

File #

9-E-19-VA



CITY OF KNOXVILLE

## BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION	APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name <b>Tim Harris</b>	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address <b>585 Bond Street</b>	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip <b>Lincolnshire, Illinois 60069</b>	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number <b>847-415-5718</b>	Other <input type="checkbox"/>	Signage <input checked="" type="checkbox"/>
Email <b>tharris@kiefferstarlite.com</b>		Other <input type="checkbox"/>

## THIS IS A REQUEST FOR:

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

## PROPERTY INFORMATION

Street Address **Walgreens Store #5373, 5006 N. Broadway Street**  
 City, State, Zip **Knoxville, Tennessee 37918**  
 Parcel # (see KGIS.org) **058LJ033**  
 Zoning District (see KGIS.org) **34**

## 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.

See attached Exhibit A.

Describe hardship conditions that apply to this variance.

## 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

*Wayne A. [Signature]*, Attorney for Applicant DATE 9/16/2019

File # 9-E-19-VA



## 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):

Request to appeal the interpretation of the Chief Building Official in regard to the criteria for the primary elevation measurement for attached signage for a building with a Chamford corner entrance.

Per Article 8, Section 6.4.a.

### PROJECT INFORMATION

Date Filed 8-19-19

Fee Amount \$250

*pd 8/16/19 CK \$250 qt*

Council District 4

BZA Meeting Date 9-19-19

PLANS REVIEWER Rebecca Johnson

DATE 8-19-19

**EXHIBIT A**  
**DESCRIPTION OF APPEAL**

This application is an appeal from the interpretation of the chief building official with regard to the criteria for measurement on an attached Walgreens sign for Walgreens buildings located on corner lots with Chamford corner entrances or locations with Chamford corner entrances. This appeal involves the interpretation for all Walgreens stores and originally dealt with Walgreens store #5373 located at 5006 N Broadway Street. The interpretation received from the zoning chief for the City of Knoxville, Mr. Scott Elder, indicated that the chief building official calculates corner lots with Chamford corner entrances as "10% of half the area of the two walls that meet at the Chamford corner. In the 4001 Chapman Highway example, the calculation "would take half of the Chapman Highway elevation length plus half of the Moody Avenue length, multiplied by 10%. Non-corner locations will utilize the elevation that has the entrance, and fronts on the street right-of-way." Translating that interpretation to the Broadway Street store #5373, one would calculate by taking half of the elevation from the corner entrances facing each right-of-way, both of which appear to be Broadway according to the site identification photos. The Code actually does not state the quoted calculation verbiage for buildings located on corner lots or with Chamford corner entries. Section 6.4, titled "Primary Building Elevation" states for purposes of determining maximum allowable sign area for attached signs: a. the primary building elevation shall be any elevation that faces onto a street of right-of-way to which the parcel has street frontage and (1) has the principle entrance to the building, or (2) has an entry used primarily for customers or clients. Applicant reads the Code as the property owners involved are allowed 10% of each one of the primary elevations that faces the street. For corner entrances, Walgreens should be allowed to use any elevation that faces the street right-of-way to which the parcel has street frontage or 10% of each one of the primary elevations that faces the street.

Walgreens is voluntarily willing to make a reduction in the proposed signage square footage from the current existing signage on the building. However, interpretation by the chief building official is arbitrary. Your applicant's interpretation more closely comports with the plain meaning of the Ordinance as written and adopted.

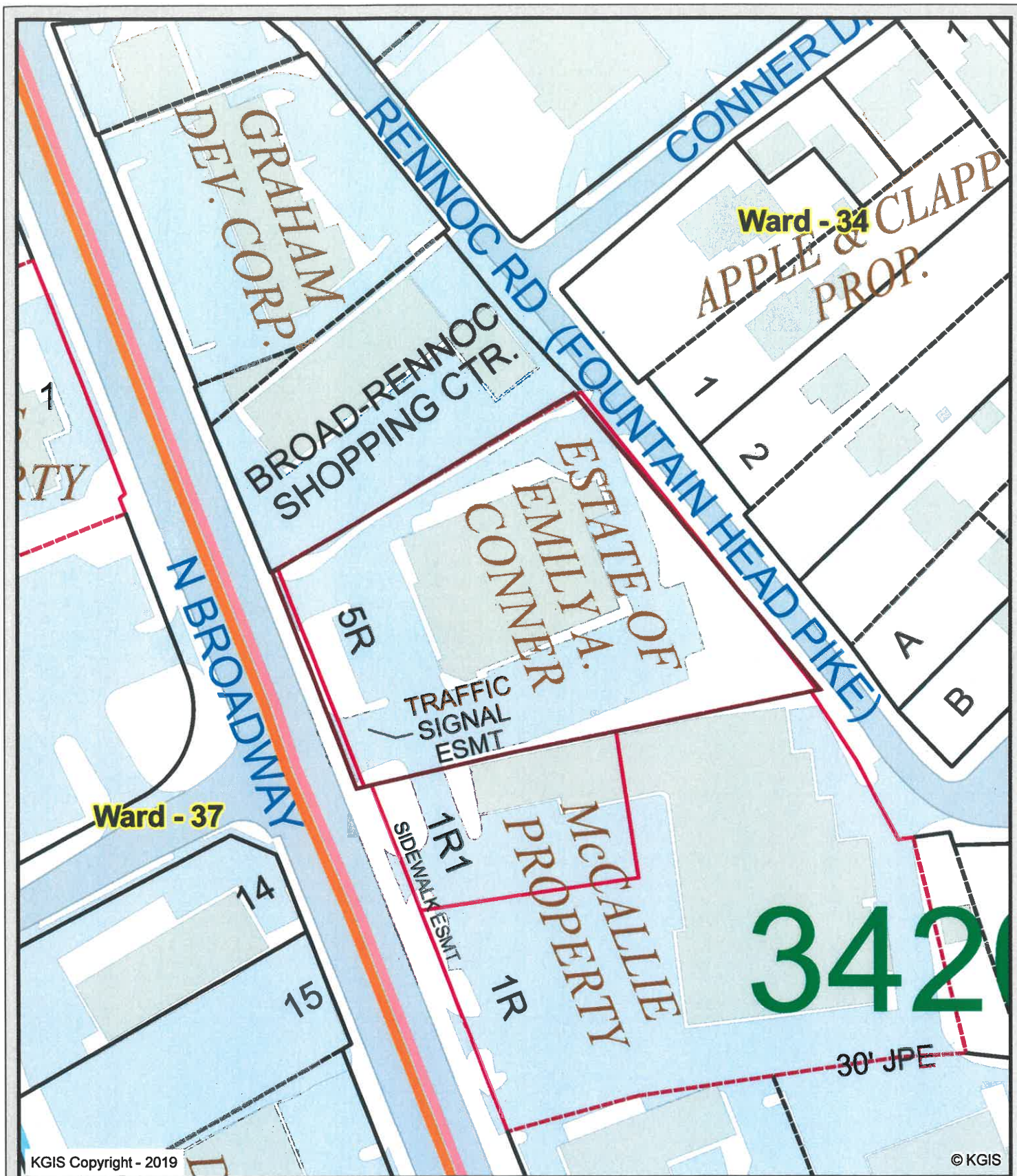
REVISED

8/21/19









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5006 N. Broadway St.

9-E-19-VA

Tim Harris

Knoxville - Knox County - KUB Geographic Information System



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5006 N. Broadway St.

9-E-19-VA

Tim Harris

Knoxville - Knox County - KUB Geographic Information System

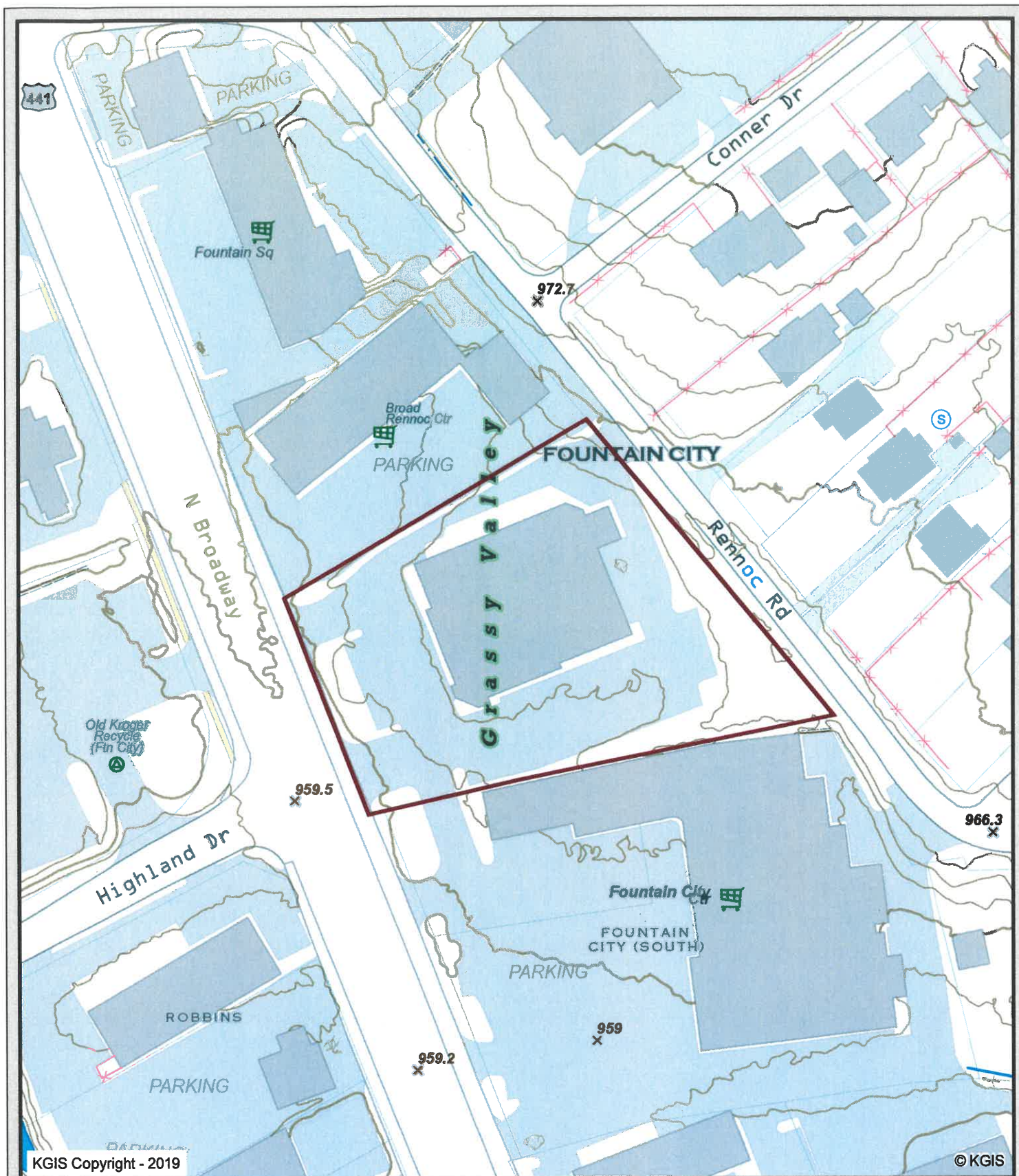


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5006 N. Broadway St.

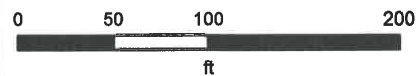
9-E-19-VA

Tim Harris

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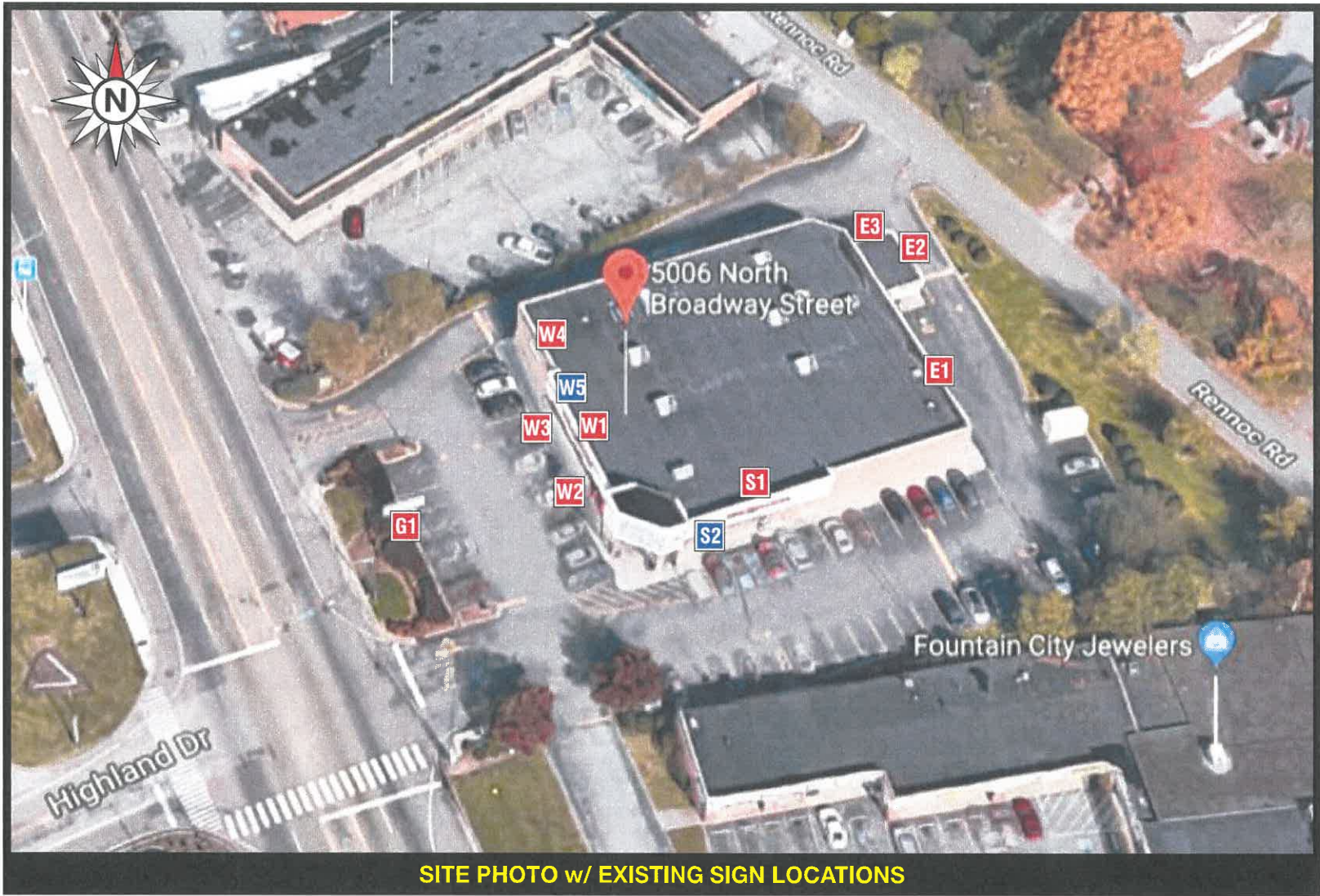


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Walgreens Store 5373  
5006 N. Broadway Street  
**Knoxville, TN**







SITE PHOTO w/ EXISTING SIGN LOCATIONS

NOT TO SCALE

EXISTING SIGN LEGEND:

WEST ELEVATION:

- W1** (1) 27'-6" Walgreens Script - 108.6 SF    **W2** (1) 18" Pharmacy - 19.1 SF  
**W3** (1) 18" 1-HR PHOTO - 21.0 SF  
**W4** (1) 1'-6" x 9'-4" 'Healthcare Clinic' box sign - 11.6 SF  
**W5** (1) Suspended Light Box Sign - INTERIOR

SOUTH ELEVATION:

- S1** (1) 27'-6" Walgreens Script - 108.6 SF  
**S2** (1) Suspended Light Box Sign - INTERIOR

EAST ELEVATION:

- E1** (1) 20'-8 3/4" Walgreens Script - 61.98 SF  
**E2** (1) 10" D.T.P. - 12.6 SF    **E3** (1) 10" EXIT - 2.1 SF  
— NO CURRENT DRIVE THRU WEDGE SIGN.

NORTH ELEVATION:

- NO EXISTING SIGNAGE

GROUND SIGN (PYLON):

- G1** Main I.D. - 5'-4 1/2" x 16'-8 1/2" - 89.76 SF

Walgreens Store 5373  
5006 N. Broadway Street  
Knoxville, TN

REVISIONS:

A -  
B -  
C -  
D -

A -  
B -  
C -  
D -



Artwork Design Survey  
ALL BOXES CHECKED TO ENTER ORDER



SITE



9-E-19-VA



DESIGN DATE: 05 / 08 / 2019  
ACCOUNT REP. T. Harris  
DESIGNER: LMK  
APPROVED BY: T. Harris

Site Identification

Existing and Proposed Signs  
West Elevation



EXISTING SIGNS - WEST ELEVATION



INTERIOR PHOTO - typical

WEST ELEVATION SIGN LEGEND - EXISTING

- W1** (1) 27'-6" Walgreens Script - 108.6 SF
- W2** (1) 18" Pharmacy - 19.1 SF
- W3** (1) 18" 1-HR PHOTO - 21.0 SF
- W4** (1) 1'-6" x 9'-4" 'Healthcare Clinic' box sign - 11.6 SF
- W5** (1) Suspended Light Box Sign - INTERIOR

TOTAL.....160.3 Square Feet



PROPOSED SIGNS - WEST ELEVATION

NOTE: ALL existing exterior signage will be removed. Patch and/or paint wall as needed.

WEST ELEVATION SIGN LEGEND - PROPOSED

- W1** (1) 21'-2 1/2" Walgreens Script w/ 2'-11" Kroger letter set - 145.00 SF
- W2** (1) 8'-0" 'Kroger | Pickup' letter set - 16.48 SF

TOTAL..... 161.48 Square Feet

- W1** Reference Std. Dwg. **KS1901889.3** for details and specifications.
- W2** Reference Std. Dwg. **KS1902196.1** for details and specifications.
- P** Reference Site Dwg. **KS1901678F** for details and specifications.

Walgreens Store 5373  
5006 N. Broadway Street  
Knoxville, TN

REVISIONS:	▲ Add proposed signage.	LMK 5/28/19	▲	
	▲ SQ. Footage calcs. corrected.	LMK 6/6/19	▲	
	▲ Pickup location added.	LMK 6/12/19	▲	
	▲ New pickup parking letter set layout/Ref. #.	LMK 6/18/19	▲	



Artwork Design Survey  
ALL BOXES CHECKED TO ENTER ORDER



KS1901678



9-E-19-VA



DESIGN DATE: 05/28/2019  
ACCOUNT REP. T. Harris  
DESIGNER: LMK  
APPROVED BY: T. Harris

Site Identification  
Existing Signs  
Corner/Tower ( interior )




TOWER ELEVATION SIGN LEGEND

— TO REMAIN AS IS. NO CHANGE.

Walgreens Store 5373  
5006 N. Broadway Street  
Knoxville, TN

REVISIONS:	A	To REMAIN AS IS. No new signage.	LMK 6/12/19	A	-
	B	-	-	B	-
	C	-	-	C	-
	D	-	-	D	-



LISTED

☒ Artwork ☒ Design ☒ Survey

ALL BOXES CHECKED TO ENTER ORDER



National Sign Manufacturers and Consultants



KS1901678.1

9-E-19-VA

DESIGN DATE: 05/08/2019  
ACCOUNT REP. T. Harris  
DESIGNER: LMK  
APPROVED BY: T. Harris

Site Identification  
Existing Signs  
Main Entrance



Standard (Center Window)  
Store Hours Plaques

NO EXISTING  
Window Clings

EXISTING MAIN ENTRANCE SIGNS

Walgreens Store 5373  
5006 N. Broadway Street  
Knoxville, TN

REVISIONS:	A	-	A	-
	B	-	B	-
	C	-	C	-
	D	-	D	-
	E	-	E	-

  
☒ Artwork ☒ Design ☒ Survey  
ALL BOXES CHECKED TO ENTER ORDER

  
National Sign Manufacturers and Consultants  


9-E-19-VA



DESIGN DATE: 05/08/2019  
ACCOUNT REP. T. Harris  
DESIGNER: LMK  
APPROVED BY: T. Harris

Site Identification

Existing and Proposed Signs  
South Elevation



EXISTING SIGNS - SOUTH ELEVATION

SOUTH ELEVATION SIGN LEGEND - **EXISTING**

- S1** (1) 27'-6" Walgreens Script - 108.6 SF
- S2** (1) Suspended Light Box Sign - INTERIOR

TOTAL.....108.6 Square Feet



PROPOSED SIGNS - SOUTH ELEVATION

NOTE: ALL existing exterior signage will be removed. Patch and/or paint wall as needed.

SOUTH ELEVATION SIGN LEGEND - **PROPOSED**

- S1** (1) 21'-2 1/2" Walgreens Script w/ 2'-11" Kroger letter set - 145.00 SF

TOTAL..... 145.00 Square Feet

NOTE: ALL existing exterior signage will be removed. Patch and/or paint wall as needed.

**S1** Reference Std. Dwg. **KS1901889.3** for details and specifications.

Walgreens Store 5373  
5006 N. Broadway Street  
Knoxville, TN

REVISIONS:	▲ Add proposed signage.	LMK 5/28/19	▲
	▲ SQ. Footage calcs. corrected.	LMK 6/6/19	▲
	▲		▲
	▲		▲

**UL** LISTED

☒ Artwork ☒ Design ☒ Survey

ALL BOXES CHECKED TO ENTER ORDER

**Kieffer | Starlite**  
National Sign Manufacturers and Consultants

**KS1901678B**



9-E-19-VA



DESIGN DATE: 05/08/2019  
ACCOUNT REP. T. Harris  
DESIGNER: LMK  
APPROVED BY: T. Harris

Site Identification  
Existing Signs  
North Elevation



NORTH ELEVATION SIGN LEGEND

— NO EXISTING SIGNAGE

Walgreens Store 5373  
5006 N. Broadway Street  
Knoxville, TN

REVISIONS:	Δ	-	Δ	-
	Δ	-	Δ	-
	Δ	-	Δ	-
	Δ	-	Δ	-

  
C  US  
LISTED

☒ Artwork ☒ Design ☒ Survey  
ALL BOXES CHECKED TO ENTER ORDER

  
National Sign Manufacturers and Consultants

**KS1901678C**



9-E-19-VA



DESIGN DATE: 05 / 08 / 2019  
ACCOUNT REP. T. Harris  
DESIGNER: LMK  
APPROVED BY: T. Harris

Site Identification

Existing and Proposed Signs  
East Elevation

NOTE: Existing 'Walgreens' script ONLY will be removed. Patch and/or paint wall as needed.



EAST ELEVATION SIGN LEGEND - EXISTING

- E1 (1) 20'-8 3/4" Walgreens Script - 61.98 SF
- E2 (1) 10" D.T.P. - 12.6 SF
- E3 (1) 10" EXIT - 2.1 SF
- NO CURRENT DRIVE THRU WEDGE SIGN.

TOTAL..... 76.68 Square Feet



EAST ELEVATION SIGN LEGEND - PROPOSED

- E1 (1) 14'-11 3/4" Walgreens Script w/ 2'-0 3/4" Kroger letter set - 72.30 SF
- E2 (1) 10" D.T.P. - 12.6 SF
- E3 (1) 10" EXIT - 2.1 SF

TOTAL..... 87.00 Square Feet

E1 Reference Std. Dwg. KS1901889.1 for details and specifications.

Walgreens Store 5373  
5006 N. Broadway Street  
Knoxville, TN

REVISIONS:	A	Add proposed signage.	LMK 5/28/19	E	-
	B	-	-	F	-
	C	-	-	G	-
	D	-	-	H	-

UL LISTED

Kieffer | Starlite  
National Sign Manufacturers and Consultants

KS1901678D

Artwork Design Survey  
ALL BOXES CHECKED TO ENTER ORDER

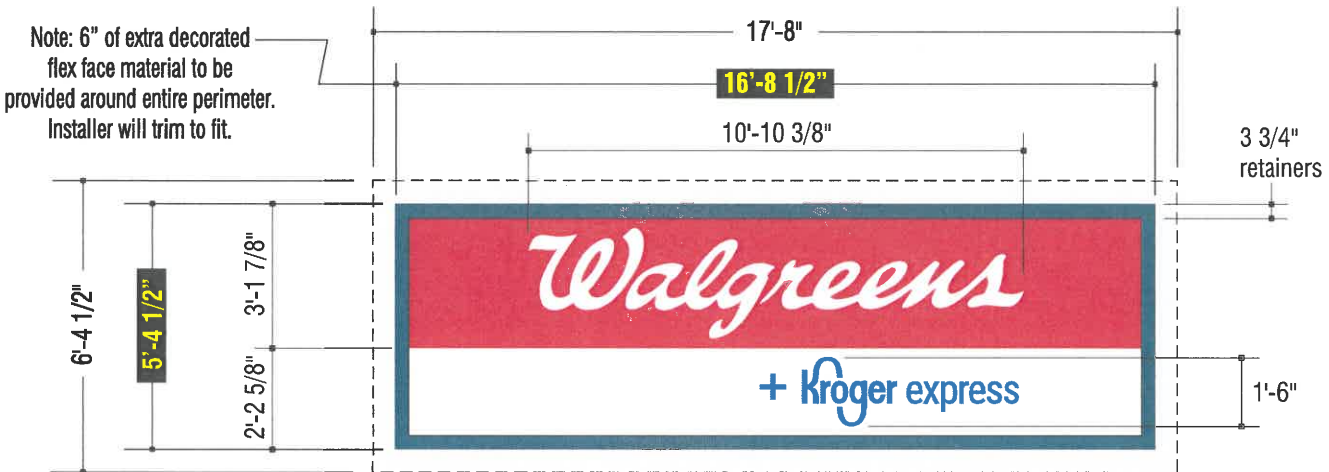
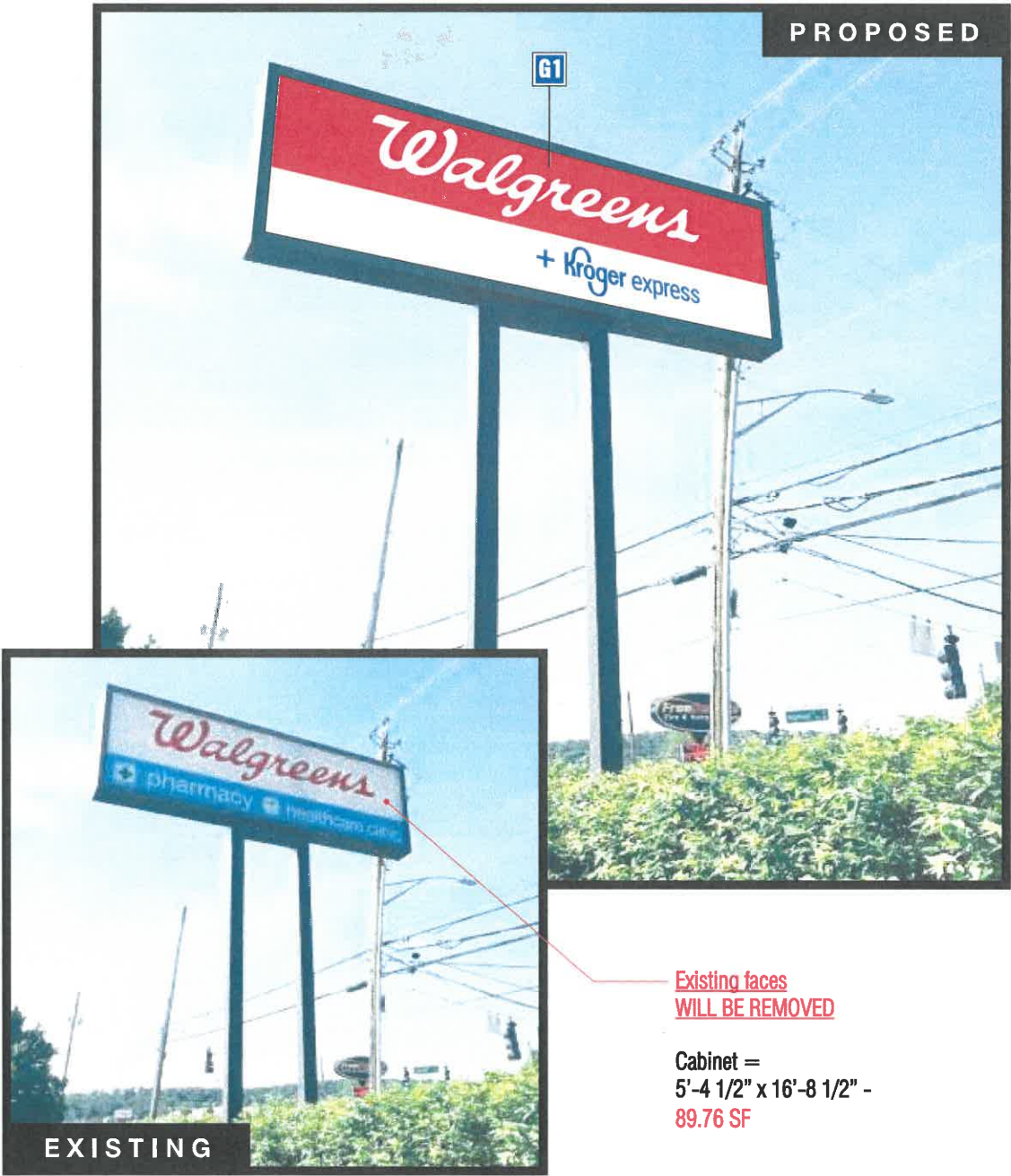
9-E19-VA



DESIGN DATE: 05/08/2019  
ACCOUNT REP. T. Harris  
DESIGNER: LMK  
APPROVED BY: T. Harris

Site Identification

Existing and Proposed Signs  
Ground Sign - D/F Pylon



G1 Face Layout/Dimensions  
Qty. of (2) required  
1/4" = 1'-0"

GENERAL SPECIFICATIONS:

G1 Walgreens I.D. FACES will be 3M Flexible Substrate decorated on 1st surface w/ 3M translucent vinyls as noted in Color Schedule.

COLOR SCHEDULE:

- 3M vinyls:
- 3M #3730-53L Cardinal RED
  - 3M CUSTOM 'Kroger' BLUE (match PMS#293C)
  - WHITE

Walgreens Store 5373  
5006 N. Broadway Street  
Knoxville, TN

REVISIONS:	A	Add proposed signage.	LMK 5/28/19	E	-
	B	New graphic/color layout.	LMK 6/12/19	F	-
	C	-	-	G	-
	D	-	-	H	-



Artwork Design Survey  
ALL BOXES CHECKED TO ENTER ORDER



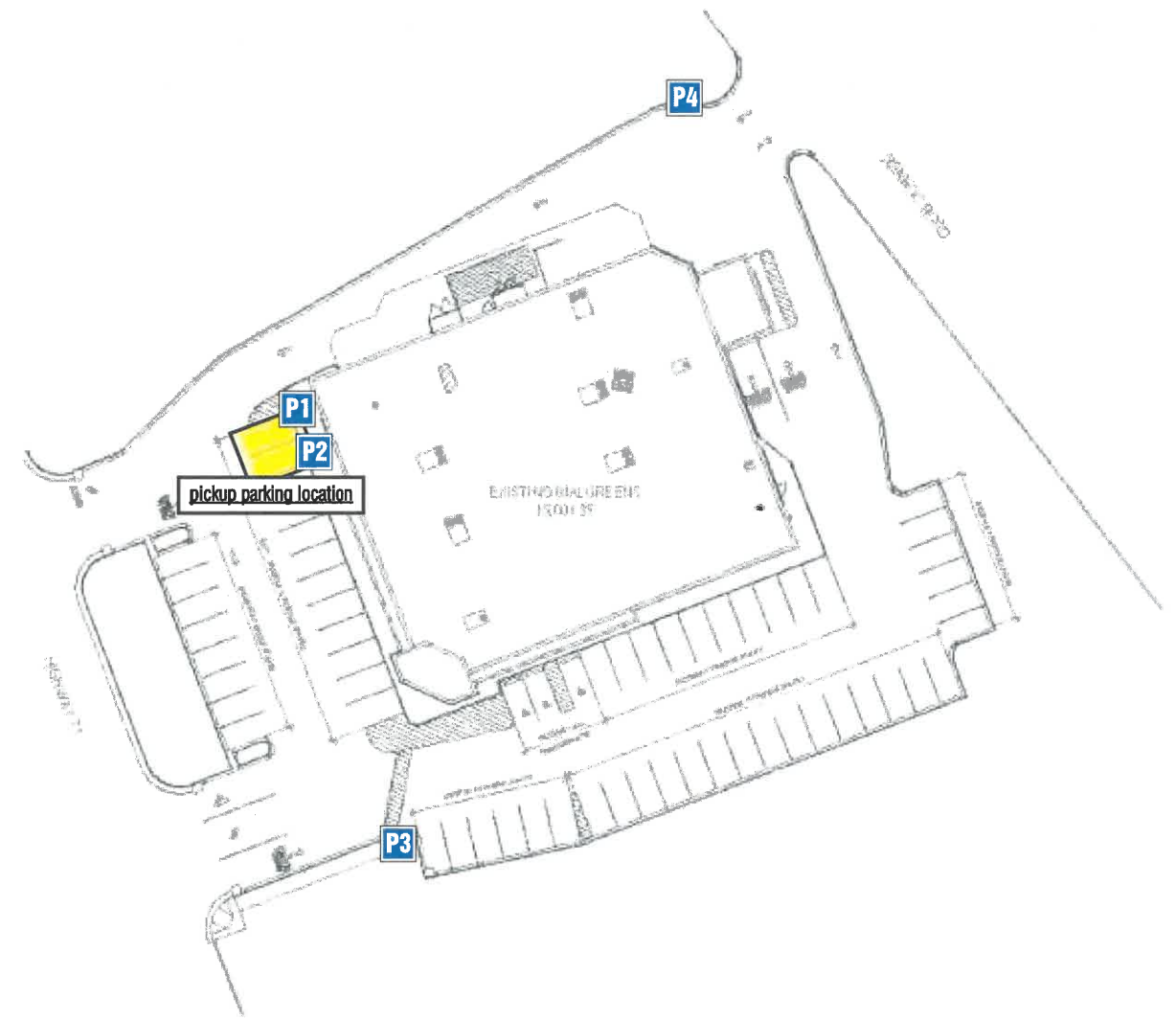
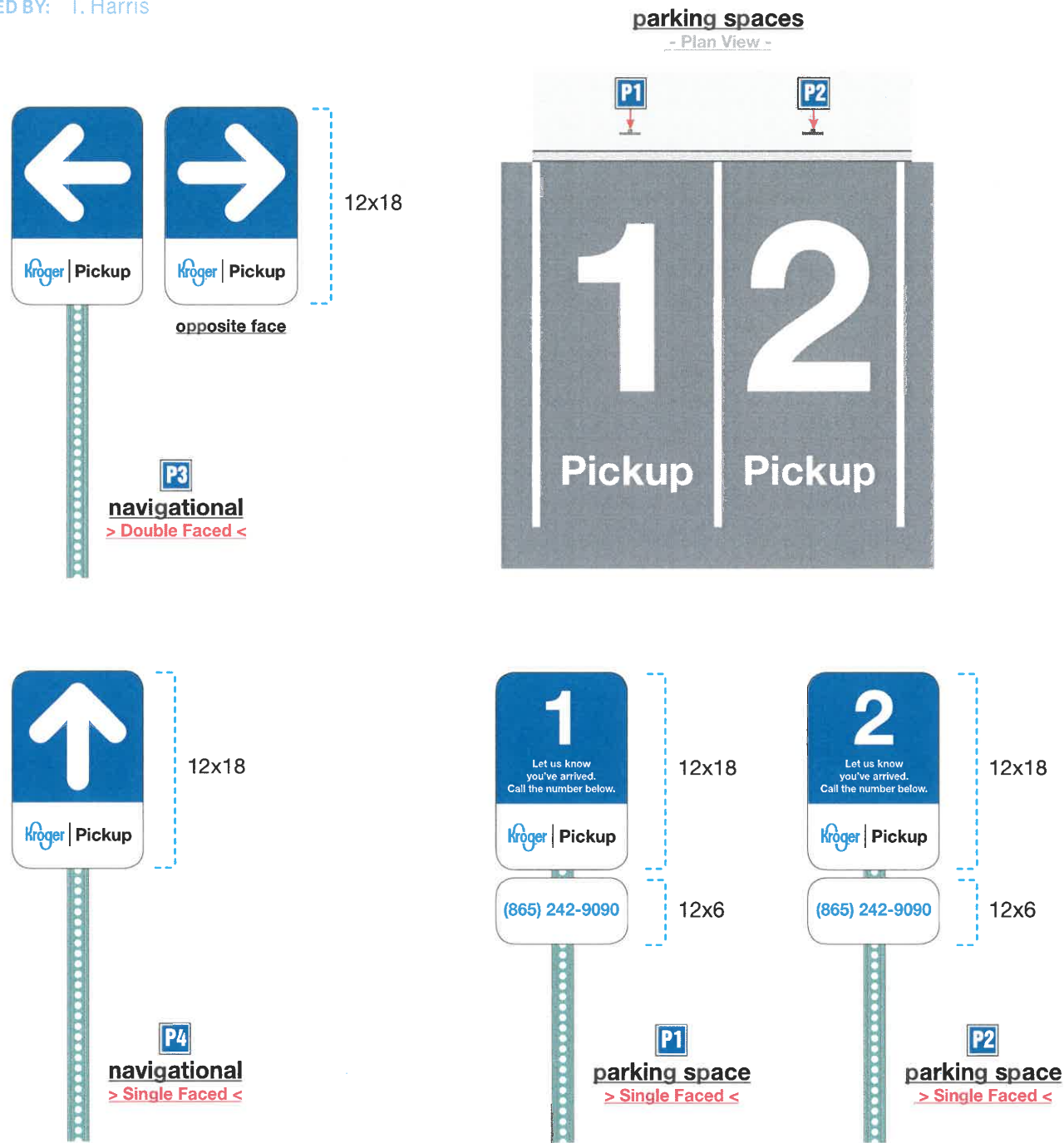
9-E-19-VA



DESIGN DATE: 06 / 12 / 2019  
ACCOUNT REP. T. Harris  
DESIGNER: LMK  
APPROVED BY: T. Harris

Site Identification

pickup Parking  
Proposed Branding



SITE PLAN - PROPOSED pickup PARKING I.D.

NOTE: For pickup BRANDING SIGNS:  
PARKING SPACE TYPE w/ CONCRETE BASE. NAV. SIGNS PLACED INTO SOIL.

Walgreens Store 5373  
5006 N. Broadway Street  
Knoxville, TN

REVISIONS:	A	Sign layouts and placement.	LMK 6/12/19	A	-
	B	Sign layouts.	LMK 6/18/19	A	-
	C	Location phone number.	LMK 7/16/19	A	-
	D	-	-	A	-

UL LISTED

Artwork Design Survey

ALL BOXES CHECKED TO ENTER ORDER

Kieffer | Starlite

National Sign Manufacturers and Consultants

KS1901678F

W

9-E-19-VA