

Staff Notes

Item #1 Tri-County Baptist Church (Church at Grace Park:

STAFF NOTES:

The property is zoned R-20, Town Center Commercial District. The zoning district permits churches and places of community assembly only by special exception through review and approval by the Board of Zoning Appeals. The location of the sign is on Hester Dr, but not in the residential sign district. Under, Number and Location, below, which is from the zoning ordinance regulations signs, it states Signs along interstate and limited access state highways shall meet State of TN Requirements, does not apply to this request. The proposed request as stated above is on Hester Dr. The property is zoned R-20 Low Density. This will be a monument sign and required to meet the standards as found in the sign ordinance of section 4.070 J Table 1 Signage Area and Height. (see below).

8. Electronic Message Display

Signs that only contain gas prices and time and temperature shall only meet maximum lighting intensity requirements and image duration requirements listed below. Digital signs shall be regulated by other provisions of this ordinance regarding maximum sign height and area and location of signs.

Number and Location:

One (1) electronic message sign per property and not installed in locations that will directly block or confuse a driver's view. Signs shall be spaced 200 ft from any other electronic message signs along roadways. The distance shall be measured along roadways not straight lines between signs. Signs shall be located 100 ft from residential property lines. Signs along interstate and limited access state highways shall meet State of Tennessee Requirements.

Permitted Zoning Districts:

Electronic Message Signs shall be permitted in all zoning districts except, C-6, Town Center Residential, C-5, Transitional Commercial Zoning District, C-3, Neighborhood Center Commercial and all residential and agricultural zones. The Planning Commission shall review and may approve all proposed locations of signs in planned unit development zoning districts if the intent and requirements of the ordinance are met. The Board of Zoning Appeals may review proposals for non-residential church, school, and day care buildings and uses permitted by special exception in residential and agricultural zoning district provided that the intent of the ordinance and requirements are met.

Illumination and Brightness:

Sign during daytime hours shall be a maximum lighting intensity of 7,500 nits and during night time hours shall be a maximum intensity of 750 nits.

Message Duration:

Images shall remain static for a minimum of eight (8) seconds and image changes and scrolling shall be accomplished within two (2) second or less. Images shall not flash and include sudden blasts of lights, or contain continuous scrolling and animation over (2) seconds in length. Images shall remain static for a minimum twenty-four (24) seconds when sign installed within one hundred (100') feet for an intersection.

4.070 J Table 1 Signage Area and Height

Building Signs	
Commercial/Industrial Zoning Districts	
Wall/Marquee Sign	
Building Sq. Ft.	
50,000 (-)	10% of building frontage on which the sign(s) are to be installed.
50,001 - 150,000	7.5 % of building frontage on which the sign(s) are to be installed.
150,001 (+)	5% of building frontage on which the sign(s) are to be installed
Projecting Sign	1 square foot of sign area per 2 linear feet of building frontage on which the sign (s)are to be attached up to a maximum of 12 square feet in area. The top of all projecting signs shall be located below the roofline and a height not greater than 16 feet above the ground. The base of all projecting signs shall no less than 8 feet above the ground. Projecting signs shall not project from the exterior wall of a building more than 4 feet.
Awning / Canopy Sign	1 square foot per 2 linear feet of awning or canopy. No awning or canopy sign shall extend above the top of the awning or canopy

Reader Board	Maximum area on a wall sign shall be 20% of the wall area or 20 sq ft in area, whichever is less, of the area of wall/marquee sign (s) and be under the same requirements of the wall/marquee signs. The reader board cannot be above the primary area of the wall/marquee sign.
Gas Pump Sign	Each gas pump shall be permitted a total of 1 square foot of sign area to identify the product dispensed.
Rental Office/Accessory Management	Maximum of 6 sq ft

Freestanding Monument Sign

Commercial/Industrial Zoning Districts	
Monument Sign	One square foot of sign area for each two (2') feet of street frontage with a minimum of forty (40') sq. ft and a maximum of sixty-five (65') sq. ft. One foot of sign height for each twenty-five (25') feet of street frontage with a minimum of six (6') feet and maximum of ten (10') ft. A monument sign located on a vacant property shall not exceed (20) twenty sq. feet in area and six (6') feet in height.
Pole	Pole signs are only permitted for properties/lots containing two hundred (200+) feet or more roadway frontage. One square foot of sign area for each five (5') feet of street frontage with a minimum of forty (40') sq. ft. and a maximum of eighty (80) sq. ft. One (1ft.) of sign height for each 25 feet of street frontage with a minimum height of then (10') feet and maximum height of sixteen (16) ft. Except for support columns and/or poles, no portion of the sign is permitted at less than seven (7) feet above grade.
Reader Board	Maximum of sixty (60%) percent of the area of monument or pole sign and reader board section cannot be above the primary area of sign.
Within 100ft of Residential Zoning District	A sign constructed within one hundred (100') feet of a residential zoning district shall be limited to a monument sign.



9.070 Procedure for Authorizing Special Exceptions (Amended Special Exception Land Use Table, Items 20 and 21 by Ordinance 05-09, May 19, 2005)

A. Application

An application shall be filed with the Board of Zoning Appeals for review. Said application shall show the location and intended uses of the site, the names of the property owners, existing land uses within two hundred (200) feet, and any other material pertinent to the request which the Board may require.

B. Restrictions

In the exercise of its approval, the Board may impose such conditions upon the proposed uses of buildings or land as it may deem advisable in the furtherance of the general purposes of this ordinance.

C. A fee of one hundred-fifty dollars (\$75.00) shall be charged to cover review and processing of each application for a special exception.

D. Validity of Plans

All approved plans, conditions, restrictions, and rules made a part of the approval of the Board shall constitute certification on the part of applicant that the proposed use shall conform to such regulations at all times.

E. Time Limit

All applications reviewed by the Board shall be decided within sixty (60) days of the date of application, and the applicant shall be provided with either a written notice of approval or denial.

F. General Requirements

A special exception shall be granted provided the Board finds that the activity:

1. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected.
2. Will not adversely affect other property in the area in which it is located.
3. Is within the provision of "Special Exceptions" as set forth in this ordinance.
4. Conforms to all applicable provisions of this ordinance for the district in which it is to be located and is necessary for public convenience in that location.
5. Determine that the means of ingress and egress to the property and proposed structures can safely accommodate the traffic generated by the facility.
6. Off-street parking and loading areas as required by the ordinance that protect the surrounding areas from noise, vibration, glare and odor.
7. Properly screened refuse and service areas.
8. Screening and buffering that meet the requirements established in Section 3.120, of this ordinance.

G. Special Exceptions Appeals

Any person or agency of the county government may appeal to a court of competent jurisdiction from the Board's decision as provided under statutes of the State of Tennessee. The judgement and findings of the Board on all questions of fact that may be involved in any appeal, cause, hearing or proceeding under this article shall be final, and subject to review only for illegality or want of jurisdiction.

Finding of Fact: This request meets all of the applicable criteria in **9.070 Procedure for Authorizing Special Exceptions, Section F**. The applicant will have to submit a sign application, to be reviewed by staff, which will insure the requested electronic sign will meet requirements for the monument sign.