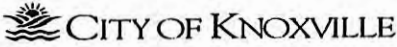


File # 5-F-22-VA



BOARD OF ZONING APPEALS APPLICATION

Click on **Meeting Schedule, Deadlines and Fees** for information on submitting an application to be heard at a monthly Board meeting.

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name SignCO Inc.	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 3101 Northwest Park Dr.	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input checked="" type="checkbox"/>
City, State, Zip Knoxville, TN 37921	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number (865) 947-2086	Other <input type="checkbox"/>	Signage <input checked="" type="checkbox"/>
Email info@signco-inc.com		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

- Zoning Variance (Building Permit Denied)
- Appeal of Administrative Official's Decision
- Extension of Non-Conforming Use/or Structure
- Map Interpretation

PROPERTY INFORMATION

Street Address **2750 Schaad Rd** City, State, Zip **Knoxville, TN 37921**
 See KGIS.org for Parcel # **079 09119** and Zoning District **C-R-2**

VARIANCE REQUIREMENTS

City of Knoxville Zoning Ordinance Article 7, Section 2

The City of Knoxville Board of Zoning Appeals shall have the power and authority to grant variances from terms of this ordinance according to the procedure and under the restrictions set out in this section.

The purpose of the variance is to modify the strict application of the specific requirements of this ordinance in the case of exceptionally irregular, narrow, shallow or steep lots, or other exceptional physical conditions, whereby such strict application would result in practical difficulty or unnecessary hardship which would deprive an owner of the reasonable use of his land. The variance shall be used only where necessary to overcome some obstacle which is preventing an owner from using his property as the zoning ordinance intended.

DESCRIPTION OF APPEAL

Describe your project and why you need variances.

We are proposing to replace the existing 227" Tall x 162" Wide (255.38 Boxed SqFt) Pylon Head at 52' Overall Height with a replacement New Style 180.0625" Tall x 198.4375" Wide (248.13 Boxed SqFt) Pylon Head at 48' Overall Height. We are also proposing to replace the existing 48" Tall x 120" Wide Readerboard Faces with new 48" Tall x 120" Wide Readerboard Faces, and remove the existing fluorescent bulbs in the readerboard cabinet and convert the readerboard cabinets to LED illumination. We are also planning to paint the existing pole and readerboard cabinets gloss black. Our proposal will completely refurbish the pole and existing readerboard cabinets, and reduce the overall area of the sign and shorten the Overall height of the sign by 4'.

We are requesting this variance because current regulations stipulate that if we modify this structure that it must be brought into compliance with a Maximum allowable square footage of 100SqFt and Maximum Overall height of 10'. We are simply proposing to replace the existing pylon head with the new version, and will improve the overall aesthetics of the sign, reduce the overall area of the sign, and reduce the overall height of the sign in the process. If compromises have to be made regarding the Readerboard cabinets, height, or area then we would be open to make modifications as long as we do not have to fully comply with current regulations. Complying with current regulations would be very difficult at this site for the following reasons.

Describe hardship conditions that apply to this variance.

1. Complying with current regulations will dramatically reduce the advertising area of this Arby's in comparison to others in the area. Aldi, McAlister's, Sonic, Waffle House, Free Service, Chilis, and others all have main ID signs larger and taller than what is allowable in the codes.
2. 100 SqFt Max boxed area does not work well with Arby's signs due to the irregular shape of Arby's pylon heads. A 100 SqFt boxed area pylon head would be almost 10' tall alone and would not be aesthetically pleasing, so we would have to go to a monument style sign. The size of the existing pole and the proximity of the existing pole to the parking lot curb would make it very difficult to use the existing structure and would likely require an all new structure for the newly proposed Monument sign.
3. It will be very difficult to put in a new monument structure in the area surrounding the existing sign. There is electrical, water, cable and sewer that can be seen in that area and we would have to avoid the existing sign's foundation as well. Our primary monument structure has 2 poles which will be twice as difficult to install in that area with all the utilities surrounding it. I'm afraid that it will be impossible to put a new monument structure in that location and still abide by the required setback, and there are no other areas on the property where the new sign could be installed.

APPLICANT AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request and that all owners have been notified of this request in writing.

APPLICANT'S SIGNATURE Kayland Shecker

DATE 4/14/22

File #



BOARD OF ZONING APPEALS APPLICATION

*******OFFICE USE ONLY*******

Is a plat required? Yes No

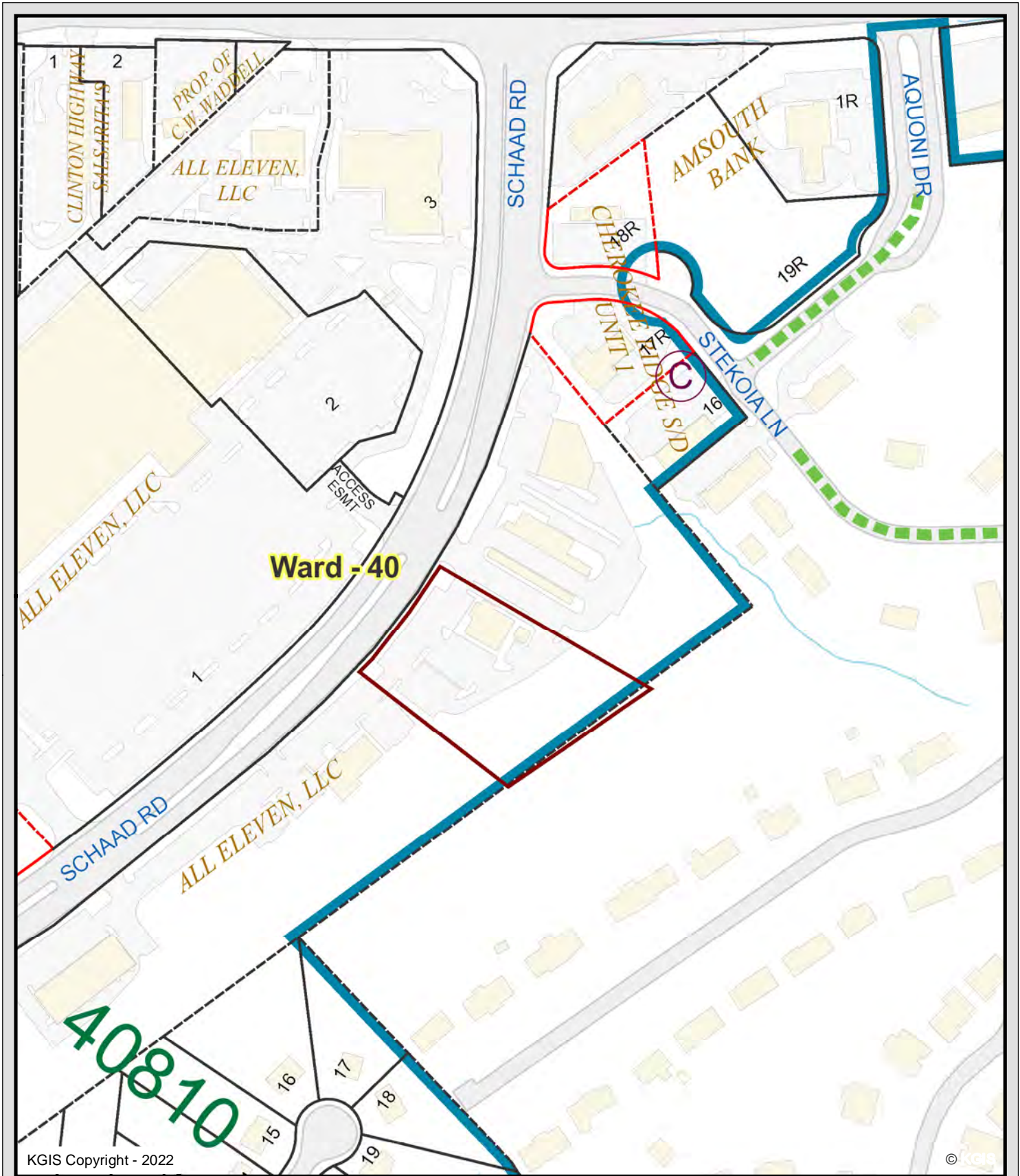
Small Lot of record?

VARIANCE REQUEST(S) WITH ORDINANCE CITATION(S):

Large empty rectangular area for providing variance request details and ordinance citations.

PROJECT INFORMATION

Date Filed	Fee Amount
Council District	BZA Meeting Date
PLANS REVIEWER	DATE



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2750 SCHAAD RD

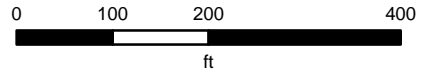
5-F-22-VA

KAYLAND SHECKLES - SIGN CO

Knoxville - Knox County - KUB Geographic Information System



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2750 SCHAAD RD

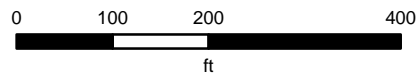
5-F-22-VA

KAYLAND SHECKLES - SIGN CO

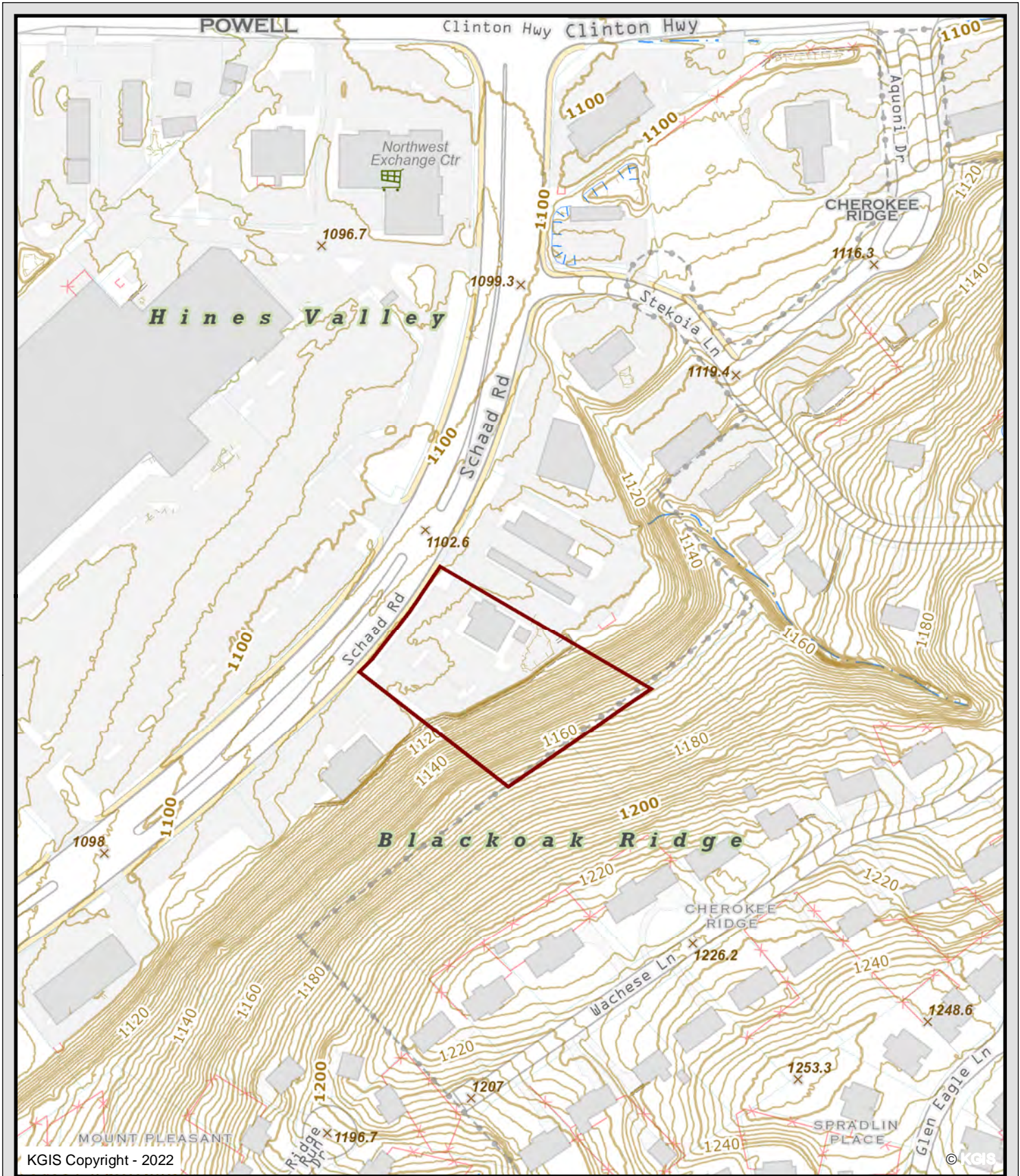
Knoxville - Knox County - KUB Geographic Information System



Printed: 4/14/2022 at 9:43:42 AM



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2750 SCHAAD RD

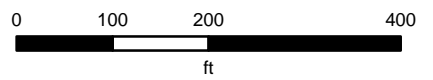
5-F-22-VA

KAYLAND SHECKLES - SIGN CO

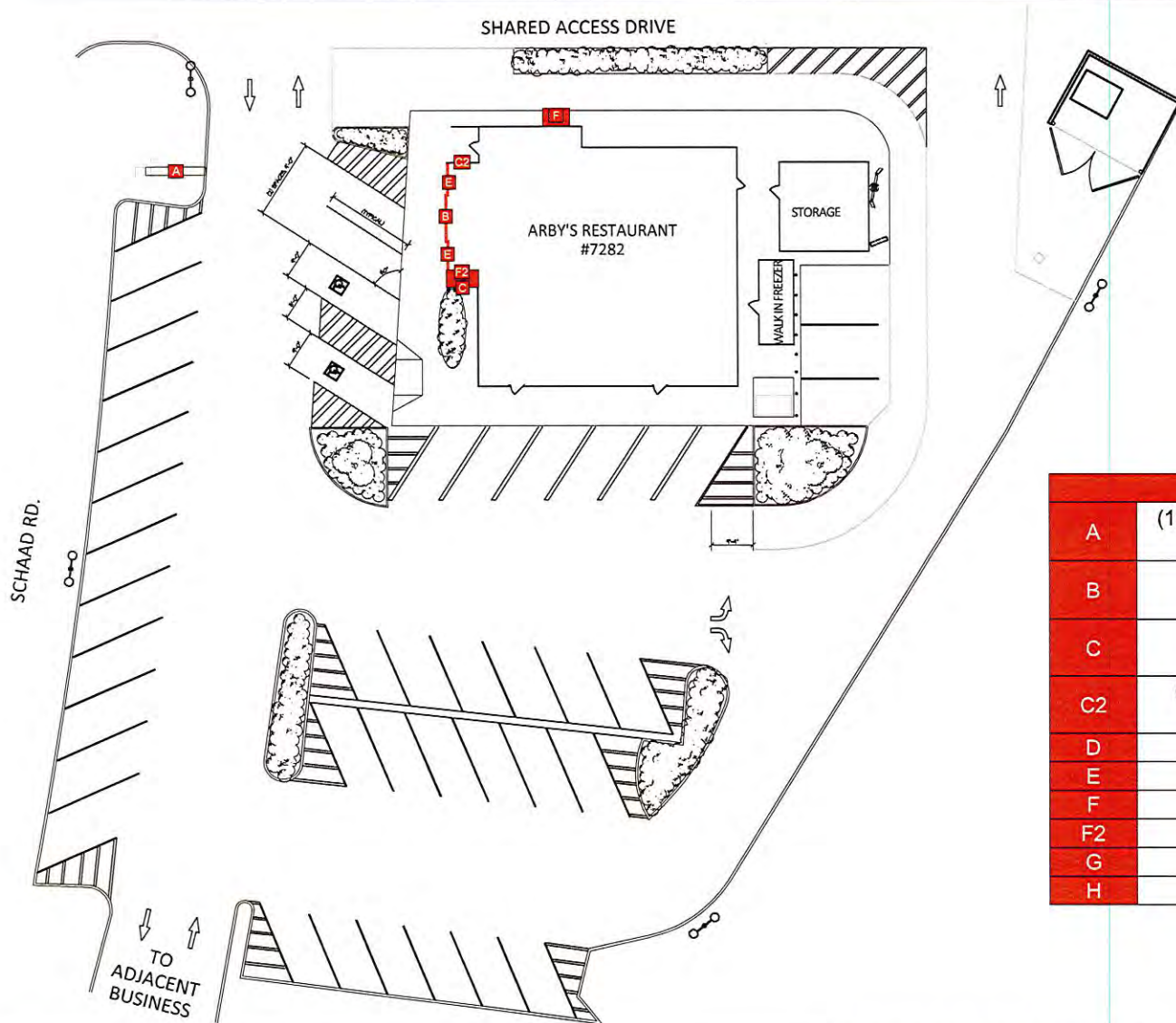
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LEGEND		SF
A	(1) B18 Pylon Head Replacement w/ Match Plate (2) 48" x 119.5" Readerboard Faces	152.6
B	(1) 58" x 64" Hat Logo Wall Sign - (1) Wall Mount	15.9
C	(1) 16.25" White Channel Letterset- (1) 3 Post Canopy Mount	3.7
C2	(1) 16.25" White Raceway Channel Letterset- (1) Wall Mount	3.7
D	N/A - No Directional Signs	
E	Red Non-Illuminated Eyebrow Canopy	24.4 LF
F	(1) 24" x 72" x 48" Drive-Thru Canopy	24
F2	(1) 24" x 90" x 48" 3 Post Canopy	30
G	N/A - No Break Away Canopy	
H	N/A - No Interior Carousel A	

APPROVAL INFORMATION & CONFIRMATION

Proof is approved. Proceed with production of order. Proof is approved with corrections. Make corrections as indicated and proceed with production of order

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Client:	ARBY'S #7282		
Location:	2750 Shaad Rd - Knoxville, TN 37921		
Drawn By:	MBJ	Date:	02/01/2022
Approved By:			
Sheet:	Scale:		
File:	Filesystem/Rest./Arbys/TN/Knoxville/CP		



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A

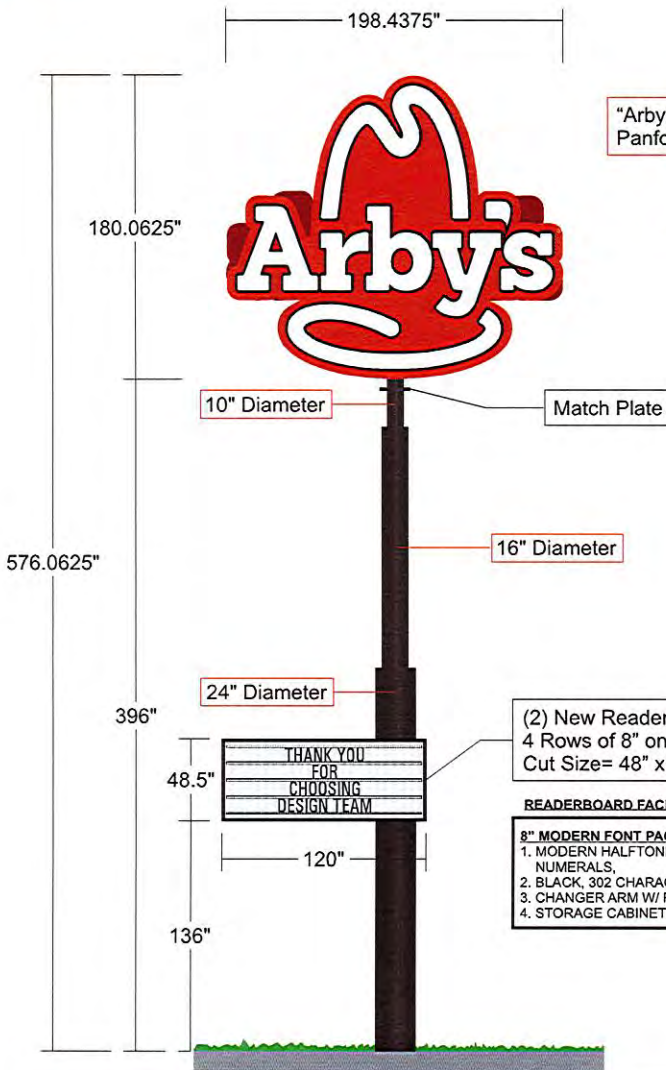
B18 PYLON HEAD REPLACEMENT

Front View

Night Illumination View

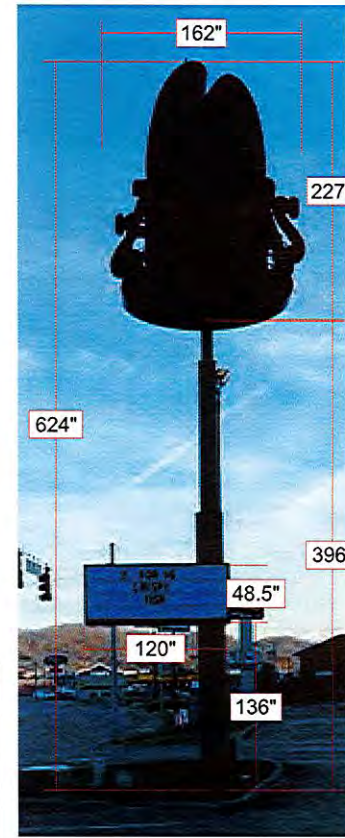
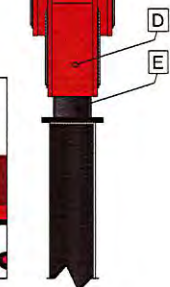
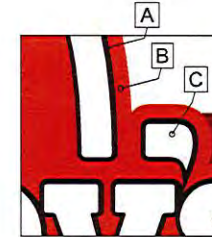
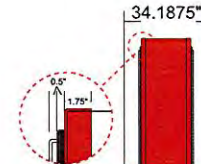
Side View

Existing Pylon



"Arby's" Logo To Be White
Panformed Faces LED Illuminated

Red Background To Be
Aluminum Non-Illuminated




(2) New Readerboard Faces
4 Rows of 8" on 9" Copy
Cut Size= 48" x 119.5"

READERBOARD FACES INCLUDES:
8" MODERN FONT PACKAGE
1. MODERN HALFTONE LETTERS & NUMERALS.
2. BLACK, 302 CHARACTERS
3. CHANGER ARM W/ REGULAR CUP
4. STORAGE CABINET

B18 Pylon head replacement w/ match plate to be installed on existing single pole. (2) New readerboard faces. LED Retrofit. Pylon faces to be clear polycarbonate capover faces painted 2nd surface. Existing structure "Pole & Readerboard Cabinets" to be painted gloss black.

Sign Specifications



Sign Type:
B-18 Pylon SP

Logo-Shaped Sign Head Graphics:
Side A Side B

Actual Area: 152.6 SqFt
3 Box Area: 180.4 SqFt

Sign Orientation:
Low side of hat points toward building

Color Specifications

A	Outline Painted Black 2nd Surface
B	Faces Painted To Match 3M 3630-0033 2nd Surface
C	Clear Polycarbonate Faces painted White 2nd surface
D	Returns Painted To Match 3M 3630-0033 1st Surface
E	Pole Painted Gloss Black

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Location:	2750 Shaad Rd - Knoxville, TN 37921
Drawn By:	MBJ
Date:	02/01/2022
Approved By:	
Sheet:	Scale:
File:	Filesystem/Rest/Arbys/TN/Knoxville/CP



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A

B18 PYLON HEAD

ARB-V2-PYLB18-PC



Sign Type:

B-18 Pylon
SP



Actual Area
152.6 SqFt



3 Box Area
180.4 SqFt



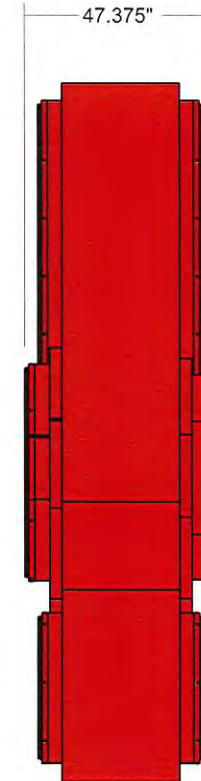
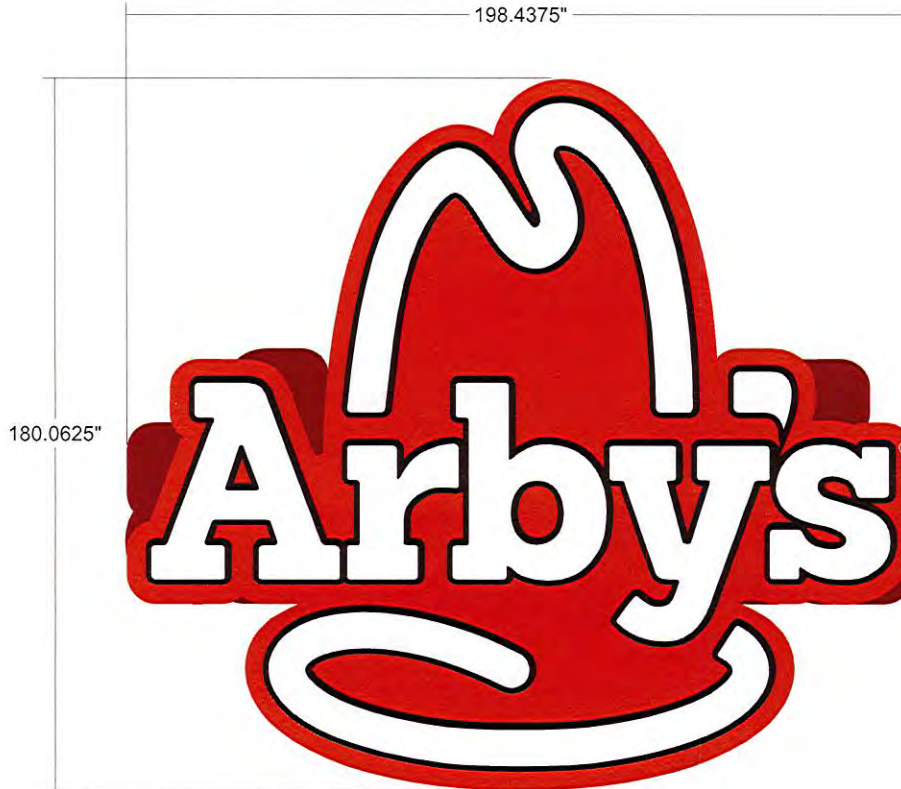
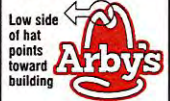
Boxed Area
248.1 SqFt

Logo-Shaped
Sign Head Graphics:



Side A Side B

Sign Orientation:



	Outline Painted Black 2nd Surface
	Faces Painted To Match 3M 3630-0033 2nd Surface
	Clear Polycarbonate Faces Painted White 2nd Surface
	Returns Painted Red PMS 1795

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Client:	ARBY'S
Location:	
Drawn By:	JRB Date: 10/26/17
Approved By:	
Sheet:	Scale:
File:	CorpRest/Arbys/_Spec/Pylon

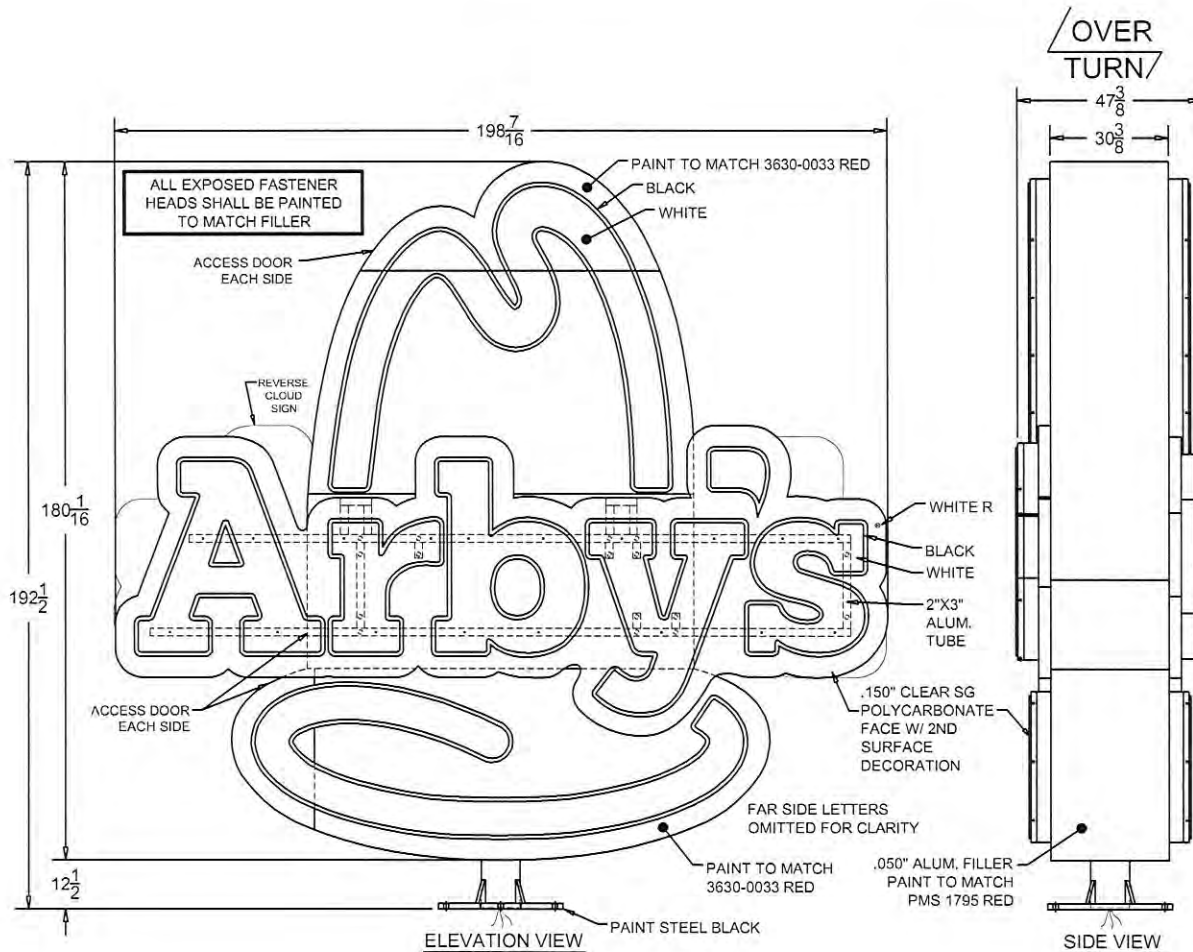


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GENERAL NOTES:

- DESIGN IS BASED ON A 140MPH, 3 SECOND GUST WIND DESIGN PER IBC 2009, CATEGORY II, EXPOSURE C.
- ALL SUPPORT MEMBERS SHALL BE FREE FROM DEFECTS. STEEL TUBE SHALL MEET ASTM A500 GRADE B WITH A MINIMUM YIELD STRENGTH OF 46000 PSI. STEEL ANGLE, CHANNEL AND PLATE SHALL MEET ASTM A36. ALUMINUM TUBE AND PIPE SHALL BE 6061-T6 ALLOY. ALUMINUM EXTRUSION SHALL BE 6063-T6 ALLOY. ALUMINUM PLATES SHALL BE 5052-H34 ALLOY. ALUMINUM SHEET SHALL BE 3003-H14 ALLOY. A BARRIER SHALL BE PLACED BETWEEN DISSIMILAR METALS TO PREVENT CORROSIVE REACTION.
- STEEL WELDS SHALL BE MADE WITH E70XX ELECTRODES ALUMINUM WELDS SHALL BE MADE WITH 4000 SERIES FILLER. ALL WELDS SHALL BE MADE BY PERSONS QUALIFIED IN ACCORDANCE WITH AWS STANDARDS WITHIN THE PAST TWO YEARS.
- ALL STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325, AND BE ZINC COATED UNLESS NOTED OTHERWISE. WHEN USED WITH STRUCTURAL BOLTS, HEAVY HEX BOLTS SHALL CONFORM TO ASTM A563, AND WASHERS SHALL CONFORM TO ASTM F436.
- ARBYS INC. WILL NOT BE RESPONSIBLE ON THIS JOB SITE BEFORE, DURING OR AFTER INSTALLATION OF THIS STRUCTURE. IT IS THE RESPONSIBILITY OF THE OWNERS, CONTRACTORS & INSTALLERS TO ENSURE THAT THE INSTALLATION & ERECTION OF THIS STRUCTURE IS PERFORMED USING METHODS THAT ARE IN FULL COMPLIANCE WITH OSHA REGULATIONS.
- ANY DEVIATION FROM THIS DESIGN OR ANY PART OF THIS DRAWING, INCLUDING THE GENERAL NOTES, WITHOUT PRIOR WRITTEN CONSENT FROM ARBYS INC. VOIDS THIS DRAWING IN ITS ENTIRETY.
- THIS DESIGN IS PROTOTYPICAL & SHOULD NOT BE USED FOR SITE SPECIFIC APPLICATIONS UNLESS REVIEWED & DEEMED SUITABLE FOR USE AT THAT SITE BY A COMPETENT PROFESSIONAL ENGINEER.



GRAPHICS DEPICTED ON THIS DRAWING ARE ARE FOR ILLUSTRATIVE PURPOSES ONLY. DO NOT USE THIS DRAWING FPR PRODUCTION ART, REFER TO PRODUCTION ELECTRONIC FILES

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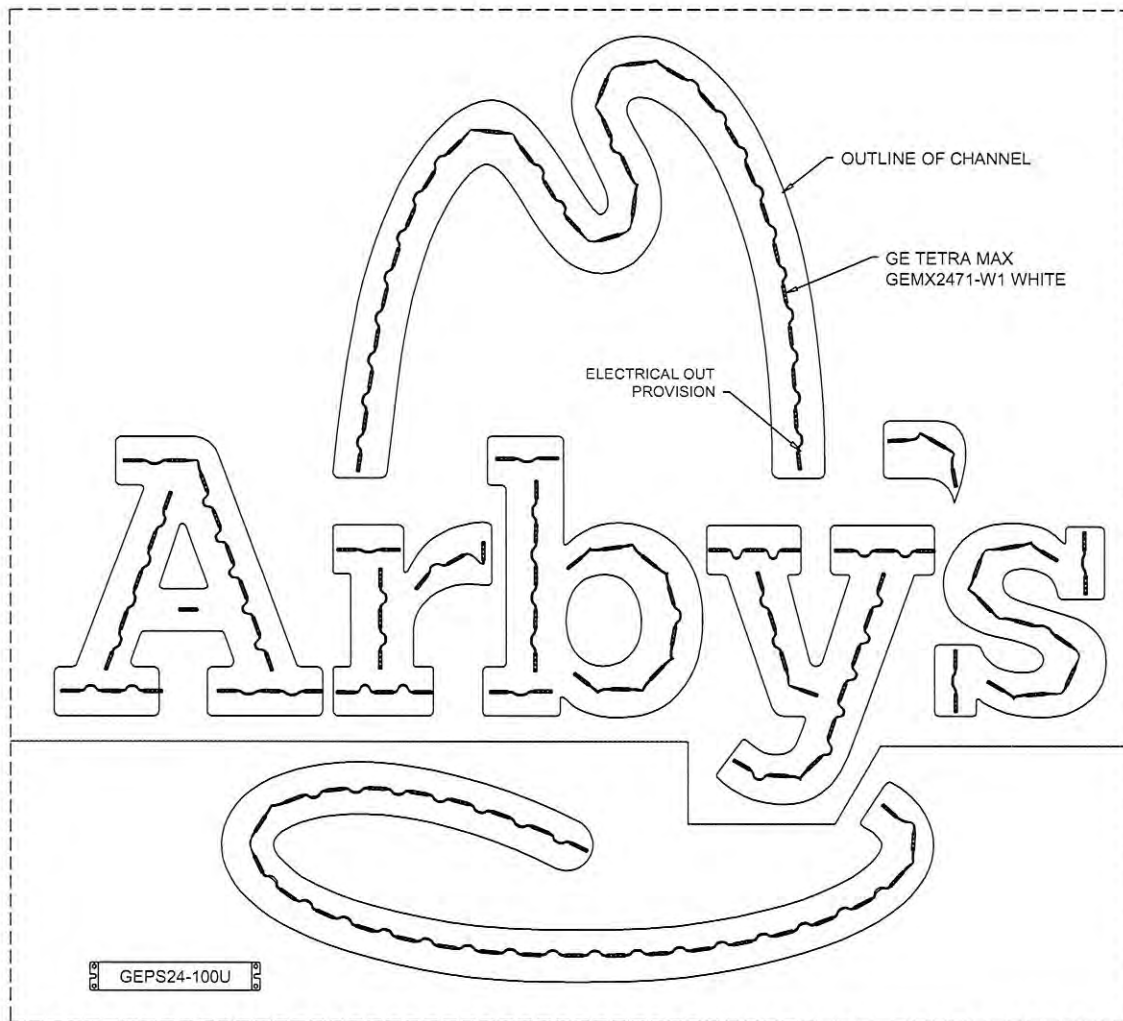


Client:	ARBYS	
Location:		
Drawn By:	JRB	Date: 9/12/16
Approved By:		
Sheet:	Scale:	
File:	Filesystem/Rest./Arbys/CP	



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LED LAYOUT

(1) 20 AMP CIRCUIT
REQUIRED TOTAL

LED & DRIVER LAYOUTS
AS PROVIDED
BY GE LIGHTING

(130) LEDs PER
DRIVER MAX

ELECTRICAL REQUIREMENTS: (PER SIDE)
LED: (105) GE TETRA MAX GEMX2471-W1 WHITE
DRIVER: (1) GEPS24-100U @ 1.1 AMPS
TOTAL LOAD: 1.1A @ 120VAC
CIRCUITS: (1) 20 AMP REQUIRED

ELECTRICAL INFORMATION		
INSTALLATION:	INTERIOR:	EXTERIOR: X
ELECTRICAL SPECIFICATION:		
VOLTS: 120V	AMPS: 2.2A	CIRC: 1
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE.		

APPROVAL INFORMATION & CONFIRMATION

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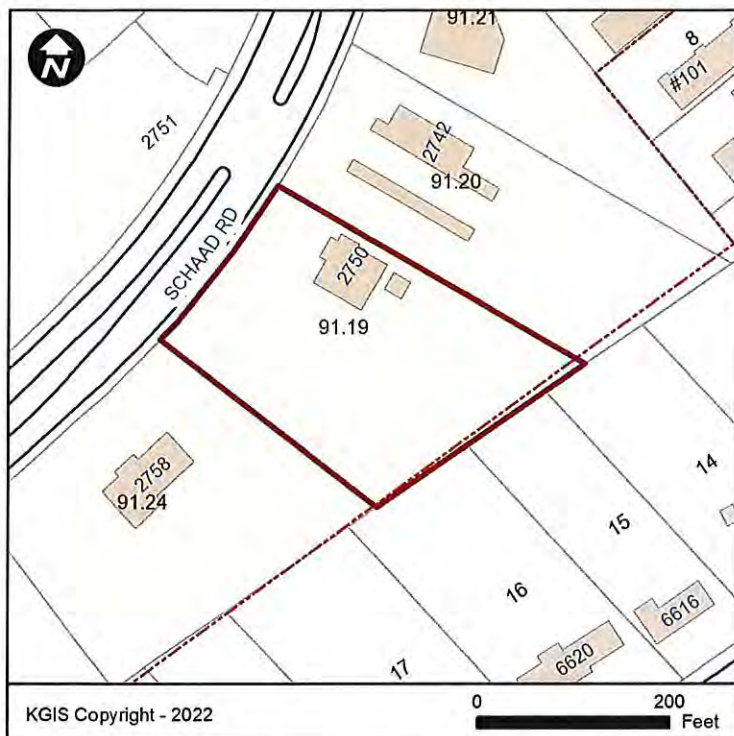
Client:	ARBYS
Location:	
Drawn By:	JRB Date: 9/12/16
Approved By:	
Sheet:	Scale:
File:	Filesystem/Rest./Arbys/CP



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2750 SCHAAD RD - Property Map and Details Report



Property Information

Parcel ID:	079 09119
Location Address:	2750 SCHAAD RD
CLT Map:	79
Insert:	
Group:	
Condo Letter:	
Parcel:	91.19
Parcel Type:	NORMAL
District:	
Ward:	40
City Block:	40810
Subdivision:	NORTHWEST INDUSTRIAL PARK ORD NO 0-274-93
Rec. Acreage:	1.7
Calc. Acreage:	0
Recorded Plat:	89L - 98
Recorded Deed:	2317 - 595
Deed Type:	Deed:Deed
Deed Date:	2/26/1999

Address Information

Site Address: 2750 SCHAAD RD
KNOXVILLE - 37921

Address Type: BUSINESS

Site Name: ARBYS

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Owner Information

ALL ELEVEN LLC
PO BOX 51058
KNOXVILLE TN 37950

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY
City / Township: Knoxville

Other Information

Census Tract: 48
Planning Sector: Northwest City

Please contact Knoxville-Knox County Planning at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 72W
Voting Location: Crown College
2307 W BEAVER CREEK DR

TN State House: 16
TN State Senate: 5

County Commission: 7 Charles Busler
(at large seat 10) Larsen Jay
(at large seat 11) Justin Biggs

City Council: 3 Seema Singh
(at large seat A) Lynne Fugate
(at large seat B) Janet Testerman
(at large seat C) Amelia Parker

School Board: 7 Patti Bounds

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary: POWELL ELEMENTARY
Intermediate:
Middle: POWELL MIDDLE
High: POWELL HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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