign Standards

#### Aluminum Sign Cabinet

- Sign Cabinet can be single faced or double faced
- Sign Cabinet must not be internally illuminated.
- Sign Cabinet may be externally illuminated.
  - External illumination achieved by landscaping lighting – as recommended by landscape architect.
  - Fixtures must be LED illuminated, finished in black
  - No more than (2) fixtures per sign
  - Fixtures cannot be visible from public right-of-way
- Sign Cabinet is limited to 6' - 0" tall x 6' - 0" wide x 6" deep
- Sign Cabinet must be fabricated aluminum and painted with following color scheme:
  - Color Scheme: Faces masked and painted Dark Khaki – PMS 7529C, Medium Khaki – PMS 7528C, Light Khaki – PMS 7527C. Returns painted Medium Khaki – PMS 7528C.
- Letters and logo icons have no font or color restrictions.

#### Bases & Landscaping

- Masonry bases are not required. Signs are saddle mounted with thru bolt, 2 1/2" diameter mounting tube with welded plate on base for mechanical bolting to concrete pad.
- Sign must be attached to concrete pad per engineered drawings.
- Appropriate landscaping must surround sign, this includes mulch and plants that will not grown over 42" in height

**Only one project directional sign is permitted per intersection on the same side of the collector or arterial street.**

**Placement/Location of Building Monument signs must meet all local codes and regulations.**

## Covenant Health West

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

Directional Monument  
File Name: Sign

C:\Covenant Health\Covenant Health West\Survey Documents\Drawings

Project Manager: TS

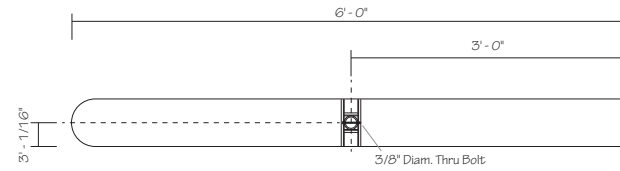
**Directional Sign  
Non-Illuminated  
Monument Sign**

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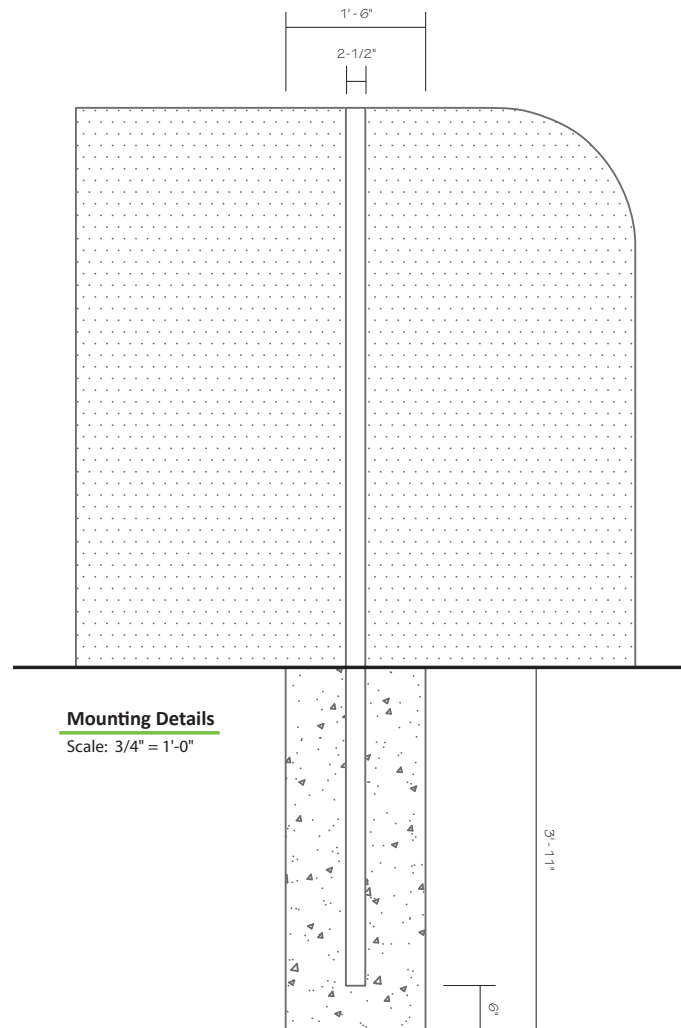
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Proposed Standard Design - Directional Detached Sign Standard



**Top View Mounting Detail**

Scale: 3/4" = 1'-0"



**Mounting Details**

Scale: 3/4" = 1'-0"

**Covenant Health  
West**

Date: 3/29/23

Revised:

Designer: CTP

Directional  
Monument  
File Name: Sign

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West\Survey Documents\Drawings

Project Manager: TS

**Directional Sign  
Non-Illuminated**

Monument Sign



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## Proposed Standard Design - Building Attached Sign Standard



**Proposed Signage - Front - Sample**

Scale: 1/2" = 1'-0"

**Total = Not to exceed 5% of Primary Elevation.**

## Proposed Standard Design for Property

### Building Attached Sign – Sign Standards

- Building signs must be individual letters
  - Letters must be a minimum of 3/8" thick
  - Letters and Logo icons have no color restrictions
  - Letters must be flush mounted to the building
- Building signs may not exceed 5% of the wall area of the primary building elevation
- Letters and Logo may not be internally illuminated.
- Letters and Logo may be externally illuminated.
  - External light sources must not be visible from the public right of way or adjacent properties
  - Per OP zone ordinance – internal illumination is only allowed if the healthcare facility has an emergency room. Signs may have internal illumination only if the building has an emergency room.
- Building signs must be attached to building per engineered drawing.

## Covenant Health West

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Building Sign

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Project Manager: TS

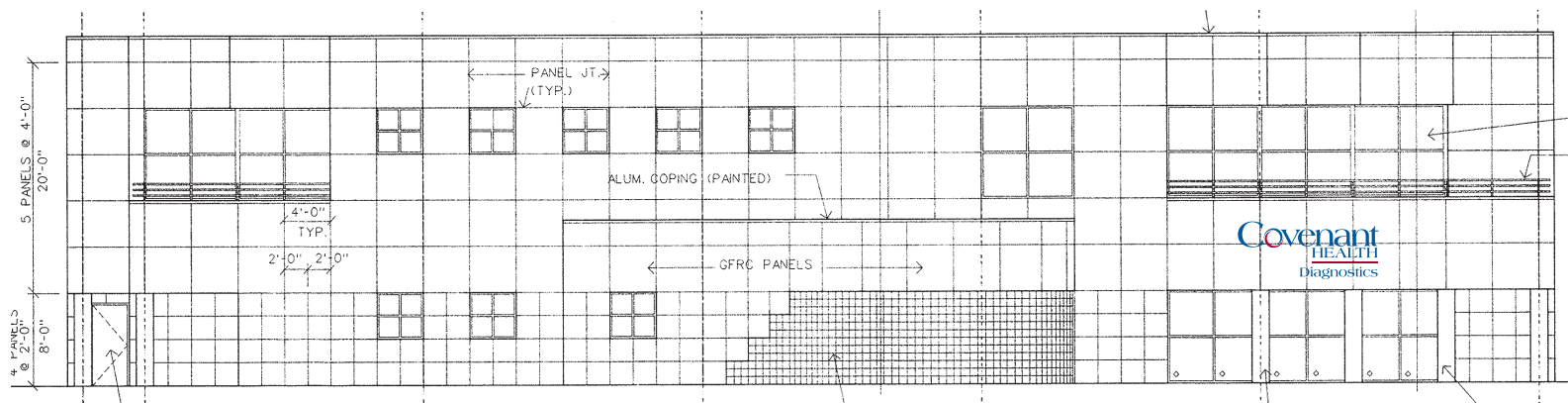
Building ID

Wall Mounted

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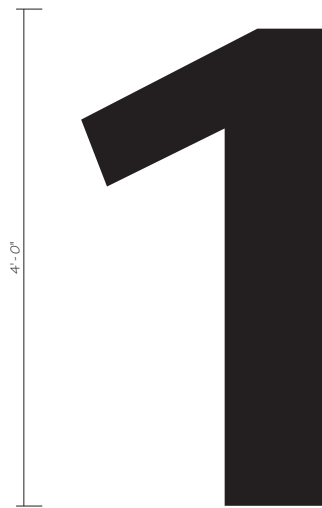
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**Proposed Signage - Front - Sample**

Scale: 3/32" = 1'-0"



**Front View**

Scale: 1" = 1'-0"



**Side View**

Scale: 1" = 1'-0"

## Proposed Standard Design for Property

### Building ID – Wall Mounted Sign Standards

#### Aluminum Fabricated Numbers

- Heavy Gauge fabricated Numbers: .090 Face / .063 Return
- Painted Matthews Paint Black.
- Font: Tahoma Bold
- Welded stud mounts painted Matthews Paint Black.
- 4" Stand off from finished wall.
- Any penetrations to wall to be filled with Exterior Grade Silicone.

## Covenant Health West

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

Wall Mounted  
File Name: Building ID

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Project Manager: TS

## Building Sign Non-Illuminated

Fabricated Letter -  
Wall Mounted



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Side A



Side B

### Existing Signage

Scale: Not to Scale

### Location: 1 - Campus Monument

#### Existing Details:

9' - 0" +/- Wide x 22' - 4" +/- Tall.  
Custom Fiberglass Cabinet

1' - 0" Tall Text (E). Channel Letters/Logo.

#### Notes:

Sign to be Removed and Replaced with new Development Directory sign per Master Sign Plan.

## Covenant Health West

Date: 3/29/23

Revised:

Designer: CTP

File Name: Loc 1 - Campus.ai

F:\CUSTOMERS\C\Covenant Health\Covenant Health West\Layouts

Project Manager: TS

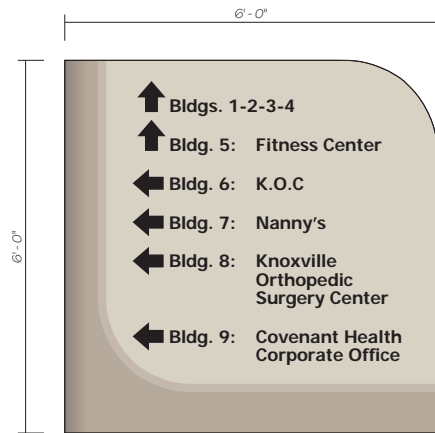
### Monument Sign Non-Illuminated

Main Campus Monument Sign  
Location 1



1301 Antioch Pike, Nashville, TN 37211  
p. 615-885-2900 | f. 615-885-2989

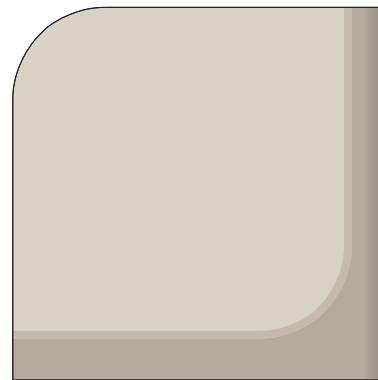
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**Proposed Signage - Front**

Scale: 1/2" = 1'-0"

Side A



Side B

## Location: 2 - Directional Sign - Non-Illuminated

### Details

Refurbish and Reface Sign to match color scheme in Proposed Master Sign Plan.

- 1) Existing Sign cabinet to be cleaned and painted Dark Khaki – PMS 7529C.
- 2) New .040 Aluminum Sign Face painted Light Khaki – PMS 7527C and Accent Line to match Medium Khaki – PMS 7528c. Vinyl graphics & Arrows: Matte black vinyl. Font: Tahoma Bold

## Covenant Health West

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 2 - Campus.ai

C:\Covenant Health\Covenant Health West\Layouts\Campus

Project Manager: TS

## Directional Sign Non-Illuminated

Monument Sign  
Location 2



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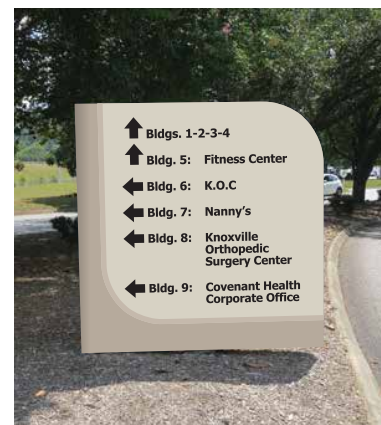
**Existing Signage**

Scale: Not to Scale

Side A



Side B



**Graphic Rendering**

Scale: Not to Scale

Side A



Side B

### Location: 3 - Directional Sign - Non-Illuminated

#### Recommendations

Remove and dispose of existing sign.

## Covenant Health West

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 3 - Campus.ai

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Project Manager: TS

### Directional Sign Non-Illuminated

Monument Sign  
Location 3

**signcraft**<sup>USA</sup>  
*identifying your way*

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Side A



Side B

#### Existing Signage

Scale: Not to Scale





**Existing Signage**

Scale: Not to Scale

Side A

## Location: 4 - Large Monument

### Recommendations

Remove and dispose of existing sign.

## Covenant Health West

Date: 3/29/23

Revised:

Designer: CTP

File Name: Loc 4 - Campus.ai

F:\CUSTOMERS\Covenant Health\Covenant Health West\Layouts

Project Manager: TS

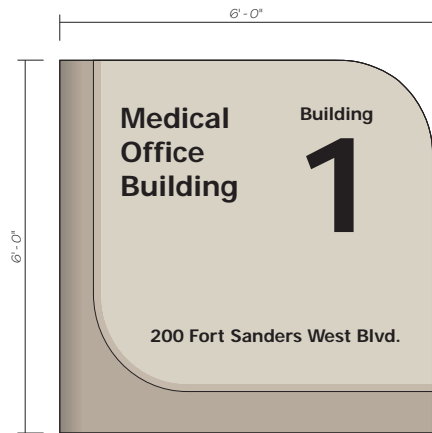
## Directional Sign Non-Illuminated

Monument Sign  
Location 4



1301 Antioch Pike, Nashville, TN 37211  
p. 615-885-2900 | f. 615-885-2989

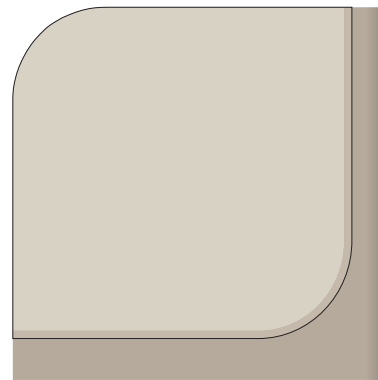
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**Proposed Signage**

Scale: 1/2" = 1'-0"

Side A



Side B

**Location: 5 - Building Monument Sign**

**Details**

Refurbish and Reface Sign to match color scheme in Proposed Master Sign Plan.

- 1) Existing Sign cabinet to be cleaned and painted Dark Khaki – PMS 7529C.
- 2) New .040 Aluminum Sign Face painted Light Khaki – PMS 7527C and Accent Line to match Medium Khaki – PMS 7528c. Vinyl graphics & Arrows: Matte black vinyl. Font: Tahoma Bold

**Covenant Health West**

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 5 - Campus.ai

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Project Manager: TS

**Building Sign Non-Illuminated**

Monument Sign  
Location 5



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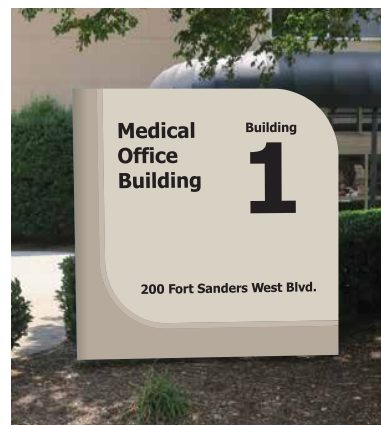
**Existing Signage**

Scale: Not to Scale

Side A



Side B



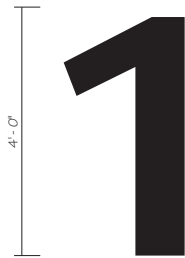
**Graphic Rendering**

Scale: Not to Scale

Side A



Side B



**Proposed Signage**

Scale: 1/2" = 1'-0"

**Location: 6 - Wall Mounted Building ID - Number**

**Existing Details:**

Wall Mounted Non-Illuminated, Fabricated Aluminum Logo and Building Number.

**Recommendation:**

Remove and Dispose of existing logo and number.  
New Non-Illuminated, Fabricated Number to be installed.  
Refer to Shop Drawing Wall Mounted Building ID.

Font: Tahoma Bold



**Existing Signage**

Scale: Not to Scale



**Graphic Rendering**

Scale: Not to Scale

**Covenant Health  
West**

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 6 - Campus.ai

C:\Covenant Health\Covenant Health  
West\Layouts\Campus

Project Manager: TS

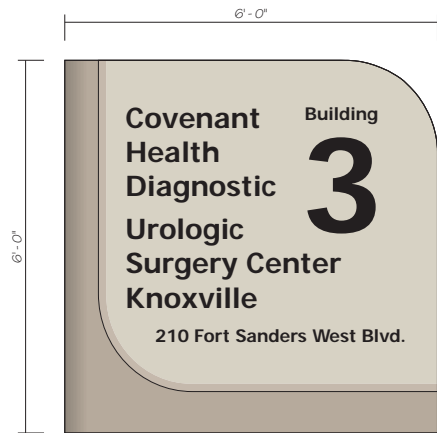
**Building Sign  
Non-Illuminated**

Building ID - Wall Mounted  
Location 6



1301 Antioch Pike, Nashville, TN 37211  
p. 615-885-2900 | f. 615-885-2989

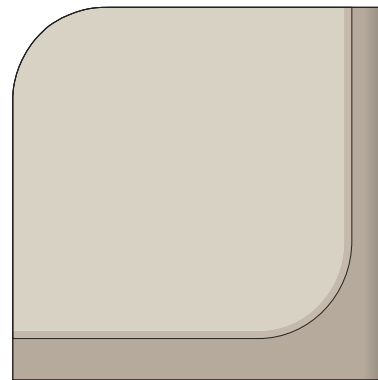
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### Proposed Signage

Scale: 1/2" = 1'-0"

Side A



Side B

### Location: 7 - Building Monument Sign

#### Details

Refurbish and Reface Sign to match color scheme in Proposed Master Sign Plan.

- 1) Existing Sign cabinet to be cleaned and painted Dark Khaki – PMS 7529C.
- 2) New .040 Aluminum Sign Face painted Light Khaki – PMS 7527C and Accent Line to match Medium Khaki – PMS 7528c. Vinyl graphics & Arrows: Matte black vinyl. Font: Tahoma Bold

## Covenant Health West

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 7 - Campus.ai

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Project Manager: TS

### Building Sign Non-Illuminated

Monument Sign  
Location 7

**signcraft** USA  
identifying your way

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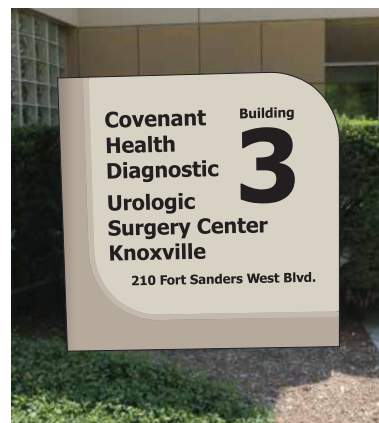
### Existing Signage

Scale: Not to Scale

Side A



Side B



### Graphic Rendering

Scale: Not to Scale

Side A



Side B



#### Proposed Signage - Front

Scale: 1/2" = 1'-0"

#### Location: 8 - Building Sign

3/8" thick Flat Cut Aluminum Logo. Painted PMS 294c (Blue) and PMS 201c (Red).  
Mechanically Fastened to wall using Studs and Silicone.  
Non-Corrosive Hardware.

Existing Sign to Remain as shown.  
No change required.



#### Existing Signage

Scale: Not to Scale

## Covenant Health West

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 8 - Campus.ai

C:\Covenant Health\Covenant Health  
West\Layouts\Campus

Project Manager: TS

### **Building Sign Non-Illuminated**

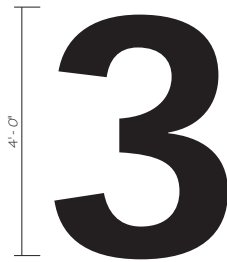
Building ID - Wall Mounted  
Location 8



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**Proposed Signage**

Scale: 1/2" = 1'-0"

**Location: 9 - Wall Mounted Building ID - Number**

**Existing Details:**

Wall Mounted Non-Illuminated, Fabricated Aluminum Logo and Building Number.

**Recommendation:**

Remove and Dispose of existing logo and number.  
New Non-Illuminated, Fabricated Number to be installed.  
Refer to Shop Drawing Wall Mounted Building ID.

Font: Tahoma Bold



**Existing Signage**

Scale: Not to Scale



**Graphic Rendering**

Scale: Not to Scale

**Covenant Health  
West**

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 9 - Campus.ai

C:\Covenant Health\Covenant Health  
West\Layouts\Campus

Project Manager: TS

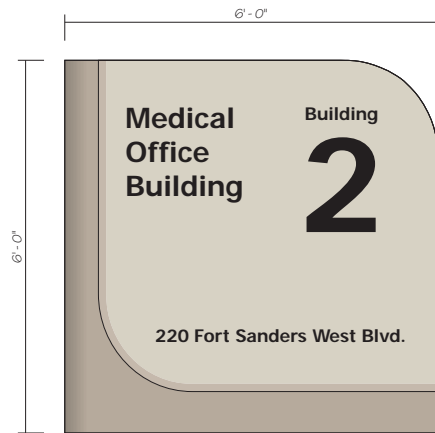
**Building Sign  
Non-Illuminated**

Building ID - Wall Mounted  
Location 9



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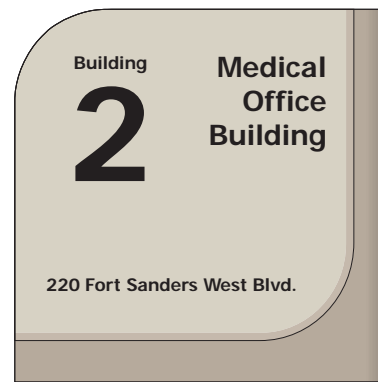
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**Proposed Signage**

Scale: 1/2" = 1'-0"

Side A



Side B

**Location: 12 - Building Monument Sign**

**Details**

Refurbish and Reface Sign to match color scheme in Proposed Master Sign Plan.

- 1) Existing Sign cabinet to be cleaned and painted Dark Khaki – PMS 7529C.
- 2) New .040 Aluminum Sign Face painted Light Khaki – PMS 7527C and Accent Line to match Medium Khaki – PMS 7528c. Vinyl graphics & Arrows: Matte black vinyl. Font: Tahoma Bold

**Covenant Health West**

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 12 - Campus.ai

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Project Manager: TS

**Building Sign Non-Illuminated**

Monument Sign  
Location 12



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**Existing Signage**

Scale: Not to Scale

Side A



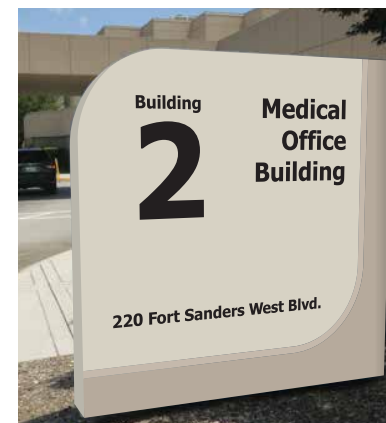
Side B



**Graphic Rendering**

Scale: Not to Scale

Side A



Side B



**Proposed Signage**

Scale: 1/2" = 1'-0"

**Location: 13 - Wall Mounted Building ID - Number**

**Existing Details:**

Wall Mounted Non-Illuminated, Fabricated Aluminum Logo and Building Number.

**Recommendation:**

Remove and Dispose of existing logo and number.  
New Non-Illuminated, Fabricated Number to be installed.  
Refer to Shop Drawing Wall Mounted Building ID.

Font: Tahoma Bold



**Existing Signage**

Scale: Not to Scale



**Graphic Rendering**

Scale: Not to Scale

**Covenant Health West**

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 13 - Campus.ai

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Project Manager: TS

**Building Sign  
Non-Illuminated**

Building ID - Wall Mounted  
Location 13



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**Existing Signage**

Scale: Not to Scale

Side A

### Location: 14 - Building Monument Sign

Existing Sign to Remain as shown.  
No change required.

## Covenant Health West

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 14 - Campus.ai

C:\Covenant Health\Covenant Health  
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Project Manager: TS

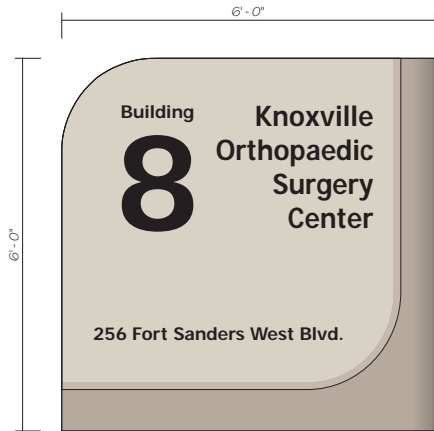
### Building Sign Non-Illuminated

Monument Sign  
Location 14



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p. 615-885-2900 | f. 615-885-2989

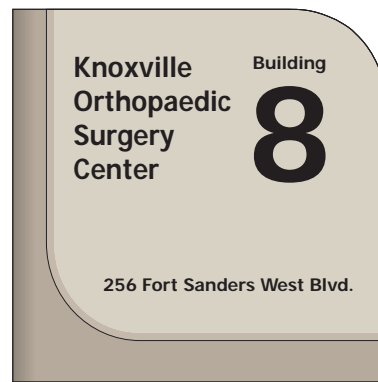
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### Proposed Signage

Scale: 1/2" = 1'-0"

Side A



Side B

### Location: 15 - Building Monument Sign

#### Details

Refurbish and Reface Sign to match color scheme in Proposed Master Sign Plan.

- 1) Existing Sign cabinet to be cleaned and painted Dark Khaki – PMS 7529C.
- 2) New .040 Aluminum Sign Face painted Light Khaki – PMS 7527C and Accent Line to match Medium Khaki – PMS 7528c. Vinyl graphics & Arrows: Matte black vinyl. Font: Tahoma Bold

## Covenant Health West

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 15 - Campus.ai

C:\Covenant Health\Covenant Health West\Layouts\Campus

Project Manager: TS

### Building Sign Non-Illuminated

Monument Sign  
Location 15



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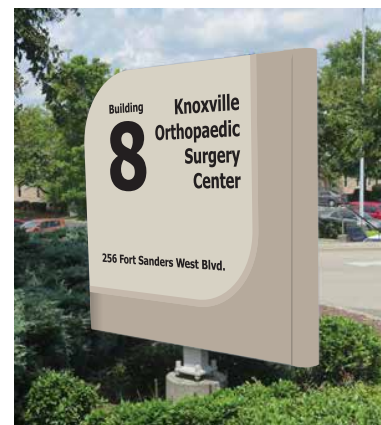
### Existing Signage

Scale: Not to Scale

Side A



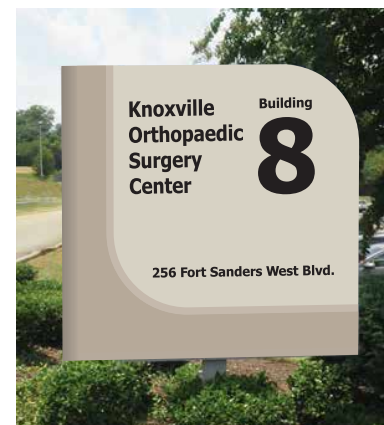
Side B



### Graphic Rendering

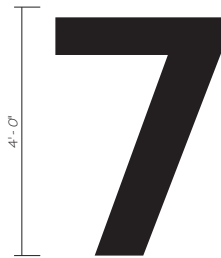
Scale: Not to Scale

Side A



Side B





**Proposed Signage**

Scale: 1/2" = 1'-0"

**Location: 16 - Wall Mounted Building ID - Number**

**Existing Details:**

Wall Mounted Non-Illuminated, Fabricated Aluminum Logo and Building Number.

**Recommendation:**

Remove and Dispose of existing logo and number.  
New Non-Illuminated, Fabricated Number to be installed.  
Refer to Shop Drawing Wall Mounted Building ID.

Font: Tahoma Bold



**Existing Signage**

Scale: Not to Scale



**Graphic Rendering**

Scale: Not to Scale

**Covenant Health  
West**

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 16 - Campus.ai

C:\Covenant Health\Covenant Health  
West\Layouts\Campus

Project Manager: TS

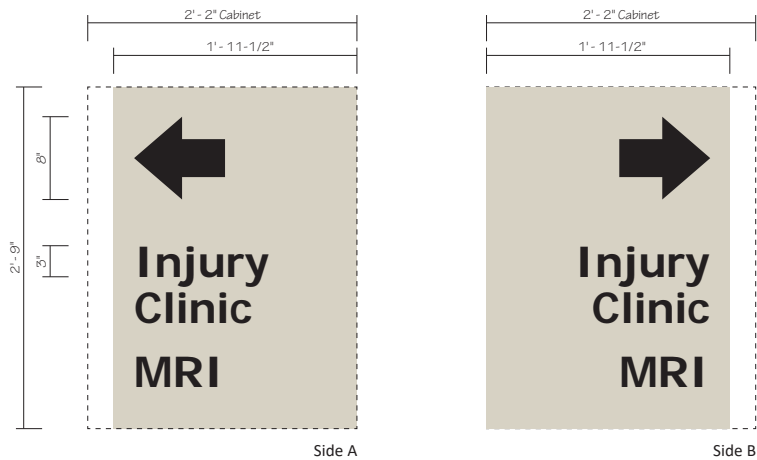
**Building Sign  
Non-Illuminated**

Building ID - Wall Mounted  
Location 16



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**Proposed Signage - Front**

Scale: 1" = 1'-0"

**Location: 17 - Post and Panel**

**Existing Details:**

Fabricated Aluminum Cabinet sign with custom post.  
Sign Face Size: 26" wide x 33" tall  
Mechanically Fastened. Mounted in ground.

**Recommendation:**

Existing Post to be cleaned and repainted to match:  
Dark Khaki - PMS 7529c.

Existing Cabinet to be cleaned and repainted to match:  
Light Khaki - PMS 7527c

New .080" Aluminum sign face for both sides painted to match:  
Light Khaki - PMS 7527c.  
Black - Vinyl and Graphics

Font: Tahoma Bold

**Covenant Health West**

Date: 3/29/23

Revised: 4/10/23

Designer: CTP

File Name: Loc 17 - Campus.ai

C:\Covenant Health\Covenant Health West\Layouts\Campus

Project Manager: TS

**Vehicular Directional Non-Illuminated**

Post and Panel Sign  
Location 17



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**Existing Signage**

Scale: Not to Scale



Side A

Side B

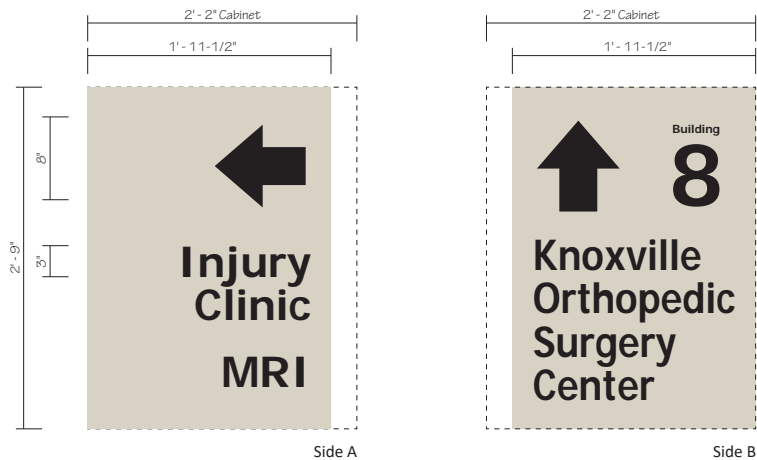


**Graphic Rendering**

Scale: Not to Scale



Side B



**Proposed Signage - Front**

Scale: 1" = 1'-0"

**Location: 18 - Post and Panel**

**Existing Details:**

Fabricated Aluminum Cabinet sign with custom post.  
Sign Face Size: 26" wide x 33" tall  
Mechanically Fastened. Mounted in ground.

**Recommendation:**

Existing Post to be cleaned and repainted to match:  
Dark Khaki - PMS 7529c.

Existing Cabinet to be cleaned and repainted to match:  
Light Khaki - PMS 7527c

New .080" Aluminum sign face for both sides painted to match:  
Light Khaki - PMS 7527c.  
Black - Vinyl and Graphics

Font: Tahoma Bold

**Covenant Health West**

Date: 3/29/23

Revised: 4/10/23

Designer: CTP

File Name: Loc 18 - Campus.ai

C:\Covenant Health\Covenant Health West\Layouts\Campus

Project Manager: TS

**Vehicular Directional Non-Illuminated**

Post and Panel Sign  
Location 18



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**Existing Signage**

Scale: Not to Scale



Side A

Side B



**Graphic Rendering**

Scale: Not to Scale



Side A

Side B



#### Existing Signage

Scale: Not to Scale

#### Location: 19 - Building Sign

##### Existing Details:

Fabricated, Non-Illuminated Building Letters.

3" +/- Deep

18" +/- Tall

Existing sign to remain as shown.

No change required.

## Covenant Health West

Date: 3/29/23

Revised:

Designer: CTP

File Name: Loc 19 - Campus.ai

C:\Covenant Health\Covenant Health  
West\Layouts\Campus

Project Manager: TS

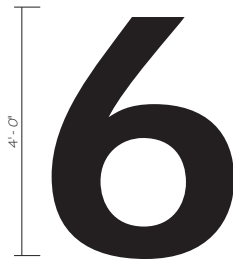
### Building Sign Non-Illuminated

Building ID - Wall Mounted  
Location 19



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**Proposed Signage**

Scale: 1/2" = 1'-0"

**Location: 20 - Wall Mounted Building ID - Number**

**Existing Details:**

Wall Mounted Non-Illuminated, Fabricated Aluminum Logo and Building Number.

**Recommendation:**

Remove and Dispose of existing logo and number.  
New Non-Illuminated, Fabricated Number to be installed.  
Refer to Shop Drawing Wall Mounted Building ID.

Font: Tahoma Bold



**Existing Signage**

Scale: Not to Scale



**Graphic Rendering**

Scale: Not to Scale

**Covenant Health  
West**

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 20 - Campus.ai

C:\Covenant Health\Covenant Health  
West\Layouts\Campus

Project Manager: TS

**Building Sign  
Non-Illuminated**

Building ID - Wall Mounted  
Location 20



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Side A



Side B

### Existing Signage

Scale: Not to Scale

### Location: 21 - Building Sign - Illuminated Monument

#### Existing Details:

Internally Illuminated.

White Cabinet: 90-1/4" wide x 45-1/2" tall, with Push Through Acrylic Logo elements.

Gray Cabinet: 69" wide x 42" tall x 12-3/4" deep, routed out Text with second surface Translucent white Acrylic.

Concrete Base: 98" x 17"

Existing Sign to Remain as shown.  
No change required.

## Covenant Health West

Date: 3/29/23

Revised:

Designer: CTP

File Name: Loc 21 - Campus.ai

C:\Covenant Health\Covenant Health West\Layouts\Campus

Project Manager: TS

### Building Sign Illuminated

Monument Sign  
Location 21



1301 Antioch Pike, Nashville, TN 37211  
p. 615-885-2900 | f. 615-885-2989

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**Proposed Signage - Front**

Scale: 1/2" = 1'-0"

**Total Sq Footage: 103.25**

**Location: 22 - Building ID**

Existing Sign to be Removed and Disposed of by others.

New sign - 3/8" thick Flat Cut Aluminum Logo. Painted PMS 294c (Blue) and PMS 201c (Red).  
Mechanically Fastened to wall using Studs and Silicone.  
Non-Corrosive Hardware.

Refer to Shop Drawing - Building ID for sign details.

**Covenant Health West**

**Date:** 3/29/23

**Revised:** 4/10/23

**Designer:** CTP

**File Name:** Loc 22 - Campus.ai

C:\Covenant Health\Covenant Health West\Layouts\Campus

**Project Manager:** TS

**Building Sign Non-Illuminated**

Building ID - Wall Mounted  
Location 22



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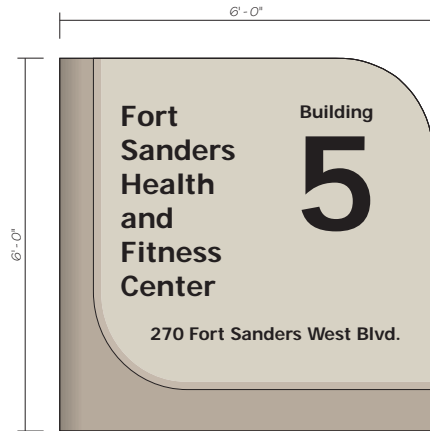
**Existing Signage**

Scale: Not to Scale



**Graphic Rendering**

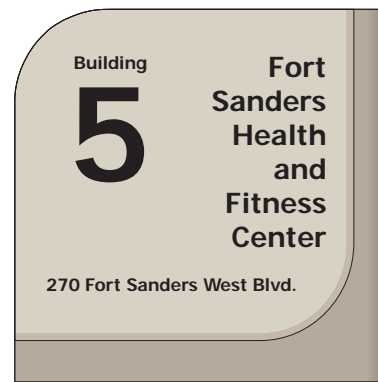
Scale: Not to Scale



**Proposed Signage**

Scale: 1/2" = 1'-0"

Side A



Side B

**Location: 23 - Building Monument Sign**

**Details**

Refurbish and Reface Sign to match color scheme in Proposed Master Sign Plan.

- 1) Existing Sign cabinet to be cleaned and painted Dark Khaki – PMS 7529C.
- 2) New .040 Aluminum Sign Face painted Light Khaki – PMS 7527C and Accent Line to match Medium Khaki – PMS 7528c. Vinyl graphics & Arrows: Matte black vinyl. Font: Tahoma Bold

**Covenant Health West**

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 23 - Campus.ai

C:\Covenant Health\Covenant Health West\Layouts\Campus

Project Manager: TS

**Building Sign Non-Illuminated**

Monument Sign  
Location 23



1301 Antioch Pike, Nashville, TN 37211  
p. 615-885-2900 | f. 615-885-2989

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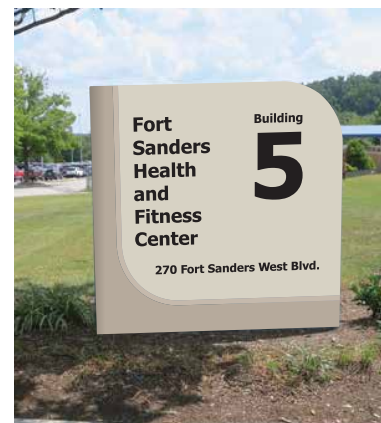
**Existing Signage**

Scale: Not to Scale

Side A



Side B



**Graphic Rendering**

Scale: Not to Scale

Side A



Side B



**Proposed Signage**

Scale: 1/2" = 1'-0"

**Location: 24 - Wall Mounted Building ID - Number**

**Existing Details:**

Wall Mounted Non-Illuminated, Fabricated Aluminum Logo and Building Number.

**Recommendation:**

Remove and Dispose of existing logo and number.  
New Non-Illuminated, Fabricated Number to be installed.  
Refer to Shop Drawing Wall Mounted Building ID.

Font: Tahoma Bold



**Existing Signage**

Scale: Not to Scale



**Graphic Rendering**

Scale: Not to Scale

**Covenant Health  
West**

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 24 - Campus.ai

C:\Covenant Health\Covenant Health  
West\Layouts\Campus

Project Manager: TS

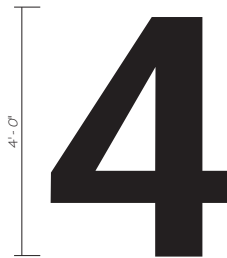
**Building Sign  
Non-Illuminated**

Building ID - Wall Mounted  
Location 24



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**Proposed Signage**

Scale: 1/2" = 1'-0"

**Location: 25 - Wall Mounted Building ID - Number**

**Existing Details:**

Wall Mounted Non-Illuminated, Fabricated Aluminum Logo and Building Number.

**Recommendation:**

Remove and Dispose of existing logo and number.  
New Non-Illuminated, Fabricated Number to be installed.  
Refer to Shop Drawing Wall Mounted Building ID.

Font: Tahoma Bold



**Existing Signage**

Scale: Not to Scale



**Graphic Rendering**

Scale: Not to Scale

**Covenant Health  
West**

Date: 3/29/23

Revised:

Designer: CTP

File Name: Loc 25 - Campus.ai

C:\Covenant Health\Covenant Health  
West\Layouts\Campus

Project Manager: TS

**Building Sign  
Non-Illuminated**

Building ID - Wall Mounted  
Location 25



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p. 615-885-2900 | f. 615-885-2989

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#### Existing Signage

Scale: Not to Scale

**Commercial Building # 4**  
**280 Fort Sanders West Blvd.**  
**Suite #117**

**Location: 26 - Tenant Building Sign**

#### Existing Details:

Fabricated, Illuminated Cabinet Sign  
Size: 2' Tall x 12' Wide

Existing sign to remain as shown.  
No change required.

## Covenant Health West

Date: 3/29/23

Revised:

Designer: CTP

File Name: Loc 26 - Campus.ai

F:\CUSTOMERS\Covenant  
Health\Covenant Health West\Layouts

Project Manager: TS

## Building Sign Illuminated

Cabinet Tenant Sign  
Location 26

**signcraft**<sup>USA</sup>  
*identifying your way*

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p. 615-885-2900 | f. 615-885-2989

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#### Existing Signage

Scale: Not to Scale

**Commercial Building # 4**  
**280 Fort Sanders West Blvd.**  
**Suite #118**

**Location: 27 - Tenant Building Sign**

#### Existing Details:

Fabricated, Illuminated Cabinet Sign  
Size: 2' Tall x 8' Wide

Existing sign to remain as shown.  
No change required.

## Covenant Health West

Date: 3/29/23

Revised:

Designer: CTP

File Name: Loc 27 - Campus.ai

F:\CUSTOMERS\C\Covenant Health\Covenant Health West\Layouts

Project Manager: TS

## Building Sign Illuminated

Cabinet Tenant Sign  
Location 27



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p. 615-885-2900 | f. 615-885-2989

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#### Existing Signage

Scale: Not to Scale

**Commercial Building # 4  
280 Fort Sanders West Blvd.  
Suite #122**

**Location: 28 - Tenant Building Sign**

#### **Existing Details:**

Fabricated, Illuminated Cabinet Sign  
Size: 2' Tall x 12' Wide

Existing sign to remain as shown.  
No change required.

## Covenant Health West

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 28 - Campus.ai

F:\CUSTOMERS\Covenant  
Health\Covenant Health West\Layouts

Project Manager: TS

## Building Sign Illuminated

Cabinet Tenant Sign  
Location 28

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p. 615-885-2900 | f. 615-885-2989

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#### Existing Signage

Scale: Not to Scale

#### Commercial Building # 4 280 Fort Sanders West Blvd.

#### Location: 29 - Tenant Building Sign

#### Existing Details:

Fabricated, Illuminated Cabinet Sign  
Size: 2' Tall x 12' Wide

Existing Sign to Remain as shown.  
No change required.

## Covenant Health West

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 29 - Campus.ai

F:\CUSTOMERS\Covenant  
Health\Covenant Health West\Layouts

Project Manager: TS

## Building Sign Illuminated

Cabinet Tenant Sign  
Location 29



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#### Existing Signage

Scale: Not to Scale

**Commercial Building # 4**  
**280 Fort Sanders West Blvd.**

#### Location: 30 - Tenant Building Sign

##### Existing Details:

Fabricated, Illuminated Cabinet Sign  
Size: 2' Tall x 12' Wide

Existing sign to remain as shown.  
No change required.

## Covenant Health West

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 30 - Campus.ai

F:\CUSTOMERS\Covenant  
Health\Covenant Health West\Layouts

Project Manager: TS

## Building Sign Illuminated

Cabinet Tenant Sign  
Location 30

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#### Existing Signage

Scale: Not to Scale

**Commercial Building # 4**  
**280 Fort Sanders West Blvd.**  
**Suite #112**

**Location: 31 - Tenant Building Sign**

#### **Existing Details:**

Fabricated, Illuminated Cabinet Sign  
Size: 2' Tall x 9' Wide

Existing sign to remain as shown.  
No change required.

## Covenant Health West

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 31 - Campus.ai

F:\CUSTOMERS\C\Covenant  
Health\Covenant Health West\Layouts

Project Manager: TS

## Building Sign Illuminated

Cabinet Tenant Sign  
Location 31



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#### Existing Signage

Scale: Not to Scale

**Commercial Building # 4**  
**280 Fort Sanders West Blvd.**  
**Suite #112**

**Location: 32 - Tenant Building Sign**

#### **Existing Details:**

Fabricated, Illuminated Cabinet Sign  
Size: 2' Tall x 8' Wide

Existing sign to remain as shown.  
No change required.

## Covenant Health West

Date: 3/29/23

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 32 - Campus.ai

F:\CUSTOMERS\C\Covenant Health\Covenant Health West\Layouts

Project Manager: TS

## Building Sign Illuminated

Cabinet Tenant Sign  
Location 32



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### Existing Signage

Scale: Not to Scale



**Patricia Neal Rehabilitation Hospital**  
**Encompass Health**  
**101 Fort Sanders West Blvd.**

**Location: 33 - Directional Sign - Non-Illuminated**

#### Existing Details:

Fabricated, Illuminated Cabinet Sign

Existing sign to remain as shown.

**No change required.**

## Covenant Health West

Date: 04/26/24

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 33 - Campus.ai

F:\CUSTOMERS\Covenant Health\Covenant Health West\Layouts

Project Manager: TS

### Directional Sign Non-Illuminated

Location 33

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### Existing Signage

Scale: Not to Scale

**Patricia Neal Rehabilitation Hospital  
Encompass Health  
101 Fort Sanders West Blvd.**

**Location: 34 - Building Sign - Illuminated**

#### Existing Details:

Fabricated, Illuminated Cabinet Sign

Existing sign to remain as shown.

**No change required.**

## Covenant Health West

Date: 04/26/24

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 34 - Campus.ai

F:\CUSTOMERS\Covenant  
Health\Covenant Health West\Layouts

Project Manager: TS

## Building Sign Illuminated

Location 34

**signcraft**<sup>USA</sup>  
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#### Existing Signage

Scale: Not to Scale

**Patricia Neal Rehabilitation Hospital  
Encompass Health  
101 Fort Sanders West Blvd.**

**Location: 35 - Building Sign - Illuminated**

#### Existing Details:

Fabricated, Illuminated Cabinet Sign

Existing sign to remain as shown.

**No change required.**

## Covenant Health West

Date: 04/26/24

Revised: \_\_\_\_\_

Designer: CTP

File Name: Loc 35 - Campus.ai

F:\CUSTOMERS\Covenant  
Health\Covenant Health West\Layouts

Project Manager: TS

## Building Sign Illuminated

Location 35



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# Development Request

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

**Carrie Rogers**

Applicant Name

Affiliation

**4/30/2024**

Date Filed

**6/13/2024**

Meeting Date (if applicable)

**6-D-24-SU**

File Number(s)

## CORRESPONDENCE

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

**Carrie Rogers Signcraft**

Name / Company

**1301 Antioch Pike Nashville TN 37211**

Address

**615-988-1916 / crogers@signcraftusa.com**

Phone / Email

## CURRENT PROPERTY INFO

**Covenant Health - Fortress Corporation**

Owner Name (if different)

**1420 Centerpoint Blvd Bldg C Knoxville TN 37932**

Owner Address

**865-531-5797**

Owner Phone / Email

**10130 KINGSTON PIKE / 0, 101, 244, 256, 260, 280 FORT SANDERS WEST BLVD**

Property Address

**131 L A 001 01,001 05,001 06 131LA001 08, 001 10, 001 11,131N**

Parcel ID

Part of Parcel (Y/N)?

**68.54 acres**

Tract Size

**First Knox Utility District**

Sewer Provider

**First Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South side of Kingston Pike, west side of Pellissippi Pkwy**

General Location

City

**Commission District 5**

**CA (General Business), OP (Office Park), PC (Planned Commercial), , AG (General Agricultural), PR (Planned Residential)**

**Public/Quasi Public Land, Office**

County

District

Zoning District

Existing Land Use

**Southwest County**

**MDR (Medium Density Residential), O (Office), ROW (Major Rights-of-Way), GC (General Commercial), HP**

**Urban Growth Area (Outside City Limits), P**

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input checked="" type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Master sign plan</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre)	Previous Rezoning Requests	
Additional Information _____		

## STAFF USE ONLY

### PLAT TYPE

- Staff Review     Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders     Variance Request  
 Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (Concept Plan)  
 Traffic Impact Study  
 COA Checklist (Hillside Protection)

Fee 1	Total
<b>\$1,150.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

- I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>Carrie Rogers</b> Please Print	<b>4/30/2024</b> Date
---------------------	--------------------------------------	--------------------------

Phone / Email		
Property Owner Signature	<b>Covenant Health - Fortress Corporation</b> Please Print	<b>4/30/2024</b> Date



# Development Request

**DEVELOPMENT**

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

**SUBDIVISION**

- Concept Plan
- Final Plat

**ZONING**

- Plan Amendment
  - SP  OYP
- Rezoning

Carrie Rogers

Applicant Name		Affiliation
4/29/2024	6/13/2024	<b>6-D-24-SU</b>
Date Filed	Meeting Date (if applicable)	

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

Applicant
  Property Owner
  Option Holder
  Project Surveyor
  Engineer
  Architect/Landscape Architect

Carrie Rogers		Signcraft	
Name		Company	
1301 Antioch Pike	Nashville	TN	37211
Address		City	State
615-988-1916	crogers@signcraftusa.com		
Phone	Email		

**CURRENT PROPERTY INFO**

Covenant Health - Fortress Corporation	1420 Centerpoint Blvd - Bldg. C	865-531-5797
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
100 Fort Sanders West Blvd.	131LA00101, 131LA00106, 131LA00111, 131LA00105, 131NC018,	
Property Address	Parcel ID	
	131LA00110, and 131LA00108	
Sewer Provider	Water Provider	Septic (Y/N)

**STAFF USE ONLY**

General Location		Tract Size
<input type="checkbox"/> City <input type="checkbox"/> County	District	Zoning District
		Existing Land Use
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

## DEVELOPMENT REQUEST

- Development Plan  
  Use on Review / Special Use  
  Hillside Protection COA  
 Residential  
  Non-Residential

Home Occupation (specify) \_\_\_\_\_

Other (specify) Master Sign Plan for Office Park

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Combine Parcels  
  Divide Parcel  
 Unit / Phase Number \_\_\_\_\_ Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

Zoning Change  
 Proposed Zoning \_\_\_\_\_

Plan Amendment Change  
 Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

Pending Plat File Number

## STAFF USE ONLY

### PLAT TYPE

- Staff Review  
  Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders    Variance Request

### ADDITIONAL REQUIREMENTS

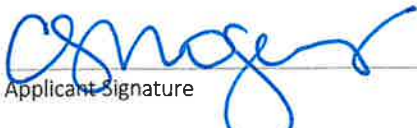
- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

**1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent**

  
 Applicant Signature

Carrie Rogers

4-26-24

Please Print

Date

615-988-1916

crogers@signcraftusa.com

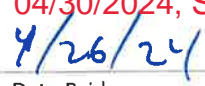
Phone Number

Email

04/30/2024, SG

  
 Property Owner Signature

  
 Please Print

  
 Date Paid



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

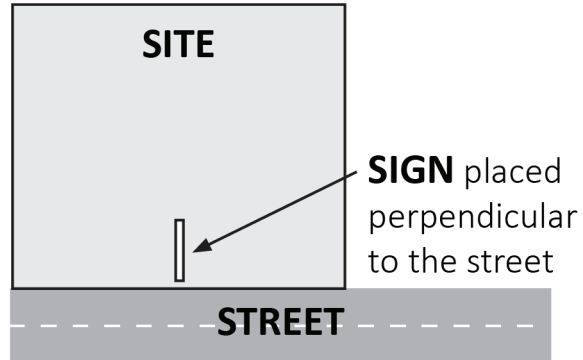
Please print or type in black ink:

NAME	ADDRESS	CITY	STATE	ZIP	OWNER / OPTION
Jennifer Steely	101 Fort Sanders West Blvd.	Knoxville	Tennessee	37922	Patricia Neal Rehabilitation Hospital/ Encompass Health

*Jennifer Steely 5/1/2024*



The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

## TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ 05/31/2024 \_\_\_\_\_ and \_\_\_\_\_ 06/14/2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Carrie Rogers

Date: 05/01/2024

File Number: 6-D-24-SU

- Sign posted by Staff
- Sign posted by Applicant