

CASE SUMMARY

APPLICATION TYPE: TTCD

SIGN PERMIT



File Number: 4-A-25-TOS Related File Number:
Application Filed: 2/10/2025 Date of Revision:
Applicant: KAYLAND SHECKLES SIGNCO INC

PROPERTY INFORMATION

General Location: East side of Valley Vista Rd, southeast of Hardin Valley Rd
Other Parcel Info.:
Tax ID Number: 103 11911 Jurisdiction: County
Size of Tract: 4.7 acres
Accessibility: Access is off of Valley Vista Road, a minor collector street with a pavement width of 38 ft within a 68-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Commercial
Surrounding Land Use:
Proposed Use: N/A Density:
Planning Sector: Northwest County Plan Designation: TCMU (Town Center Mixed-use), HP (Hillside Protection Ar
Growth Policy Plan:
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2214 Valley Vista Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), TO (Technology Overlay)
Former Zoning:
Requested Zoning: N/A
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Kelsey Bousquet

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends approval of a Certificate of Appropriateness for a Sign Permit for the proposed building signs with the following condition:

1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.

Comments: This is a request to replace two existing building signs for an indoor storage facility. The proposed signs are for Extra Space Storage.

PURSUANT TO ARTICLE V, SECTION 4 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE DECISION OF THE TTCDA TO APPROVE A SIGN MUST BE BASED ON THE FOLLOWING CRITERIA:

A. CONFORMITY OF THE SIGN PROPOSAL WITH THE DESIGN GUIDELINES.

1. The existing 'Valley Storage' signs on the west and north sides of the building would be removed and replaced with two new identical building signs. The existing address sign on the west side of the building would be retained.

2. The proposed signage includes the company name 'Extra Space Storage' in individual channel lettering. The lettering would be directly mounted onto the building façade via an aluminum raceway painted gray to match the building.

3. The sign faces are acrylic with matte finishes and are illuminated with LED lighting. The 'Extra Space' sign face would be green, and 'Storage' would be white.

4. The area of each sign is 33.46 sq ft, totaling 66.92 sq ft. There is an existing 4.9 sq ft address sign on the west side of the building that will not be removed. The total signage area for the proposed and existing address signage is 71.82 sq ft. This is within the 100 sq ft maximum area allowed based on the building's linear frontage.

B. RELATIONSHIP OF THE PROPOSED SIGNAGE TO SIGNAGE ON NEARBY PROPERTIES, IN TERMS OF SIZE, LOCATION, MATERIALS, AND COLOR

1. The proposed signs are in proportion with signs in the vicinity.

Action: Approved with Conditions

Meeting Date: 4/7/2025

Details of Action: Approval of a Certificate of Appropriateness for a Sign Permit for the proposed building signs with the following condition:

1) Meeting all relevant requirements of the Knox County Zoning Ordinance, as appropriate.

Summary of Action:

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance:

