



SPECIAL USE REPORT

▶ **FILE #:** 9-B-24-SU

AGENDA ITEM #: 47

AGENDA DATE: 9/12/2024

▶ **APPLICANT:** HERSCHEL JACKSON

OWNER(S): West Town Mall, LLC

TAX ID NUMBER: 120 K A 00104

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 7600 KINGSTON PIKE

▶ **LOCATION:** South side of Kingston Pike, west side of Morrell Rd

▶ **APPX. SIZE OF TRACT:** 44.97 acres

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via Morrell Rd, a minor arterial with varying pavement width of 68 ft and 80 ft within a varying right-of-way width of 88 ft to 100 ft, and via Kingston Pike, a major arterial with a pavement width of 125 ft within a 215 ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Fourth Creek

▶ **ZONING:** C-R-2 (Regional Commercial)

▶ **EXISTING LAND USE:** Commercial

▶ **PROPOSED USE:** Amendment to the master sign plan for West Town Mall (4-B-18-UR)

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Commercial, office - C-H-2 (Highway Commercial)

South: Commercial - C-R-2 (Regional Commercial)

East: Commercial - C-H-2 (Highway Commercial)

West: Commercial - C-R-2 (Regional Commercial)

NEIGHBORHOOD CONTEXT: This site is in the northeast corner of the West Town Mall property, at the intersection of Kingston Pike and Morrell Road.

STAFF RECOMMENDATION:

▶ **Approve the request to modify the West Town Mall master sign plan (4-B-18-UR) to allow one additional project directional sign as proposed in the attached plan, subject to 3 conditions.**

1) Meeting the requirements of the City of Knoxville Zoning Ordinance, including but not limited to Article 13 (Signs).

2) The project directional sign must not exceed six feet in height and a maximum surface area of 36 square

feet per Article 13.7.F.

3) If the existing pedestrian connection to the public sidewalk is removed, a paved sidewalk connection must be maintained from the site to the public sidewalk in the general area of the northeast corner of the West Town Mall site.

With the conditions noted above, this request meets the criteria for approval of a special use for a master sign plan in the C-R-2 zoning district and modifications to previously approved planned districts per Article 1.4.G.

COMMENTS:

This proposal is for a new project directional sign to identify West Town Mall. The sign will face the intersection of Kingston Pike and Morrell Road. The channel letters will be illuminated.

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 One Year Plan and West City Sector Plan designation for this site are MU-RC (Mixed Use Regional Center), which recommends a high-intensity mix of residential, office, and commercial uses in areas served by sidewalks and transit.

B. The proposed sign is moderate in scale and identifies the site which has visitors that may not be familiar with the area.

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

A. With the recommended conditions, the proposed sign meets the standards for a project directional sign, which must be approved as part of a master sign plan. This request amends the previously approved master sign plan for West Town Mall (4-B-18-UR).

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 sign is of modest size, with a maximum height of 6 ft and surface area of 36 ft.

B. The sign will be located approximately 60 ft from the sidewalk along Kingston Pike.

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 sign will be located near the northeast edge of the West Town Mall parking lot.

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

A. No additional traffic will be generated.

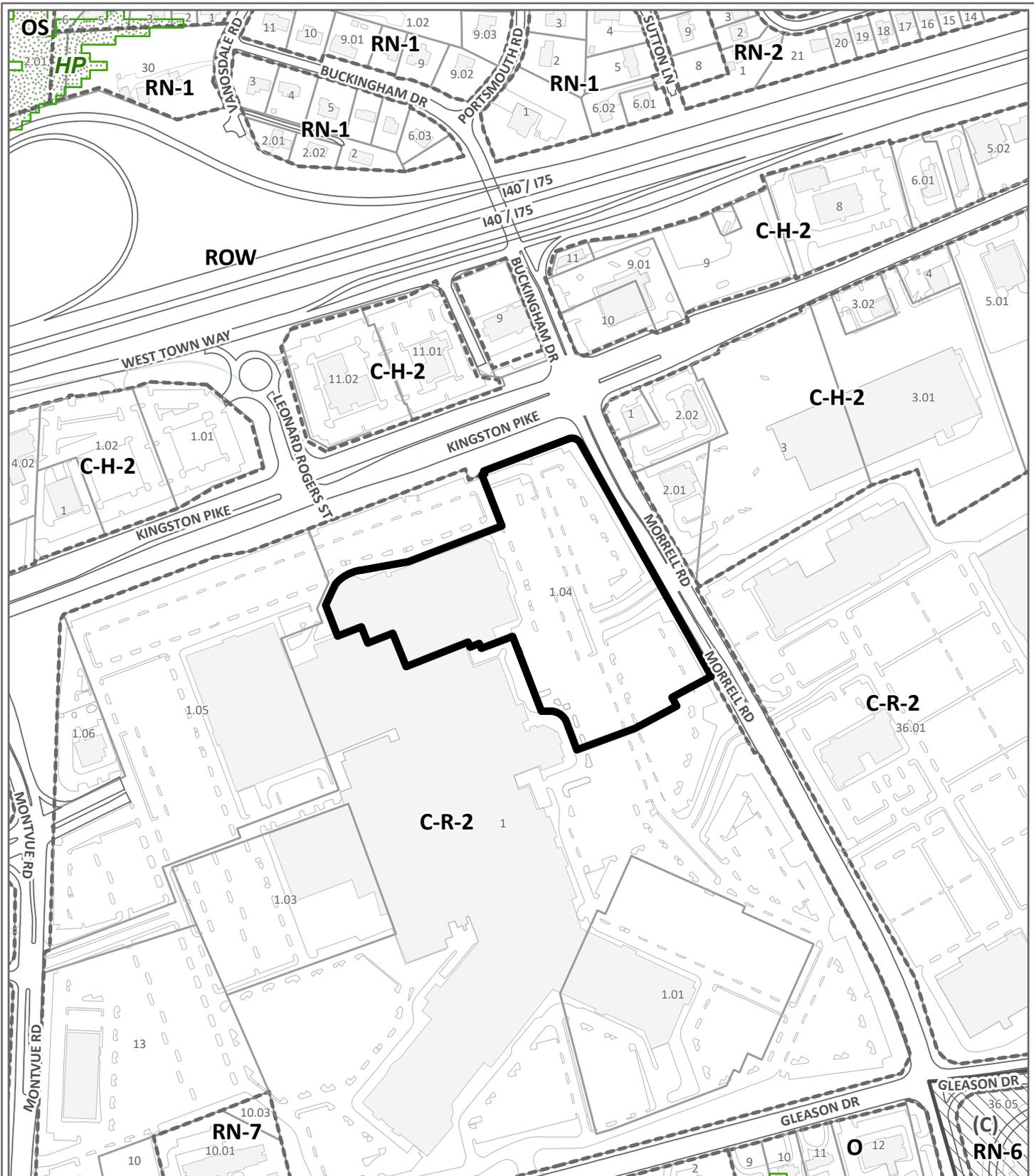
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

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 City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



SPECIAL USE

9-B-24-SU

Petitioner: Herschel Jackson



Amendment to the master sign plan for West Town Mall (4-B-18-UR) in C-R-2 (Regional Commercial)

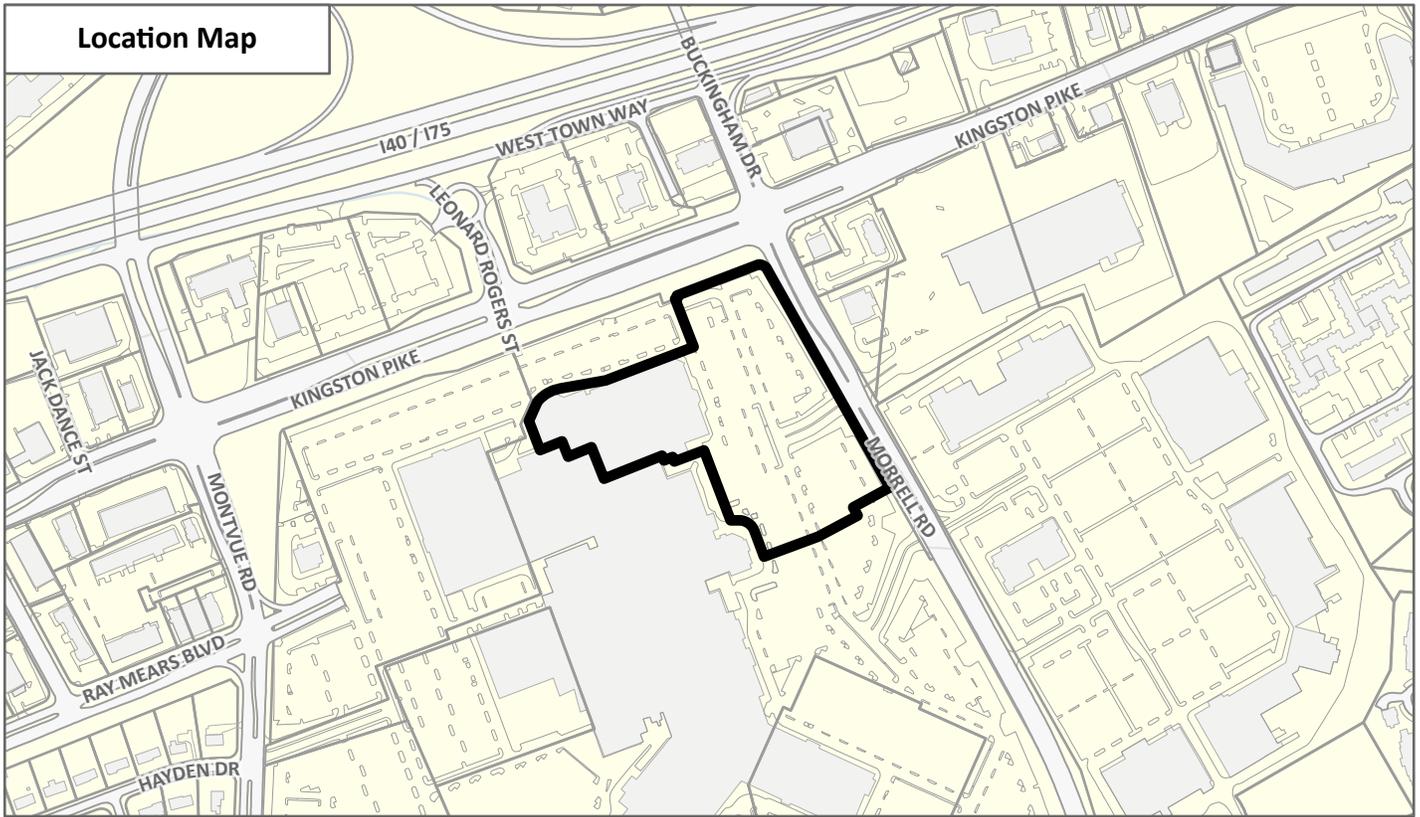
Map No: 120
Jurisdiction: City

Original Print Date: 8/8/2024
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Exhibit A. Contextual Images

Location Map



Aerial Map

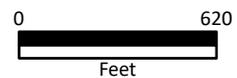


CONTEXTUAL MAPS 1

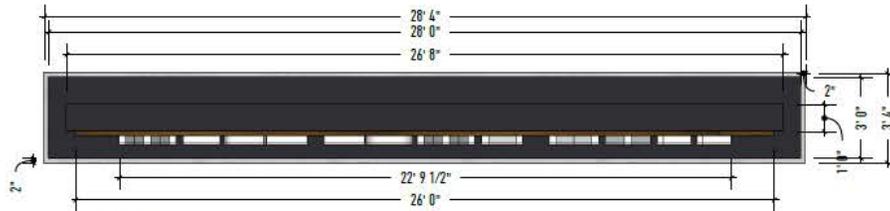
9-B-24-SU



Case boundary



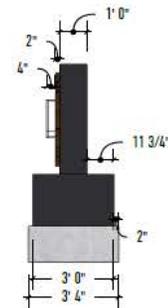
J:\000\Library\West Town Mall\2023\01\CAD\Sign Drawings\Sign Drawings - West Town Mall - Monument Sign



01 Top View
Scale: 1/4" = 1'-0"



02 Front View
Scale: 1/4" = 1'-0"



03 Right View
Scale: 1/4" = 1'-0"

Electrical Required



INTEGRATED SIGN & GRAPHIC, INC.
5801 Kingpost Court
Lexington, KY 40509
Toll Free 800.755.7956
Office 859.263.2800
Online integratedsign.com

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Property Owner
Simon Property Group

Name of Project
West Town Mall

Project Address
**7600 Kingston Pike,
Knoxville, TN 37919**

ISG Project Number
023194

Drawn By MS	Sheetly 1
-----------------------	---------------------

Original Drawing Date
05.08.24

Issued Revisions

-
-
-
-
-
-

Drawing Title
**Main ID Monument
Dimensions**

9-B-24-SU
7/17/2024

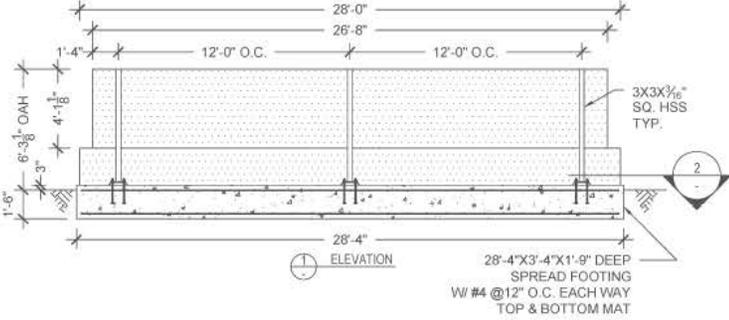


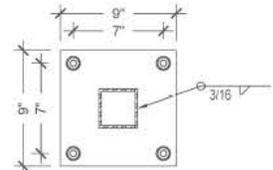
**SULLAWAY
ENGINEERING**

12396 WORLD TRADE DRIVE, SUITE 312
SAN DIEGO, CA 92128
PROJECTMANAGER@SULLAWAYENG.COM
PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: WEST TOWN MALL, 7600 KINGSTON PIKE, KNOXVILLE, TN
PROJECT #: 45633
CLIENT: INTEGRATED SIGN & GRAPHIC

DATE: 05/08/2024
ENGINEER: HL
LAST REVISED:





9"X9"X 3/8" STEEL PLATE
W/ (4) 1/2" Ø THREADED ANCHOR RODS
MIN. EMBED. = 12" INTO CONCRETE
W/ NUT/WASHER/NUT @ EMBED. END
② BASE PLATE, TYP.

GENERAL NOTES

1. DESIGN CODE: IBC 2018
2. DESIGN LOADS: ASCE 7-16
3. WIND VELOCITY 105 MPH EXPOSURE C
4. CONCRETE 2500 PSI MINIMUM
5. SQ. HSS STEEL ASTM A500 GR. B, F_y = 46 KSI MIN.
6. PLATE STEEL ASTM A36
7. WELDING STRENGTH, F_{exx} = 70 KSI MIN.
8. THREADED ANCHOR ROD STEEL ASTM F1554 GR. 36 F_u = 58 KSI MIN.
9. STEEL REINFORCEMENT IN CONCRETE ASTM A615 GR 60
10. PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE WHEN CAST AGAINST SOIL
11. VERTICAL SOIL BEARING PER IBC CLASS 4 (2000 PSF)
12. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
13. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION



J:\Drawing\Energy\West Town Mall\2024\05\08\Sign Drawings\04\2300 Footings - West Town Mall - Mainframe.dwg



INTEGRATED SIGN & GRAPHIC, INC.
5801 Kingpost Court
Lexington, KY 40509
Toll Free 800.755.7956
Office 859.263.2800
Online integratedsign.com

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Property Owner
Simon Property Group

Name of Project
West Town Mall

Project Address
**7600 Kingston Pike,
Knoxville, TN 37919**

ISS Project Number
023194

Drawn By MS	Quantity 1
-----------------------	----------------------

Original Drawing Date
05.08.24

Issued Revisions

Drawing Title
Engineering

Page 6

9-B-24-SU
7/17/2024



L12V60UNV-R

12 Volt 60 Watt Class 2 LED Driver

- Universal input voltage 120 – 277 Vac
- Damp and Dry Location Rated
- Class 2 Output



Performance	
Input Voltage	120 ~ 277 Vac
Input Current Max	1.2A @ 120Vac 0.7 @ 277Vac
Input Power Max	72W
Input Frequency	50 - 60 (Hz)
Efficiency	> 85 % @ 120Vac > 87 % @ 277Vac
Output Voltage	12V
Output Current	5.0A
Output Power	60W
Line Regulation	±5 %
Load Regulation	±5 %
Output Voltage Ripple	< 1000mVp-p
Output Current Ripple	< 500mA p-p
Inrush Current	120V: 40A / 160uS
Peak / >50% Duration	277V: 105A / 160uS

Physical	
Length	5.50 in (140 mm)
Width	1.70 in (43.2 mm)
Height	1.18 in (30.0 mm)
Mounting Length	5.24 in (133.0 mm)
Weight (lbs)	0.8
Lead Lengths	
Blk, Wht	12.5 in (317.5mm)
Red(+), Black(-)	12.5 in (317.5mm)

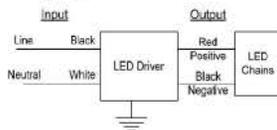
Environmental	
EMI and RFI	Meets FCC part 15 (Class A) Non-Consumer Limits
Operating Temperature	-40°C to 55°C (-40°F to 131°F)
Storage Temperature	-40°C to 85°C (-40°F to 185°F)
tc	85°C max for warranty 90°C max for UL
Protection Rating	UL Dry & Damp
Transient Protection	IEEE C62.41 2.5kV

Protection
Over Voltage, Under Voltage, Short Circuit, Over Temp

Safety:
UL 8750
UL Class P

Ordering Information		
Order Number	Description	Qty/Carton
L12V60UNV-R0001	12V 5.0A	10

Wiring Diagram:



Application and operation performance specification information subject to change without notification.

www.universaldouglas.com
September 8, 2022

Page 1 of 3

Universal Lighting Technologies



LED Module – ECO4

Applications:

ZLight ECO4 white LED modules are designed for channel letters and sign cabinets with a 2 to 10 inch can depth. With revolutionary high efficacy LEDs, you can achieve tremendously money-saving advantages over traditional neon and fluorescent tubes. The optimum lens covering LEDs create an impressively even light coverage of the letter and sign face.

Features

LEDs:

L70 Rating 50,000 hours

System:

Input Voltage: 12 VDC
2 modules per foot
100 modules per bag, 20 bags per carton
Peel-N-Stick and mechanical fastening. Waterproof, IP65
Voltage Drop Prevention (VDP) Technology
UL and cUL Recognized/SAM Listed
Working Temperature: -13°F – 140°F
Warranty: 7 Years

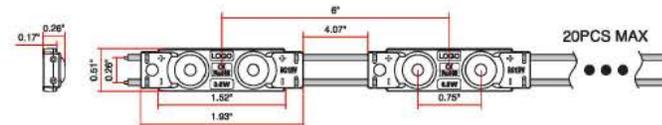


Superior Efficacy: 165 LM/W

Detail Specifications

Model	Voltage (VDC)	Power (W)	# of LEDs	Module / FT	Color	Brightness		View Angle	Qty per 60W P.S.
						lm/module	lm/ft		
Z-ECO4-W	12	0.6	2	2	White (7,100K)	99	198	160°	100
Z-ECO4-40K	12	0.6	2	2	White (4,000K)	99	198	160°	100
Z-ECO4-50K	12	0.6	2	2	White (5,000K)	99	198	160°	100
Z-ECO4-10K	12	0.6	2	2	White (10,000K)	99	198	160°	100

Distance from Face	2"	2.5"	3"	4"	5"	6" – 10"
Spacing Row to Row	4"	5"	6"	8"	8"	9"
Module Spacing	3.5"	4"	5"	6"	6"	6"



Zlight Technology LLC
325 Funston St. Elmwood, LA 70123
www.zlighttech.com

Phone: 504-322-4516
Fax: 504-836-0008
Updated: 10/28/2022

9-B-24-SU
7/17/2024



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Property Owner

Simon Property Group

Name of Project

West Town Mall

Project Address

7600 Kingston Pike,
Knoxville, TN 37919

ISG Project Number:
923194

Drawn By
MS

Quantity
1

Original Drawing Date

05.08.24

Issued Revisions

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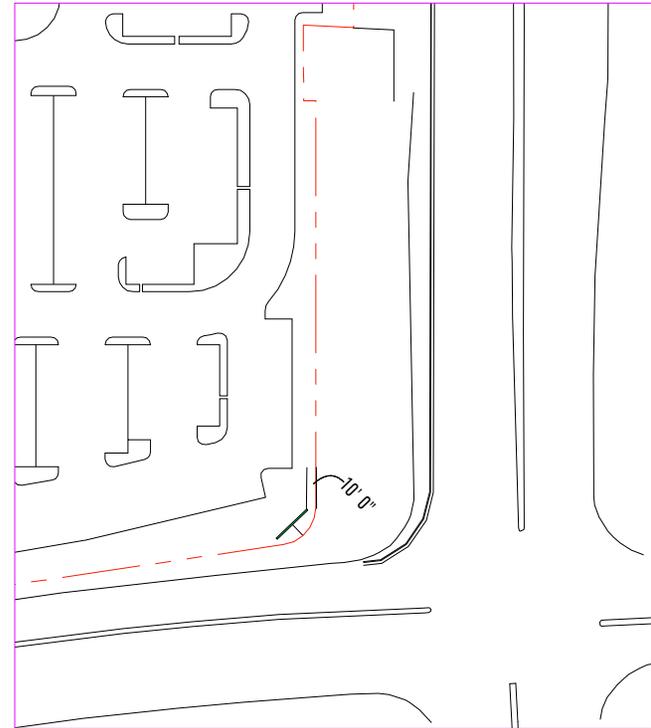
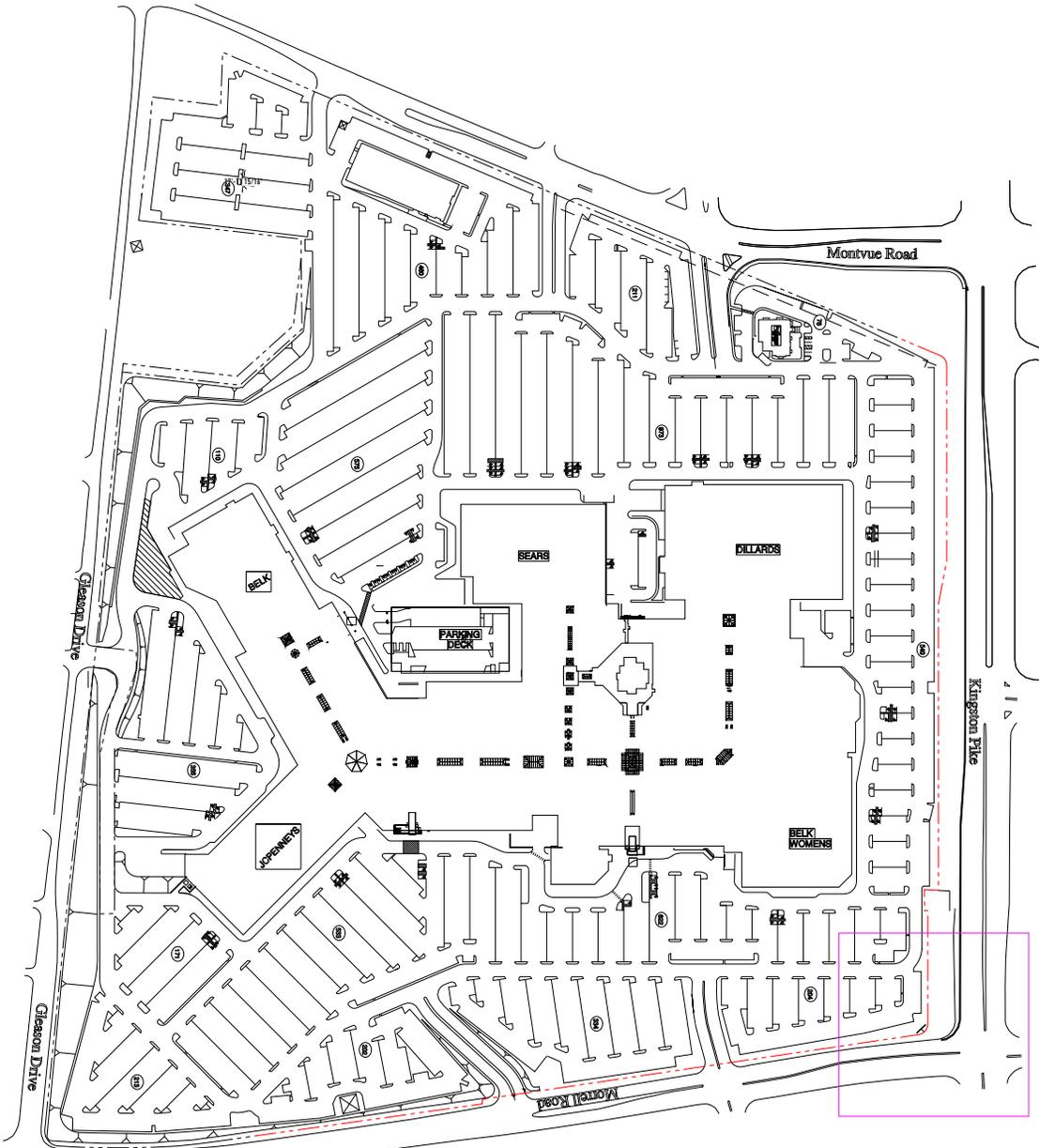
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Drawing Title

LED and Driver
Information

Page 7



9-B-24-SU
Revised: 8/22/2024



West Town Mall

00000

Qty - 1

Monument Sign

08/21/24

01



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

Herschel Jackson

Applicant Name

Affiliation

7/17/2024

Date Filed

9/12/2024

Meeting Date (if applicable)

9-B-24-SU

File Number(s)

CORRESPONDENCE

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

Herschel Jackson

Name / Company

5801 Kingpost Ct Lexington KY 40509

Address

859-263-2800 / hjackson@integratedsign.com

Phone / Email

CURRENT PROPERTY INFO

West Town Mall, LLC

Owner Name (if different)

7600 Kingston Pike Knoxville TN 37919

Owner Address

865-693-4731

Owner Phone / Email

7600 KINGSTON PIKE

Property Address

120 K A 00104

Parcel ID

Part of Parcel (Y/N)?

44.97 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

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 checked="" type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Amendment to the master sign plan for West Town Mall (4-B-18-UR)	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
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
\$1,150.00	
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	Herschel Jackson Please Print	7/17/2024 Date
---------------------	---	--------------------------

Phone / Email		
Property Owner Signature	West Town Mall, LLC Please Print	7/17/2024 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
 - PA
- Rezoning

Herschel Jackson

Applicant Name

Affiliation

7/9/2024

September 12, 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

9-B-24-SU

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

Herschel Jackson

Integrated Sign & Graphic, Inc.

Name

Company

5801 Kingpost Ct.

Lexington

KY

40509

Address

City

State

ZIP

859-263-2800

hjackson@integratedsign.com

Phone

Email

CURRENT PROPERTY INFO

West Town Mall, LLC

7600 Kingston Pk., Knoxville, TN 37919

865.693.4731

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7600 Kingston Pk., Knoxville, TN 37919

120KA00104

Property Address

Parcel ID

Knoxville Utilities Board

Knoxville Utilities Board

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type
CITY COUNTY

Growth Policy Plan Designation

April 2024

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Amendment to Master Sign Plan for West Town Mall (4-B-18-UR)

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change _____
 Proposed Zoning

Plan Amendment Change _____
 Proposed Plan Designation(s)

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

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
1210	\$1,150.00	
Fee 2		\$1,150.00
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

Herschel Jackson
Applicant Signature

Herschel Jackson

7/9/2024

Please Print

Date

859-263-2800

hjackson@integratedsign.com

Phone Number

Email

M. Martin
Property Owner Signature

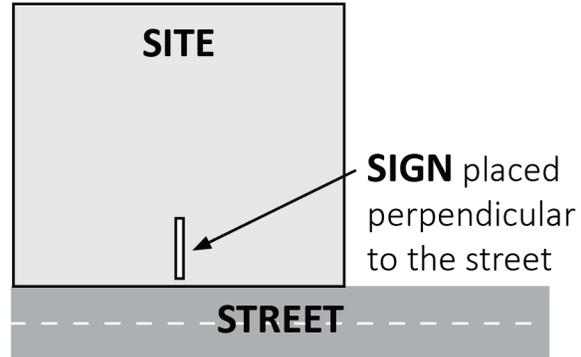
MIMARTIN@SIMON.COM

07/17/2024, SG

Please Print

Date Paid

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:

_____ 08/30/2024 _____ and _____ 09/13/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Herschel Jackson

Date: 07/17/2024

File Number: 9-B-24-SU

- Sign posted by Staff
- Sign posted by Applicant