

FARRAGUT BOARD OF ZONING APPEALS AGENDA

Farragut Town Hall
Wednesday, October 24, 2018
7:00 p.m.

1. Approval of Minutes for the July 25, 2018 meeting
2. Election of Officers
3. Public hearing on a request for a variance from the Town's Sign Ordinance and the Farragut Zoning Ordinance to permit a second "pre-menu" board sign for a Starbucks drive-thru located at 101 S. Campbell Station Road (Farragut Gateway Development), 2.217 Acres, Zoned C-1 and located in the Mixed-Use Town Center planning area (Valley Signs and Surveys, LLC, Applicant)
4. Public hearing on a request for a variance from the Town's Sign Ordinance to permit a "thank you / exit only" sign for a Starbucks drive-thru located at 101 S. Campbell Station Road (Farragut Gateway Development), 2.217 Acres, Zoned C-1 and located in the Mixed-Use Town Center planning area (Valley Signs and Surveys, LLC, Applicant)
5. Public hearing on a request for a variance from the Town's Sign Ordinance to permit a Starbucks "drive-thru directional" sign in the parking lot serving their facility located at 101 S. Campbell Station Road (Farragut Gateway Development), 2.217 Acres, Zoned C-1 and located in the Mixed-Use Town Center planning area (Valley Signs and Surveys, LLC, Applicant)
6. Public hearing on a request for a variance from the Town's Sign Ordinance to permit a second Starbucks "drive-thru directional" sign in the parking lot serving their facility located at 101 S. Campbell Station Road (Farragut Gateway Development), 2.217 Acres, Zoned C-1 and located in the Mixed-Use Town Center planning area (Valley Signs and Surveys, LLC, Applicant)

It is the policy of the Town of Farragut not to discriminate on the basis of race, color, national origin, age, sex, or disability pursuant to Title VI of the Civil Rights Act of 1964, Public Law 93-112 and 101-336 in its hiring, employment practices and programs. To request accommodations due to disabilities, please call 865966-7057 in advance of the meeting.

**MINUTES
FARRAGUT BOARD OF ZONING APPEALS**

July 25, 2018

Present: Keith Alley, Ron Williams, Jennifer Collins, and Scott Meyer
Absent: Michael Wilson
Staff: Bart Hose, Assistant Community Development Director

Item 1. Approval of Minutes for the June 27, 2018 meeting

A motion was made by Collins to approve the minutes. The motion was seconded by Meyer and the motion passed 4-0.

Ayes: Alley, Williams, Collins, and Meyer
Nays: None
Absent: Wilson
Abstaining: None

Item 2. Public hearing on a request for a special exception to determine the number of required parking spaces for a mini-warehouse development proposed at 11775 Snyder Road, 6 Acres, Zoned C-2 (Knoxville-Farragut Storage, LLC, Applicant)

The staff noted that the applicants were seeking approval of their parking plan for a proposed mini-warehouse (self-storage) facility located on Snyder Road at the former US Golf site. Staff explained that under the Town's zoning ordinance and parking standards, (Chapter 4, Section XX, Subsection A.3.) the Board of Zoning Appeals (BZA) is empowered to determine the number of required parking spaces for uses not specifically listed in the standards. Staff then noted that the request involved two parts. The first involved the number of required vehicular parking spaces and the second pertained to the number of required bicycle parking spaces. With respect to the vehicular parking, staff noted that the applicants were proposing a total of six spaces (2 standard spaces, 3 parallel spaces, and 1 handicap space). Staff explained that the allocation was based on the applicant's experience with parking needs at other locations with similar projects. Staff supported the proposed number of vehicular parking spaces. Staff then addressed the applicants request regarding bicycle parking requirements. Staff noted that the ordinance required one space for every 5000 square feet of gross floor area, or 17 spaces for the development. Staff explained that the language in the zoning ordinance that allowed the BZA to determine the number of vehicular parking spaces for unspecified uses did not appear in the bicycle parking portion of the standards. The bicycle parking standard was listed as a flat one (1) space per 5000 square feet of gross floor area for all non-single-family or two-family residential buildings. Staff noted that, based on the language in the

FBZA Minutes
July 25, 2018
Page 2

ordinance, there didn't appear to be any authority or grounds for the BZA to grant the requested relief from the bicycle parking standards. The staff suggested that the applicant could pursue a text amendment to address the issue legislatively.

A representative for the applicant was present to explain the request and answer any questions. He noted that developers had based the vehicular parking on similar facilities. He also noted that they had looked at the City of Knoxville's parking standards for the proposed use and were providing one more space than what would be required under those standards. During the discussion an issue arose regarding the number of applications submitted for review. Staff noted that there had been two separate applications submitted, one pertaining to the vehicular parking and a second for the bicycle parking issue. Staff explained that they had been administratively combined into a single agenda item dealing with parking. The Chairman noted that he did not think it was appropriate for the requests to have been combined. He felt that they should have been presented as two separate agenda items. The membership agreed that the two applications should have been listed separately and decided that they should only consider the vehicular parking issue, leaving the bicycle parking question to a subsequent meeting if needed. The Board also directed staff to list applications separately on future agendas. Williams then made a motion to approve the request for 6 vehicular parking spaces based on the proposed use, its square footage, and the current site drawings (plan). Meyer seconded the motion which passed 4-0.

Ayes:	Alley, Collins, Williams, and Meyer
Nays:	None
Absent:	Wilson
Abstaining:	None

The meeting adjourned at 7:40 p.m.

Scott Meyer, Secretary _____

FARRAGUT BOARD OF ZONING APPEALS

October 24, 2018 Meeting - Staff Recommendations

3. **Public hearing on a request for a variance from the Town's Sign Ordinance and the Farragut Zoning Ordinance to permit a second "pre-menu" board sign for a Starbucks drive-thru located at 101 S. Campbell Station Road (Farragut Gateway Development), 2.217 Acres, Zoned C-1 and located in the Mixed-Use Town Center planning area (Valley Signs and Surveys, LLC, Applicant)**

The applicant's request will be formally reviewed by the Visual Resources Review Board (VRRB) at their meeting on October 23, 2018 as part of the review of a sign package submittal related to the Farragut Gateway project that is under construction at the southwest intersection of S. Campbell Station Road and Kingston Pike.

Though some time ago staff made the applicant aware that this would not comply, one of the signs that will be requested is a roughly 12 square foot pre-menu board sign associated with the drive-through for the Starbucks. Since, as noted below, this sign is neither provided for in the Zoning Ordinance or the Sign Ordinance, the VRRB would have no option other than denying the sign. Knowing that this denial is the likely VRRB action, the applicant filed a variance request for the Board of Zoning Appeals to permit the pre-menu board (**Exhibit A**).

As this property is situated within the Mixed-Use Town Center (MUTC) portion of the Town, additional sign related requirements (which govern entirely the requirements for a menu board) are provided for in the Zoning Ordinance (**Exhibit B**). Because the MUTC is targeted toward a less automobile intensive plan of development, where a drive-through is permitted, such drive-through is limited to one lane and one menu board sign and is to be screened so that it is not visible from any abutting public rights of ways. Though a menu board sign can be up to 36 square feet (only 30 square feet is permitted outside of the MUTC) it is limited to one freestanding structure to lessen the visual prominence of the drive-through. Consequently, in addition to not being permitted, the inclusion of a second menu board sign is counter to the objectives of the MUTC.

Staff recommends denial of the variance request because the extra sign is not a provided for and the applicant has no hardship or loss of use since the applicant was permitted, at the September VRRB meeting, a 36 square foot menu board sign. If desired, the applicant may wish to pursue an amendment to the text of the Zoning Ordinance to have the adopted language revisited. The Board of Zoning Appeals, however, does not have the authority to approve a sign that is not provided for.

4. Public hearing on a request for a variance from the Town's Sign Ordinance to permit a "thank you / exit only" sign for a Starbucks drive-thru located at 101 S. Campbell Station Road (Farragut Gateway Development), 2.217 Acres, Zoned C-1 and located in the Mixed-Use Town Center planning area (Valley Signs and Surveys, LLC, Applicant)

The applicant's request for this agenda item will be initially reviewed by the Visual Resources Review Board (VRRB) at their meeting on October 23, 2018 as part of the review of a sign package submittal related to the Farragut Gateway project that is under construction at the southwest intersection of S. Campbell Station Road and Kingston Pike.

Though some time ago staff made the applicant aware that this would not comply, one of the signs that will be requested is a "thank you/exit only" sign. Since, as described below, this sign is neither provided for in the Zoning Ordinance or the Sign Ordinance, the VRRB would have no option other than denying the sign. Knowing that this denial is the likely VRRB action, the applicant filed a variance request for the Board of Zoning Appeals to permit the "thank you/exit only" sign (**Exhibit C**).

As noted in the previous agenda item, this property is located within the MUTC which includes some additional signage provisions in the Zoning Ordinance. However, in the case of directional parking signs and all other signs that are not specifically addressed in the Zoning Ordinance, the regulations defer to the Farragut Sign Ordinance (**Exhibit D**). In accordance with Section 109-11 (4) d. of the Sign Ordinance (**Exhibit E**), one ground-mounted directional parking sign is permitted per entry/exit to a parking lot. In September, the VRRB approved the applicant's request for directional parking signage that is provided for in the Sign Ordinance. The additional directional signage that is requested as part of this agenda item is not provided for in the Sign Ordinance and, in accordance with Section 109-10 (2) p, is not permitted (**Exhibit F**).

Staff would note that if the applicant is trying to advise patrons of proper traffic flow, the Sign Ordinance in Section 109-11 (1) g. (**Exhibit G**) provides for such public safety and regulatory signs as outlined in the Manual of Uniform Traffic Control Devices (MUTCD). The signage requested by the applicant is not in accordance with the MUTCD and appears to be part of an overall branding effort.

Because the sign requested in this variance is otherwise not permitted in this chapter (the Sign Ordinance) it constitutes a sign that cannot be allowed through a variance approval (**Exhibit H**). As with the previous item, the applicant has the right to request a text amendment and pursue their request through the legislative process. However, a variance would not be an option for this request. Staff recommends denial of the requested variance.

5. Public hearing on a request for a variance from the Town's Sign Ordinance to permit a Starbucks "drive-thru directional" sign in the parking lot serving their facility located at 101 S. Campbell Station Road (Farragut Gateway Development), 2.217 Acres, Zoned C-1 and located in the Mixed-Use Town Center planning area (Valley Signs and Surveys, LLC, Applicant)

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Though some time ago staff made the applicant aware that this would not comply, one of the signs that will be requested is an additional "drive-thru directional" sign. Since, as described below, this sign is neither provided for in the Zoning Ordinance or the Sign Ordinance, the VRRB would have no option other than denying the sign. Knowing that this denial is the likely VRRB action, the applicant filed a variance request for the Board of Zoning Appeals to permit the "drive-thru directional" sign (**Exhibit I**).

Directional parking signs and all other signs that are not specifically addressed in the Zoning Ordinance are provided for in the Farragut Sign Ordinance. Since only one directional parking sign is permitted per entry/exit to a parking lot, this additional "drive-thru directional" is not allowed. Similar to the previous agenda item, if the applicant is trying to advise patrons of proper traffic flow, the Sign Ordinance provides for such public safety and regulatory signs as outlined in the Manual of Uniform Traffic Control Devices (MUTCD). The signage requested by the applicant is not in accordance with the MUTCD and appears to be part of an overall branding effort.

Because the sign requested in this variance is otherwise not permitted in this chapter (the Sign Ordinance) it constitutes a sign that cannot be allowed through a variance approval. As with the previous item, the applicant has the right to request a text amendment and pursue their request through the legislative process. However, a variance would not be an option for this request. Staff recommends denial of the requested variance.

6. Public hearing on a request for a variance from the Town's Sign Ordinance to permit a second Starbucks "drive-thru directional" sign in the parking lot serving their facility located at 101 S. Campbell Station Road (Farragut Gateway Development), 2.217 Acres, Zoned C-1 and located in the Mixed-Use Town Center planning area (Valley Signs and Surveys, LLC, Applicant)

Please refer to the previous item as this item is an additional second "drive-thru directional" sign variance request (**Exhibit J**).

RECEIVED

OCT - 8 2018

TOWN OF FARRAGUT

BOARD OF ZONING APPEALS APPLICATION
TOWN OF FARRAGUT, TENNESSEE

Exhibit A

FOR OFFICE USE ONLY

Fee Paid: \$100

APPLICANT NAME: Valley Signs and Surveys, LLC.

Address: 9092 Jetrail Drive

City/State/Zip: Ooltewah, TN. 37363

Phone Number: 423/238-6683

Fax Number: 423/238-6691

E-mail: cmccullough@valleysignsand surveys.com

DESCRIPTION OF PROPERTY (Attach Map of Property):

Name of Owner: First Farragut Development

Address: 9231 Middle Brook Pike, Knoxville, TN. 37931

Phone #: _____

Fax #: _____

E-mail: _____

Parcel(s) No.: 142 13709

Tax Map No.: 142

Size of Tract: 2.21

Zoning District: 137.09

Subdivision: Campbell Station

NATURE OF APPEAL (Check One):

☐ Administrative Review

☒ Variance* - State number of feet requesting: 6.72

☐ Special Exception

☐ Map Interpretation

Reason/Justification (attach any additional supporting materials): _____

Directionals are needed in order to move traffic in an orderly manner and lessen accidents and congestion.

Pre-Menu Board to assist customer with order in a quicker time and avoid congestion.

IF REQUESTING A VARIANCE, APPLICANT HAS BURDEN OF SHOWING:

- (1) That the granting of the permit will not be contrary to the public interest.
- (2) That the literal enforcement of the ordinance would deprive the applicant any reasonable use of the land.
- (3) That by granting the permit contrary to the provisions of the ordinance, the spirit of the ordinance will be observed.
- (4) That by granting the permit, substantial justice will be done.

* Variances shall be granted only where special circumstances or conditions exist, such as exceptional narrowness, topography, or siting that without a variance would render the property unusable.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS ACCURATE AND COMPLETE AND I AM THE APPLICANT OR THE LEGAL REPRESENTATIVE OF THE APPLICANT.


NAME (SIGNATURE)

9-6-18
DATE

BZA ACTION TAKEN:

Approved: _____ Denied: _____ Date: _____

Conditions: _____

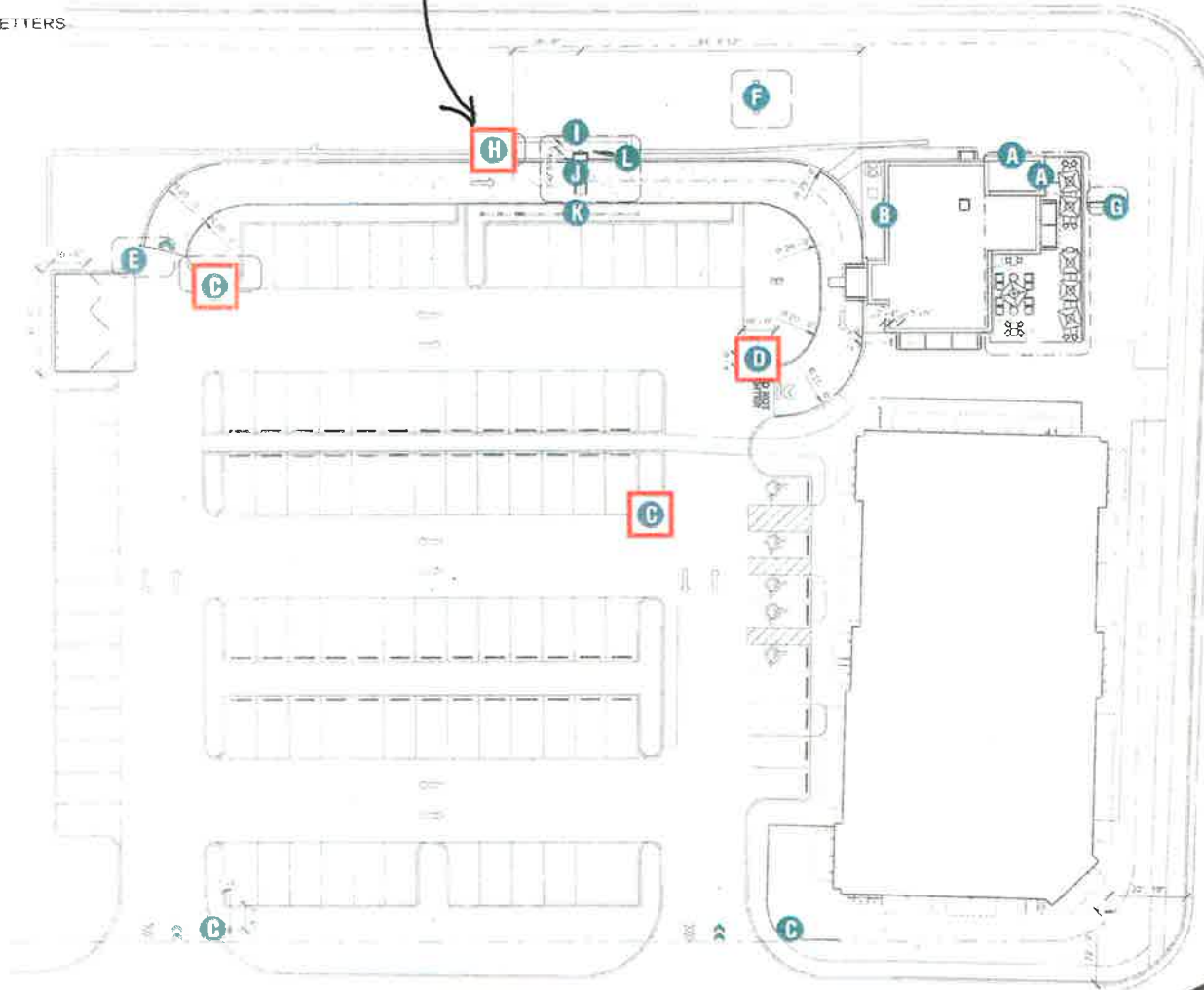
Pre-menu board sign

SITE PLAN

- 1 CUSTOM WALL SIGN
- 2 20" REVERSE LIT CHANNEL LETTERS
- 3 30" DT DIRECTIONAL
- 4 30" TY/EO DIRECTIONAL
- 5 CLEARANCE BAR
- 6 TENANT PANELS
- 7 TENANT PANELS
- 8 PRE-MENU BOARD
- 9 DCB
- 10 CANOPY
- 11 DOS
- 12 MENU BOARD



SUBMITTING FOR VARIANCE



1 ARCHITECTURAL SITE PLAN

HILTONDISPLAYS
 125 HILLTOP DRIVE - GREENVILLE, SC 29607
 P 803 753 9112 - F 864 242 2289
 www.hiltondisplays.com

QID 18-41472

JOB NAME

Starbucks 47932

LOCATION

103 S. Campbell Station Road
 Knoxville, TN 37934

CUSTOMER CONTACT

SALESMAN / PM

Eric Spears

DESIGNER

Greg Sloan

DWG. DATE

4-16-18

REV. DATE / REVISION

SCALE

As Noted

FILE

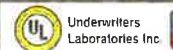
2018/Starbucks/Knoxville TN/
 18-41472/SB Knoxville TN
 47932

DESIGN SPECIFICATIONS ACCEPTED BY:

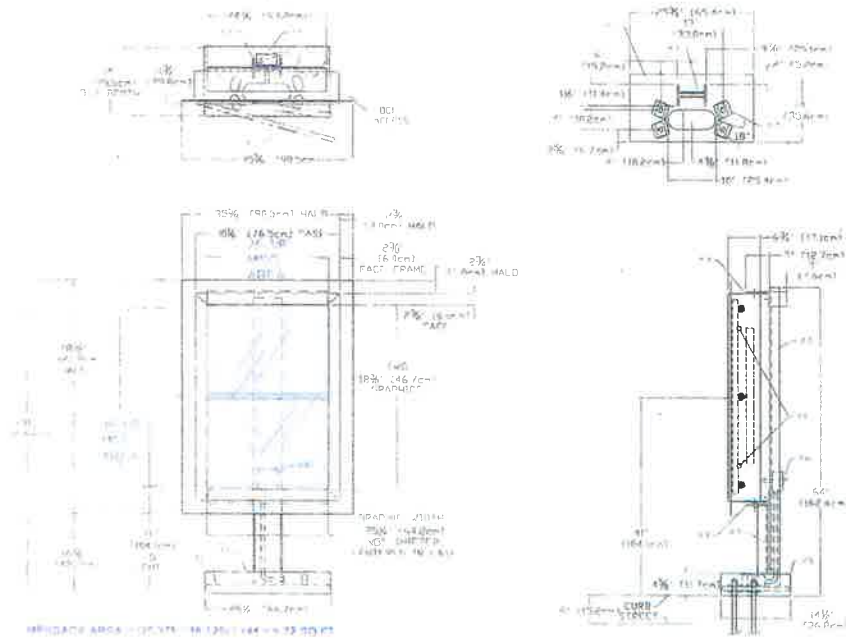
EST CLIENT

SUPPLIER (RD)

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNS. USE OF MATERIALS, FINISHES, COLORS, AND SUBSTITUTES, THE PROPOSED SIGNAGE MAY DIFFER FROM THE FINAL RESULT.

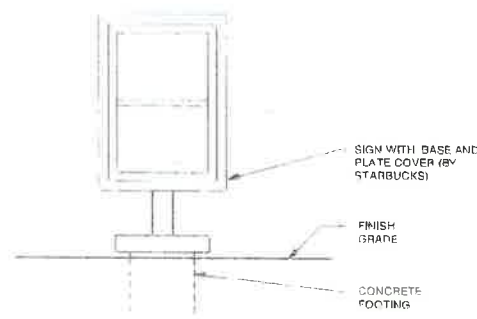


PRE-MENU BOARD - FREESTANDING



- #1 1/2" (19mm) STEEL BASE PLATE w/ 18deg HOLES PATTERN LEFT SQUARE / SYMETRICAL
- #2 C6X10.4 (6"X7"X1/2") STEEL POST (1X)
- #3 6"x2"x1/2" STEEL SUPPORT ANGLES (2X) WELDED TO STEEL POST
- #4 EXTRUDED ALUMINUM MENU BOARD (1X) ONE SPLIT PANEL LIGHTING TWO 25W W/18" GRAPHICS GRAPHIC ASSEMBLY CENTERED, NOT SHIFTED STANDARD LED TUBE LIGHTING, SIDE LOCKS
- #5 WELDED ALUMINUM BASE COVER
- #6 WATER-TIGHT BOX w/SWITCHES & SENSOR RIGID CONDUIT RUN TO SECOND EXT BOX BELOW BASE COVER 120 WATT 110VAC
- #7 1/8" BASE WASHERS, 1/2" THICK
- #8 TWO SIDE MOUNT LOCKS, RETAIN EXISTING KEY #BX 26-R10-1

DTE - PRE-MENU FREESTANDING



DTE - PRE-MENU FREESTANDING

Scale: 1/8" = 1' (1/4" = 1')

HILTONDISPLAYS
 1000 S. CAMPBELL ST. SUITE 100
 KNOXVILLE, TN 37934
 615.521.1111
 www.hiltondisplays.com

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REV. DATE / REVISION

SCALE

As Noted

FILE

2018/Starbucks/Knoxville TN/
 18-41472/SB Knoxville TN
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DESIGN SPECIFICATIONS ACCEPTED BY:

TSI CLIENT

SUPPLIER AND/OR

THE DATE OF THIS DRAWING IS TO SHOW A CURRENTLY
 REPRESENTATIVE OF THE DRAWING. DRAWING NOT TO
 BE USED FOR CONSTRUCTION OR REVISIONS. THE
 DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES.

Underwriters Laboratories Inc.

descriptions related to the intent, uses, and character of what is described as a Mixed Use Town Center (MUTC). The CLUP also includes a future land use map which identifies locations for a MUTC.

The purpose of this section is to ensure that properties zoned C-1 that are within (i.e., at least half of the existing parcel) the area shown as Mixed Use Town Center are developed and redeveloped in a manner that is consistent with the CLUP.

Where a property is zoned C-1 and is shown to be within the area identified as MUTC on the Future Land Use Map, the following provisions shall apply.

2. *Permitted Principal and Accessory Uses and Structures.* (If a use is not listed below it shall not be permitted unless it is approved by the Board of Zoning Appeals as a Special Exception and the proposed use is consistent with the CLUP as it relates to the MUTC.)
 - a. Generally recognized retail sales. This excludes all outdoor sales or storage (unless part of an approved Farmers Market or similar seasonal pedestrian oriented use) and any "big box" entities where the total gross square footage exceeds 25,000 square feet.
 - b. Restaurants, tea rooms, cafes, coffee houses, bistros, or other similar establishments serving food or beverage that is primarily consumed within the principal building or in designated outdoor seating areas associated with the principal building. A drive-through lane may be permitted provided the following criteria are satisfied:
 1. The property is a minimum of two acres and is a lot of record that has existing frontage on a street classified as a major arterial on the Major Road Plan;
 2. The drive-through is limited to one lane;
 3. The drive-through is located to the rear of the building or behind the building so that it is not visible from any abutting public rights-of-way;
 4. The drive-through is limited to one menu board which shall be permitted provided all of the following criteria are satisfied:
 - a) The menu board and any associated apparatus shall be architecturally compatible with the principal building;
 - b) The menu board and any associated apparatus shall be screened with opaque materials (which may include evergreen plant material) so that, throughout the year, they are not visible from adjacent properties and/or rights of ways;
 - c) The screening plan for such menu board and associated apparatus shall be reviewed as part of the site and landscape plan review with the applicable standards in the Architectural Design Standards (ADS) also being applied; and
 - d) The menu board shall not exceed 36 square feet in size and 6 feet in overall height.
 5. The entrance and exit to the drive-through leads to a parking area or service drive. The drive-through lane shall not be directly connected to a public street; and

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OCT - 8 2018

TOWN OF FARRAGUT

BOARD OF ZONING APPEALS APPLICATION
TOWN OF FARRAGUT, TENNESSEE

Exhibit C

FOR OFFICE USE ONLY

Fee Paid: \$100

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Address: 9092 Jetrail Drive

City/State/Zip: Ooltewah, TN. 37363

Phone Number: 423/238-6683

Fax Number: 423/238-6691

E-mail: cmccullough@valleysignsand surveys.com

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Size of Tract: 2.21

Zoning District: 137.09

Subdivision: Campbell Station

NATURE OF APPEAL (Check One):

☐ Administrative Review

☒

Variance* - State number of feet requesting: 1.10

☐ Special Exception

☐

Map Interpretation

Reason/Justification (attach any additional supporting materials):

Directionals are needed in order to move traffic in an orderly manner and lessen accidents.

Pre-Menu Board to assist customer with order in a quicker time and avoid congestion.

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I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS ACCURATE AND COMPLETE AND I AM THE APPLICANT OR THE LEGAL REPRESENTATIVE OF THE APPLICANT.

NAME (SIGNATURE)

DATE

BZA ACTION TAKEN:

Approved: Denied: Date:

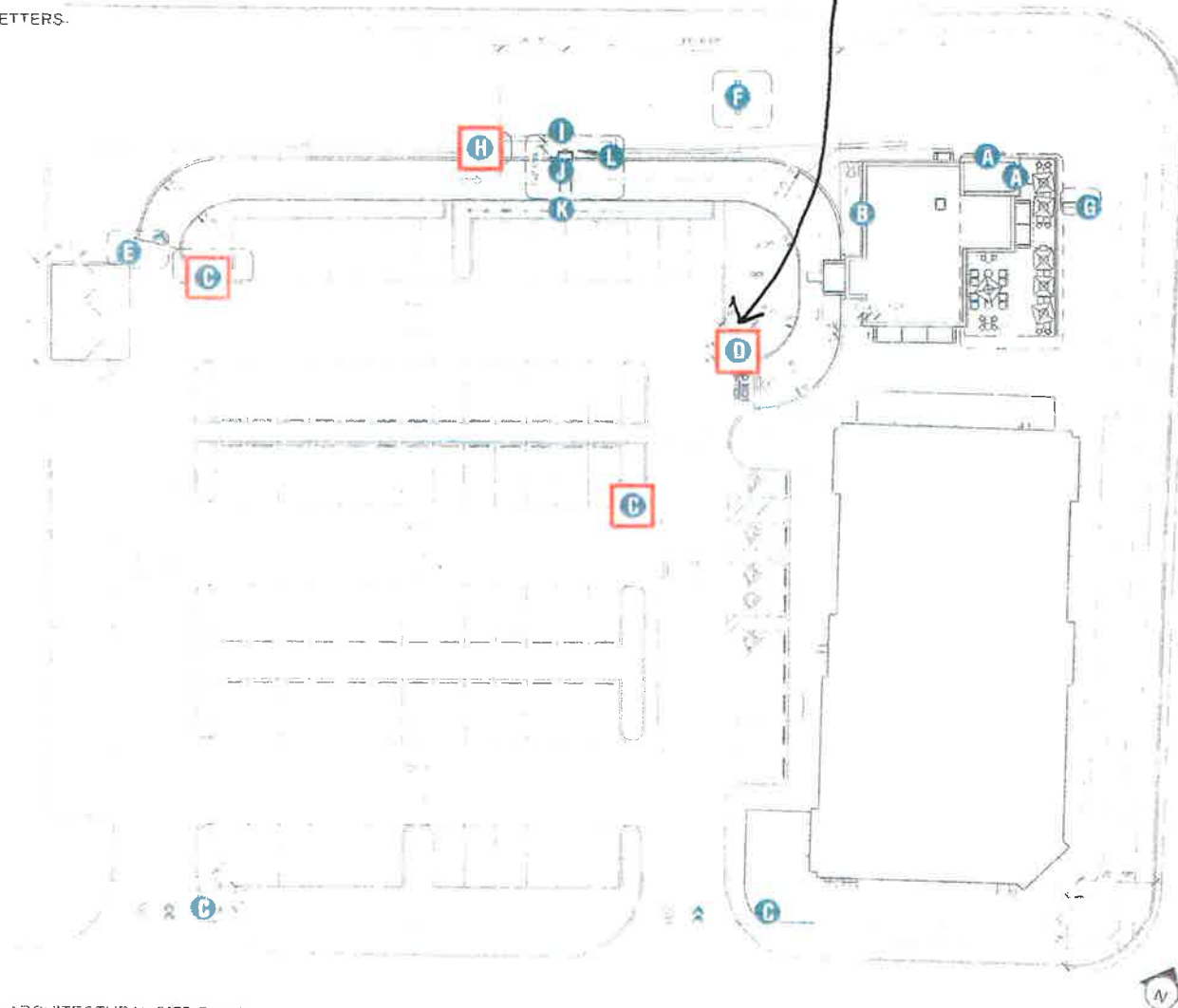
Conditions:

Thank you/exit only sign

SITE PLAN

- 1 CUSTOM WALL SIGN
- 2 20' REVERSE LIT CHANNEL LETTERS
- 3 10" D3 DIRECTIONAL
- 4 10" TYED DIRECTIONAL
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- 7 TENANT PANELS
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- 10 CANOPY
- 11 DQS
- 12 MENU BOARD

 SUBMITTING FOR VARIANCE



ARCHITECTURAL SITE PLAN

HILTONDISPLAYS

5001 SHELBY DRIVE • GREENSBORO, NC 27405
P 800.353.0112 • F 800.243.2700
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2018/Starbucks/Knoxville TN/
18-41472/SB Knoxville TN
47932

DESIGN SPECIFICATIONS ACCEPTED BY:

EST. CLIENT

SUPPLIER/LANDLORD

THE INTENT OF THIS DOCUMENT IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. ONE OF THE LIMITATIONS OF PRINTING ON A 2D SUBSTRATE IS THE INABILITY TO REPRODUCE THE FULL RANGE OF COLORS AND SHADING.

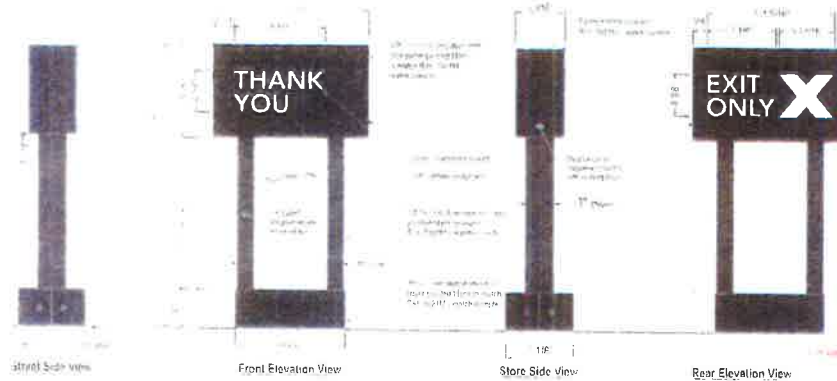
 Underwriters
Laboratories Inc.



30" ILLUMINATED DIRECTIONAL TY / EO

SBC-AD3016

Qty



Sign Specifications

Cabinet

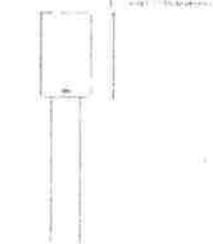
- Fabricated .090" (2mm) aluminum housing painted black to match RAL 7021 as shown
- Directional copy and 'X' symbol backed up with 1/8" White polycarb
- All acrylic face elements to be attached to aluminum face panel with weld studs
- Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite
- Internal structure of cabinet shall be per approved shop drawings

Support

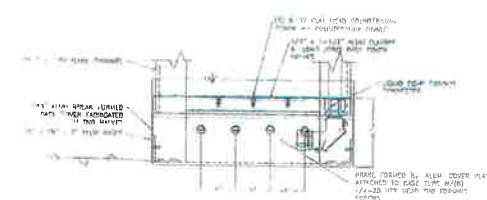
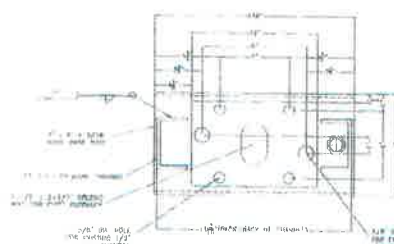
Supporting structure will be all welded aluminum tube and channel construction painted black to match RAL 7021 as per approved shop drawings and shall be integral to the sign cabinet. Base tube will be constructed so that it can be retro-fitted to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations.



Vertical Cross-Section View, Typ



Service Position View



COLOR LEGEND	
PLAN DISPLAY	1M 1610-24
RAL 7021M	1M 1636-22
PMS WHITE	2M 2630-201 725-10
PMS 169 F	N/A
REF: WHITE	1M 690-16

HILTONDISPLAYS
 15 HARTSHORN DRIVE - GREENVILLE, TN 37607
 P 800 351 0137 F 864 242 2201
 www.hiltiondisplays.com

QID 18-41472

JOB NAME

Starbucks 47932

LOCATION

103 S. Campbell Station Road
 Knoxville, TN 37934

CUSTOMER CONTACT

SALESMAN / PM

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Greg Sloan

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REV. DATE / REVISION

SCALE

As Noted

FILE

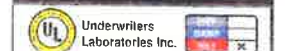
2018/Starbucks/Knoxville TN/
 18-41472/SB Knoxville TN
 47932

DESIGN SPECIFICATIONS ACCEPTED BY:

EST. CLIENT

CLIENT SIGNATURE

THE INTENT OF THIS DRAWING IS TO SHOW A REPRESENTATIVE
 REPRESENTATION OF THE PROPOSED SIGNAGE. THE
 INFORMATION IS PROVIDED AS A GUIDE ONLY. THE
 PROPOSED PRODUCT MAY DIFFER SLIGHTLY FROM THE DRAWING.



- d. Provide landscape enhancements (e.g., bioswales, rain gardens, planters, flower gardens) to add visual interest, screen parking areas, and complement outdoor open spaces.
12. *Outdoor Site Lighting.* As regulated in Chapter 4, Section XIII of the Zoning Ordinance with the following additional provisions in the MUTC:
- a. New exterior lighting associated with new development or re-development within the MUTC shall have a consistency.
 - b. Street lighting shall follow the requirements in Chapter 3, Section XXVII.K.2. of the Zoning Ordinance.
 - c. Parking lot lights shall have decorative posts and brackets and a decorative fixture, such as a bell shaped style fixture. The bulbs shall be contained within the fixture so that they are not visible.
 - d. Building mounted lights shall be decorative, such as the acorn, lantern, or bell shaped styles. The bulbs shall be contained within the fixture so that they are not visible.
 - e. Bollard lighting shall be permitted provided the bulbs are contained within the fixture so that they are not visible.
-  13. *Signage.* As regulated in the Farragut Sign Ordinance, with the following additional provisions which shall specifically govern all wall signage:
- a) Box or cabinet style signs on new buildings shall not be permitted;
 - b) Each tenant shall be permitted a primary wall sign facing an abutting major arterial street not to exceed a ratio of 1:1 (sign area to lease space frontage on which the sign is to be mounted);
 - c) Each tenant shall be permitted a secondary wall provided the following criteria are satisfied:
 - a. The property shall directly front along a major arterial street;
 - b. There is no surface parking in the front yard area(s) between the building and the major arterial street;
 - c. The secondary wall sign shall not exceed a ratio of 0.75:1 (sign area to lease space frontage on which the sign is to be mounted)
 - d. The secondary sign shall only be placed on the wall where the primary entrance is located and shall face the primary parking lot area;
 - d) Lighting for all new wall signs shall be consistent and shall be limited to external or back lit illumination; and
 - e) Signage shall be consistent with the applicable provisions of the Town's Architectural Design Standards.

parking area. Such wall signs are permitted a total area of one-half square foot per each linear foot of building wall upon which the sign is mounted, not to exceed 175 square feet.

5. A wall clock that is limited to time and temperature shall be considered a wall sign. Such sign shall not display any moving light messages.
 6. Within the C-2 Regional Commercial District, one wall sign on the building elevation that faces the interstate is also permitted, provided such elevation is at least 100 linear feet in length. Such wall sign is permitted a total area of one square foot per each linear foot of building wall upon which the sign is mounted, not to exceed 350 square feet.
 7. All wall signs shall be architecturally compatible with the principal structure and shall be consistent in terms of style, color, and illumination with the other signs on the building.
- (4) *Signs permitted on land for multiple use buildings or multiple building complexes for commercial purposes, offices, or government facilities.* The following signs are permitted on land used for multiple use buildings used for commercial purposes, offices, or government facilities or land used for multiple building complexes used for commercial purposes, offices, or government facilities:
- a. *Address signs.* One non-illuminated wall sign per entrance/door to the premises, not to exceed two square feet. The individual figures shall not be less than 3 1/2 inches nor more than eight inches high.
 - b. *Construction signs.* One non-illuminated sign per each street on which the lot, parcel, or tract fronts, not to exceed 32 square feet in size and ten feet in height. Such signs shall be set back a minimum of five feet from all property lines. Such signs shall not be erected until a site plan has been approved or a building permit has been issued. The sign shall be removed within 15 days of the issuance of a certificate of occupancy, the completion of a permanent sign, or the expiration of the site plan or building permit, whichever comes first.
 - c. *Delivery signs.* One ground-mounted sign denoting delivery points, not to exceed four square feet in size and 30 inches in height. Such signs shall be set back a minimum of 15 feet from the edge of street pavement and five feet from the edge of driveway and parking lot pavement. If signs are to be illuminated, internal illumination shall be used. One non-illuminated wall sign per delivery bay not to exceed four square feet in size.
 - d. *Directional parking signs.* One ground-mounted directional parking sign per entry/exit to a parking lot, not to exceed two square feet in size and 30 inches in height. Such signs shall be set back a minimum of 15 feet from the edge of the street pavement and five feet from the edge of driveway and parking lot pavement. If signs are to be illuminated, internal illumination shall be used.



Sec. 109-10. General restrictions.

All signs erected, replaced, reconstructed, expanded, or relocated on any property within the town shall conform with the provisions of this section.

(1) *Signs not requiring permits.* The following types of signs are exempted from permit requirements but must be in conformance with all other requirements of this article:

- a. Address signs;
- b. Building memorial/cornerstone signs;
- c. Construction signs;
- d. Environmental award signs;
- e. General occupant signs;
- f. Town, state, and American flags;
- g. Height clearance signs;
- h. Historic plaques;
- i. Landscape award signs;
- j. News racks and other vending machine signs;
- k. Neon border, as defined in this chapter;
- l. Political signs;
- m. Public or quasi-public information, safety, and regulatory signs;
- n. Real estate signs;
- o. Scoreboards on publicly owned athletic fields;
- p. Security system signs;
- q. Subdivision construction signs;
- r. Subdivision real estate signs;
- s. Temporary decorations for recognized holidays;
- t. Temporary signs approved with a special events permit; and
- u. Temporary window signs.

 (2) *Prohibited signs.* The following types of signs are prohibited in all districts:

- a. Abandoned signs, which shall be removed by the property owner;
- b. Any sign placed on public property or right-of-way without the written consent of the public authority having jurisdiction over the property;
- c. Any sign which bears or contains statements, or words of an obscene, pornographic, or immoral character;
- d. Any signs with flashing, chasing, pulsating, twinkling, dancing, scintillating, and/or oscillating lights or any other rotating, revolving, or otherwise moving part;

- e. Awning signs, except as provided for elsewhere in this chapter;
- f. Banners, except as provided for elsewhere in this article and the town zoning ordinance (appendix A to this Code);
- g. Non-governmental flags, except non-commercial flags located on residentially used land;
- h. Off-premises signs, except as provided for elsewhere in this chapter;
- i. Off-premises outdoor advertising;
- j. Pennants, ribbons, festoons, buntings, streamers, spinners, balloons, or other types of lighter-than-air or wind-activated signs and attention getting devices;
- k. Portable signs, except as provided for elsewhere in this chapter;
- l. Roof signs, except commonly recognized religious symbols for churches and other places of worship;
- m. Search lights;
- n. Signs attached to, suspended from, or painted on any vehicle which is regularly parked on any street or private property when one of the purposes of so locating such vehicle is to display, demonstrate, and advertise, or attract the attention of the public;
- o. Signs imitating or resembling official traffic or government signs or signals; and
- p. All other signs not specifically permitted.



(3) *Criteria in determining sign area.*

- a. The sign area for all signs shall be measured by drawing an imaginary single, regular geometric shape of a rectangle, circle, or equilateral triangle around the sign. The text and other graphics do not have to be physically, visually, or topically connected.
- b. For a sign with two parallel faces, only the area of a single face shall be considered. If the faces of a multiple-faced sign are not parallel, then the total sign area shall be the sum of the areas of the individual, non-parallel faces.

(4) *Criteria in determining sign height for ground-mounted signs.* The sign height shall be measured by the vertical dimension from the ground level at the base of the sign, including the supporting structure, to the top most point of the sign. Unless otherwise specified in this article, if the ground level at the base of the sign is lower than the adjacent street grade, the height shall be computed from the adjacent street grade, excluding elevated bridges or interchanges.

(5) *Criteria in determining setback for ground-mounted and pole signs.* The setback shall be measured from the farthest most protrusion of the sign to the nearest point of a property line. All signs shall be located outside of the visibility triangle. For the purposes of this article, the interstate highway right-of-way shall be considered a side or rear lot line.

(6) *Construction specifications.* All signs shall be installed in compliance with all building and fire codes adopted by the town. All electrical service to ground-mounted and pole signs shall be under ground. Any lighting of signs shall be installed so as to prevent any glare upon adjoining properties or rights-of-way.

(7) *Sign maintenance and removal.*

- a. All signs shall be properly maintained. Exposed surfaces shall be clean and painted if paint is required. Defective parts shall be replaced. The sign administrator shall have the right to order the repair or removal of any sign which is defective, damaged, or substantially deteriorated.
- b. When any sign is removed, all structural components shall be removed with the sign and such removal shall be in compliance with all building and fire codes adopted by the town. All structural components of ground-mounted and pole signs shall be removed to ground level. The structural components of all other signs, including painted wall signs, shall be removed back to the original building configuration. All visual remains of the sign shall be removed.

(Code 2007, § 9-405; Ord. No. 98-06, 4-1998; Ord. No. 05-24, 1-2006; Ord. No. 06-31, § 1, 11-2-2006)



Sec. 109-11. Sign regulations by land use and/or zoning districts.

All signs shall comply with the following regulations. Any sign that is not specifically permitted shall be prohibited. For the purposes of this chapter, commercial purposes shall include all uses permitted within the commercial districts and office purposes shall include all uses permitted within the office district.

(1) *Signs permitted in all zoning districts.* The following signs are permitted in all zoning districts:

- a. *Building memorial/cornerstone signs.* One non-illuminated wall sign not to exceed six square feet in size and six feet in height.
- b. *Environmental award signs.* One non-illuminated sign per lot, parcel, or tract, not to exceed four square feet in size and six feet in height. Such signs shall be set back a minimum of ten feet from all property lines and shall be removed within one year of receiving the award.
- c. *Government flags.*
 1. A total of three government flags per lot, parcel, or tract. Flags shall be displayed on a flag pole. Flag poles shall not exceed the maximum building height of the zoning district and shall be set back a minimum of 20 feet from the front property line and ten feet from side and rear property lines. Such poles shall meet the construction standards of the industry per the size of flag that is to be flown on the pole.
 2. An unlimited number of flags shall be allowed on nationally recognized holidays and shall be allowed to be erected no sooner than two days prior to a holiday and shall be removed within two days after the holiday.
- d. *Historic plaques.* One non-illuminated sign per site, not to exceed six square feet in size and eight feet in height. Such signs shall be set back a minimum of ten feet from all property lines.
- e. *Landscape award signs.* One non-illuminated sign per lot, parcel, or tract, not to exceed four square feet in size and six feet in height. Such signs shall be set back a minimum of ten feet from all property lines and shall be removed within one year of receiving the award.

- f. *Political signs.* One non-illuminated sign per candidate per lot, parcel, or tract, not to exceed 12 square feet in size and six feet in height. No such signs are permitted on any public rights-of-way or other public property. Such political signs shall not be posted prior to 30 days before an election and shall be removed by the owner of the property on which the sign is located within five days after any election to which it refers.



- g. *Public or quasi-public information, safety, and regulatory signs.* The location, height, and size of such signs to be located on public and private streets shall be determined by town staff based on the current edition of the manual of uniform traffic control devices. The location and height of such signs which are to be located on private property shall be determined by town staff based on the current edition of the manual of uniform traffic control devices. The size of such signs which are to be located on private property shall comply with the following size regulations:

1. Advisory signs, such as "No Parking," "Exit," "Entrance," "Handicapped Parking," etc., shall not exceed 12 inches 18 inches in size;
2. Regulatory signs, such as speed limit signs, "One Way," "Slow," "Right Turn Only," etc., shall not exceed 18 inches by 24 inches in size;
3. Warning signs, such as "Stop," "Road Closed," "Stop Ahead," "Detour," "No Trespassing," etc., shall not exceed 24 inches by 24 inches in size; and
4. Public or quasi-public information signs, such as schools, libraries, parks, etc., shall not exceed 18 inches by 24 inches in size.

- h. *Security system signs.*

1. Two non-illuminated ground-mounted signs per lot, parcel, or tract, not to exceed one square foot in size and two feet in height. Such signs shall be set back a minimum of five feet from all property lines.
2. One non-illuminated wall signs per entrance, not to exceed one square foot in size.

- i. *Temporary decorations for recognized holidays.*

1. Noncommercial seasonal displays and banners that are customarily associated with a national, local, or religious holiday, provided such are not used to advertise the name of a product, service, or business.
2. Banners used for holiday decorations shall be affixed to a wall, board, or some other type of inflexible surface so that it does not move in the wind, or shall be hung in a vertical manner and tautly secured at two opposite edges by horizontal brackets.
3. Such displays and banners shall be removed promptly after the holiday.

- j. *Temporary signs approved with a special events permit.*

- (2) *Signs permitted on land for residential uses.* The following signs are permitted on land used for residential purposes. Recreational facilities developed as part of a residential development shall also follow these regulations:

- a. *Address signs.*

1. One wall sign, not to exceed two square feet in size. The individual figures shall not be less than 3½ inches nor more than six inches high.

Sec. 109-8. Appeals.

- (a) The town board of zoning appeals shall have the following responsibilities:
- (1) To hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, permit, decision, or refusal made by the sign administrator and/or the visual resources review board in the carrying out or enforcement of any provision of this chapter;
 - (2) To authorize, upon an appeal relating to said property, a variance from such strict application so as to relieve such difficulties or hardship. Variances shall not be granted to allow a larger sign or a sign which is otherwise not permitted in this chapter. Variances shall be granted only where by special physical characteristics of the lot, parcel, or tract exist, that the strict application of the provisions of this chapter would deprive the applicant of an otherwise permitted sign.
- (b) Appeals procedure.
- (1) After a written denial of a sign permit from the sign administrator, a party may make an application for interpretation or variance using forms available at the town hall;
 - (2) The application and fee must be submitted to the town hall on or before the Monday 16 days prior to the regular monthly board of zoning appeals meeting. The required fee is per the schedule approved by the town board of mayor and aldermen. The board of zoning appeals shall consider and decide all appeals within 30 days of first hearing the appeal; and
 - (3) The minutes of the board of zoning appeals shall fully set forth such circumstances or conditions warranting the granting of a variance.

(Code 2007, § 9-411; Ord. No. 98-06, 4-1998; Ord. No. 99-38, 10-1999)

Sec. 109-9. Legal nonconforming signs.

(a) Existing signs which were legally in existence prior to the adoption of the ordinance from which this chapter is derived which do not conform to the specific provisions of this article are declared legal nonconforming signs.

(b) Any legal nonconforming sign may be continued in operation and maintenance after the effective date of the ordinance from which this chapter is derived, provided:

- (1) The sign is not relocated or replaced;
- (2) The structure or size of the sign is not altered in any way except toward compliance with this chapter. This does not refer to the change of text of changeable copy signs or normal maintenance;
- (3) No new or additional signs are added to the premises; and
- (4) Other than changing the text of changeable copy signs, no other existing signs are changed or replaced on the premises.

(c) A legal nonconforming sign is subject to all requirements of this Code regarding safety, maintenance, and repair. However, if the sign suffers more than 50 percent damage or deterioration, as based on appraisal, it must be brought into conformance with this code or removed.

(Code 2007, § 9-407; Ord. No. 98-06, 4-1998; Ord. No. 02-13, 9-2002)

RECEIVED

Exhibit 1

OCT - 8 2018

BOARD OF ZONING APPEALS APPLICATION
TOWN OF FARRAGUT, TENNESSEE

TOWN OF FARRAGUT

FOR OFFICE USE ONLY

Fee Paid: \$100

APPLICANT NAME: Valley Signs and Surveys, LLC.

Address: 9092 Jetrail Drive

City/State/Zip: Ooltewah, TN. 37363

Phone Number: 423/238-6683

Fax Number: 423/238-6691

E-mail: cmccullough@valleysignsand surveys.com

DESCRIPTION OF PROPERTY (Attach Map of Property):

Name of Owner: First Farragut Development

Address: 9231 Middle Brook Pike, Knoxville, TN. 37931

Phone #: Fax #: E-mail:

Parcel(s) No.: 142 13709

Tax Map No.: 142

Size of Tract: 2.21

Zoning District: 137.09

Subdivision: Campbell Station

NATURE OF APPEAL (Check One):

☐ Administrative Review

☒ Variance* - State number of feet requesting: 1.37

☐ Special Exception

☐ Map Interpretation

Reason/Justification (attach any additional supporting materials):

Directionals are needed in order to move traffic in an orderly manner and lessen accidents and congestion.
Pre-Menu Board to assist customer with order in a quicker time and avoid congestion.

IF REQUESTING A VARIANCE, APPLICANT HAS BURDEN OF SHOWING:

- (1) That the granting of the permit will not be contrary to the public interest.
- (2) That the literal enforcement of the ordinance would deprive the applicant any reasonable use of the land.
- (3) That by granting the permit contrary to the provisions of the ordinance, the spirit of the ordinance will be observed.
- (4) That by granting the permit, substantial justice will be done.

* Variances shall be granted only where special circumstances or conditions exist, such as exceptional narrowness, topography, or siting that without a variance would render the property unusable.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS ACCURATE AND COMPLETE AND I AM THE APPLICANT OR THE LEGAL REPRESENTATIVE OF THE APPLICANT.

NAME (SIGNATURE)

DATE

BZA ACTION TAKEN:

Approved: Denied: Date:

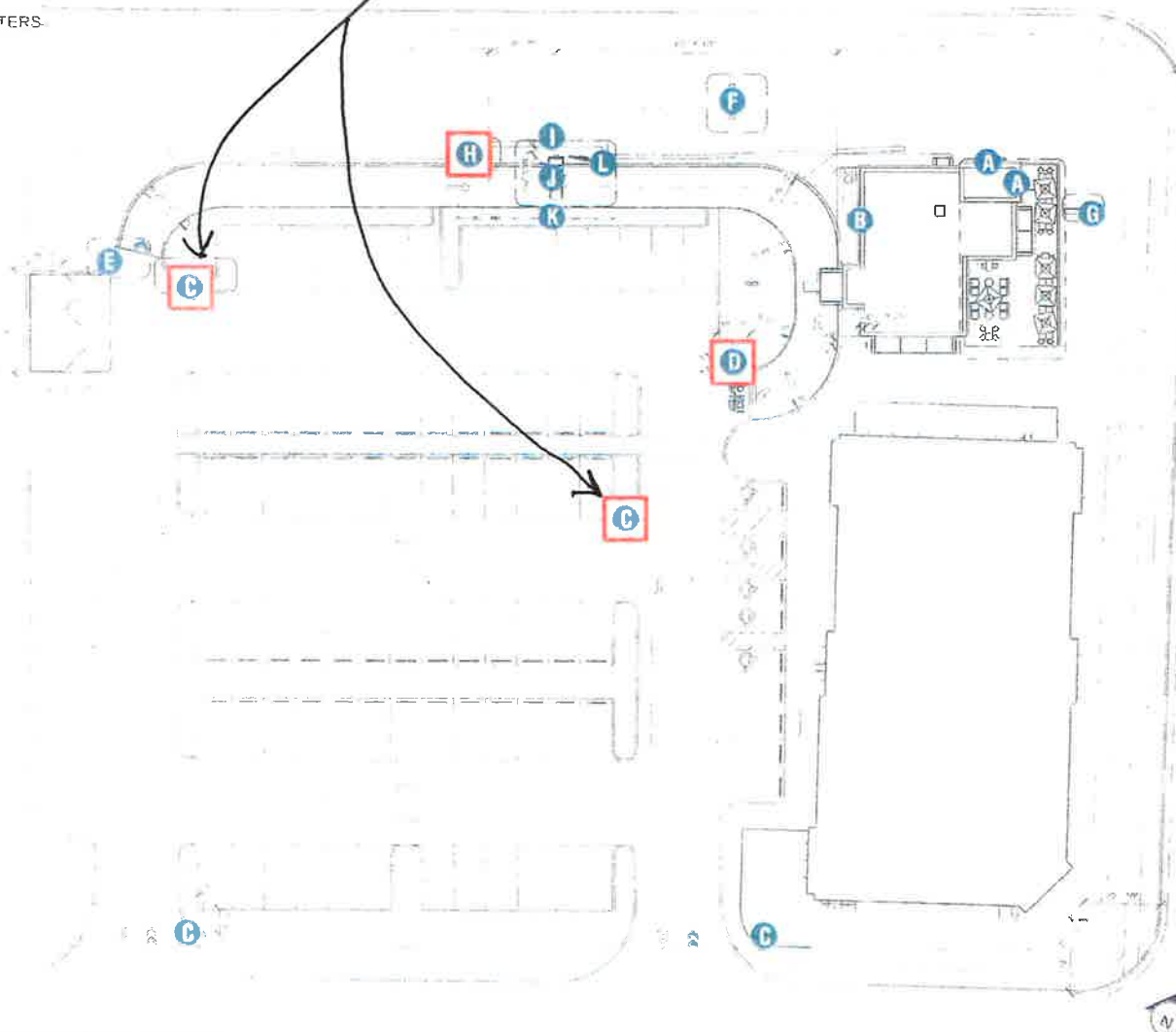
Conditions:

Drive thru directionals

SITE PLAN

- 1 CUSTOM WALL SIGN
- 2 20' REVERSE LIT CHANNEL LETTERS
- 3 10' DT DIRECTIONAL
- 4 10' TYPED DIRECTIONAL
- 5 CLEARANCE BAR
- 6 TENANT PANELS
- 7 TENANT PANELS
- 8 PRE-MENU BOARD
- 9 DCB
- 10 CANOPY
- 11 DOS
- 12 MENU BOARD

13 DIMENSIONAL LIT PARKING



ARCHITECTURAL SITE PLAN

HILTON DISPLAYS

15 HILLTOP DRIVE GREENVILLE, SC 29607
 P 864-343-9192 F 864-242-2266
 www.hiltondisplays.com

QID 18-41472

JOB NAME

Starbucks 47932

LOCATION

103 S. Campbell Station Road
 Knoxville, TN 37934

CUSTOMER CONTACT

SALESMAN / PM

Eric Spears

DESIGNER

Greg Sloan

DWG. DATE

4-16-18

REV. DATE / REVISION

SCALE

As Noted

FILE

2018/Starbucks/Knoxville TN/
 18-41472/SB Knoxville TN
 47932

DESIGN SPECIFICATIONS ACCEPTED BY:

EST. CLIENT

SIGN. LANDLORD

THE INTENT OF THIS DRAWING IS TO SHOW A PRELIMINARY
 REPRESENTATION OF THE PROPOSED DESIGN. THE
 WRITERS BY PROVIDING THESE AND SUBMITTING THE
 PROPOSED PROJECT HAVE OFFERED CLIENT FOR REVIEW.

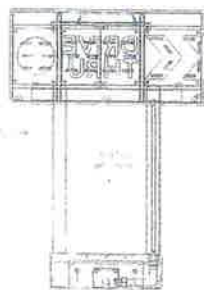
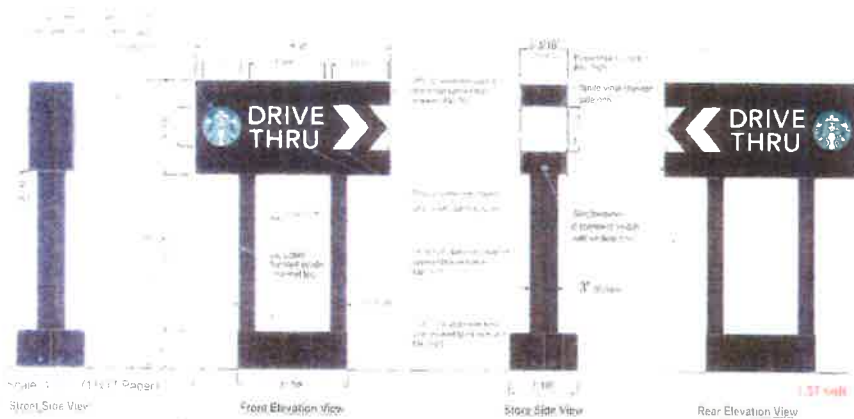
Underwriters
 Laboratories Inc.



30" ILLUMINATED DIRECTIONAL <DT / DT>

Qty: 2

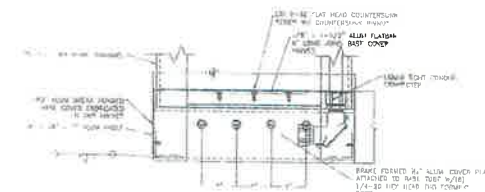
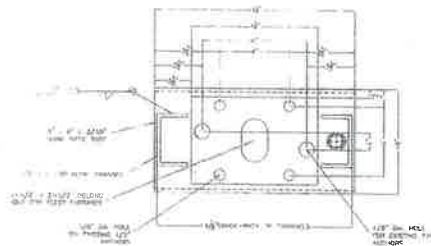
SBC-AD3020



Vertical Cross-Section View, Typ.



Service Position View



Sign Specifications:

Cabinet

- Fabricated 0.90" (2mm) aluminum housing painted black to match RAL 7021 with white end cap as shown
- Directional copy and chevrons backed up with 1/8" White polycarb. Siren logo is 3/8" clear polycarb routed to push thru aluminum face. Decorate logo with 1st surface computer cut vinyl film to match PMS 3425. Edges of push thru logo are to be polished. All acrylic face elements to be attached to aluminum face panel with weld studs
- Interior aluminum surfaces of sign cabinet to be painted white with Lacryl Starbrite
- Internal structure of cabinet shall be per approved shop drawings
- Graphic elements are internally illuminated using GE Tetra MiniMax LED system or Starbucks approved equal. LED's to be mounted on an internal baffle with self-contained power supply. All electrical components are removable for service

Support

- Supporting structure will be all welded aluminum tube and channel construction painted black to match RAL 7021 as per approved shop drawings and shall be integral to the sign cabinet.
- Base tube will be constructed so that it can be retro-fitted to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations

COLOR LEGEND

DESCRIPTION	PAINT
PMS 3425 F	PA 3425-16
PAL 7021M	PA 7021-20
PMS WHITE	PA 9610-201 7725-10
PMS 160 F	NA
REF. WHITE	IM 680-10

HILTON DISPLAYS

1015 HILLTOP DRIVE GREENVILLE, SC 29601
P 803 743 0173 F 803 763 2206
www.hiltondisplays.com

QID 18-41472

JOB NAME

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CUSTOMER CONTACT

SALESMAN / PM

Eric Spears

DESIGNER

Greg Sloan

DWG. DATE

4-16-18

REV. DATE / REVISION

SCALE

As Noted

FILE

2018/Starbucks/Knoxville TN/
18-41472/SB Knoxville TN
47932

DESIGN SPECIFICATIONS ACCEPTED BY:

EST. CLIENT

SUBMITTAL

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNING. THE EXACT LOCATION, DIMENSIONS, AND SUBSTITUTIONS OF THE SIGNING PRODUCT MAY DIFFER SLIGHTLY FROM THIS DRAWING.

Underwriters Laboratories Inc.

RECEIVED

OCT - 8 2018

TOWN OF FARRAGUT

BOARD OF ZONING APPEALS APPLICATION
TOWN OF FARRAGUT, TENNESSEE

Exhibit J

FOR OFFICE USE ONLY

Fee Paid: \$100

APPLICANT NAME: Valley Signs and Surveys, LLC.

Address: 9092 Jetrail Drive

City/State/Zip: Ooltewah, TN. 37363

Phone Number: 423/238-6683

Fax Number: 423/238-6691

E-mail: cmccullough@valleysignsand surveys.com

DESCRIPTION OF PROPERTY (Attach Map of Property):

Name of Owner: First Farragut Development

Address: 9231 Middle Brook Pike, Knoxville, TN. 37931

Phone #: _____

Fax #: _____

E-mail: _____

Parcel(s) No.: 142 13709

Tax Map No.: 142

Size of Tract: 2.21

Zoning District: 137.09

Subdivision: Campbell Station

NATURE OF APPEAL (Check One):

____ Administrative Review

X

Variance* - State number of feet requesting: 1.37

____ Special Exception

____ Map Interpretation

Reason/Justification (attach any additional supporting materials):

Directionals are needed in order to move traffic in an orderly manner and lessen accidents and congestion.

Pre-Menu Board to assist customer with order in a quicker time and avoid congestion.

IF REQUESTING A VARIANCE, APPLICANT HAS BURDEN OF SHOWING:

- (1) That the granting of the permit will not be contrary to the public interest.
- (2) That the literal enforcement of the ordinance would deprive the applicant any reasonable use of the land.
- (3) That by granting the permit contrary to the provisions of the ordinance, the spirit of the ordinance will be observed.
- (4) That by granting the permit, substantial justice will be done.

* Variances shall be granted only where special circumstances or conditions exist, such as exceptional narrowness, topography, or siting that without a variance would render the property unusable.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS ACCURATE AND COMPLETE AND I AM THE APPLICANT OR THE LEGAL REPRESENTATIVE OF THE APPLICANT.

NAME (SIGNATURE)

DATE

BZA ACTION TAKEN:

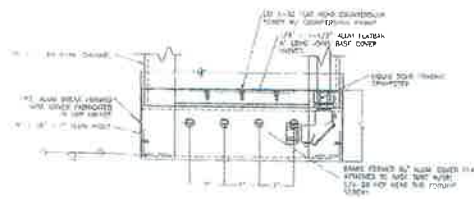
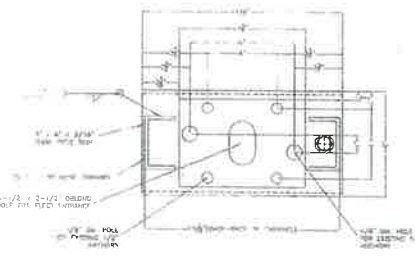
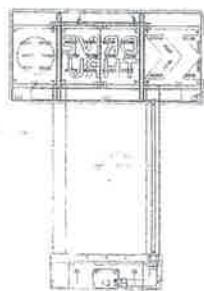
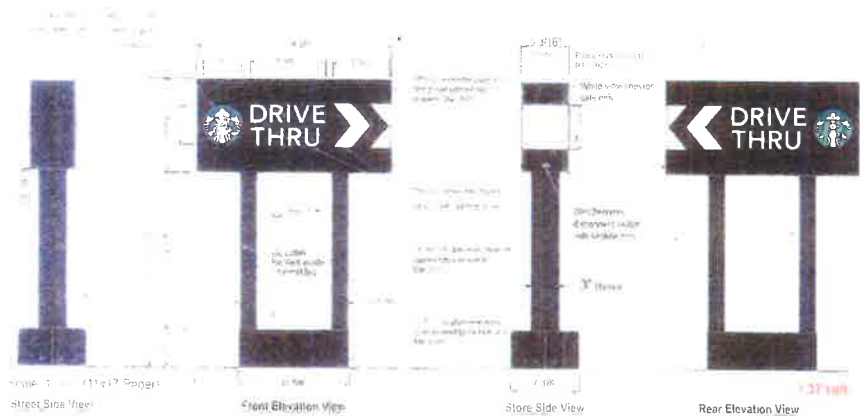
Approved: _____ Denied: _____ Date: _____

Conditions: _____

30" ILLUMINATED DIRECTIONAL <DT / DT>

SBC-AD3020

Qty 2



COLOR LEGEND	
PMS 1425 C	RAL 3001-B
PAL 7021M	RAL 3001-B
PMS WHITE	RAL 3001-B
PMS 165 C	RAL 3001-B
REF. WHITE	RAL 3001-B

Sign Specifications:

Cabinet

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- Internal structure of cabinet shall be per approved shop drawings
- Graphic elements are internally illuminated using GE Tetra MiniMax LED system or Starbucks approved equal. LED's to be mounted on an internal baffle with self-contained power supply. All electrical components are removable for service

Support

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- Base tube will be constructed so that it can be retro-fittable to existing sign foundations. All foundations, existing and new must be analyzed for suitability and must meet all local city or state codes regulations

HILTONDISPLAYS

15 HILL SIDE DRIVE GREENVILLE, SC 29607
 PHONE 763-0173 FAX 763-7220
 www.hiltondisplays.com

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EST. CLIENT

SIGNATURE

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED DESIGN. ALL INFORMATION IN WRITING SHALL BE SUBJECT TO THE HILTONDISPLAYS TRADE COPY RIGHTS AND DESIGN.

