

File # 10-A-21-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 Professional Permits % Garry Potts	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address 58171 Dragonfly Ct	Contractor <input type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip Osceola, IN 46561	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number 5742290635	Other <input checked="" type="checkbox"/>	Signage <input checked="" type="checkbox"/>
Email gpotts@professionalpermits.com		Other <input type="checkbox"/>

THIS IS A REQUEST FOR:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Zoning Variance (Building Permit Denied) | <input type="checkbox"/> Extension of Non-Conforming Use/or Structure |
| <input type="checkbox"/> Appeal of Administrative Official's Decision | <input type="checkbox"/> Map Interpretation |

PROPERTY INFORMATION

Street Address 6005 Kingston Pike	City, State, Zip Knoxville TN 37919
See KGIS.org for Parcel # 121BB043	and Zoning District C-G-3

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.

CVS pharmacy wishes to update the corporate branding at this site and include the HealthHUB signs on the wall and sign panels on the existing freestanding signs. The total number of signs on the building will not change. The ordinance changed so that the total square footage of the existing signs or the new signs would not be allowed under the new code. These signs are needed because this site will be a HealthHUB location in addition to continuing as a Minute Clinic. Not all CVS pharmacy locations offer these services thus the signage is necessary to inform the general public of these offerings. To reduce the signs to a code-compliant size would result in greatly reduced visibility to the general public looking for these services.

Describe hardship conditions that apply to this variance.

The strict application of this ordinance would result in decreased motorist wayfinding as the signs would be too small to be safely read from the street. The building and existing signs pre-date the new ordinance. The ordinance is restrictive to buildings with a chamfered corner entrance.

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 GARRY P POTTS II

Digitally signed by GARRY P POTTS II
Date: 2021.09.02 14:23:09 -04'00'

DATE 09/02/2021

File #



CITY OF KNOXVILLE

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):

PROJECT INFORMATION

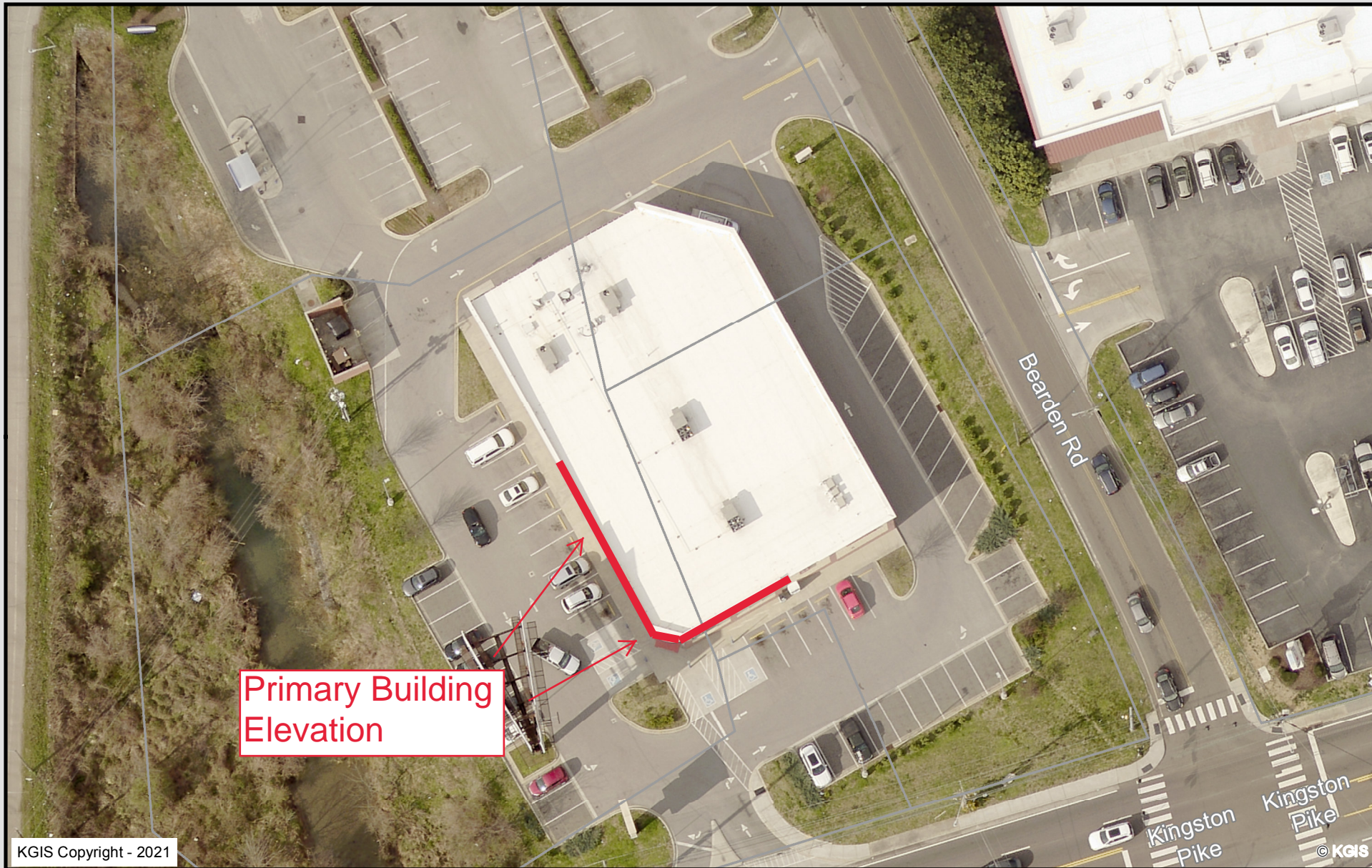
Date Filed	Fee Amount
Council District	BZA Meeting Date
PLANS REVIEWER	DATE

CVS pharmacy - Kingston Pike, Knoxville, TN

Square Footage Calc. (Wall signs) Freestanding signs are face replacements

sign	Description	Existing	Description	Proposed
1	50" x 33' 0" CVS Letterset	137.5	49-7/16" x 30'-11 11/16" CVS Letterset	127.61
2	48" x 48" 24 hour Box	16	22-5/8" x 13'-10 1/8" minute clinic	26.1
3	14" x 12'-10" Minute Clinic Letterset	14.97	18" x 10'-6" HealthHub	15.75
4	36" x 25'-9" CVS Letterset	77.25	56" x 28' 0" CVS letters on backer panel	130.67
5	18" x 17'-3" Drive Thru Pharmacy Letterset	25.88	18" x 10'-6" HealthHub	15.75
6	14" x 12'-10" Minute Clinic Letterset	14.97	22-3/16" x 19'-10 15/16" drive thru pharmacy	36.82
7	48" x 48" 24 hour Box	16	22-5/8" x 13'-10 1/8" minute clinic	26.1
8	50" x 33' 0" CVS Letterset	137.5	49-7/16" x 30'-11 11/16" CVS Letterset	127.61
	Total Existing	440.07	Total Proposed	506.41
			difference	66.34

2015 Zoning Ordinance

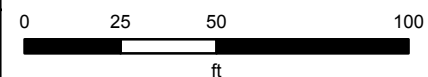


6005 Kingston Pike

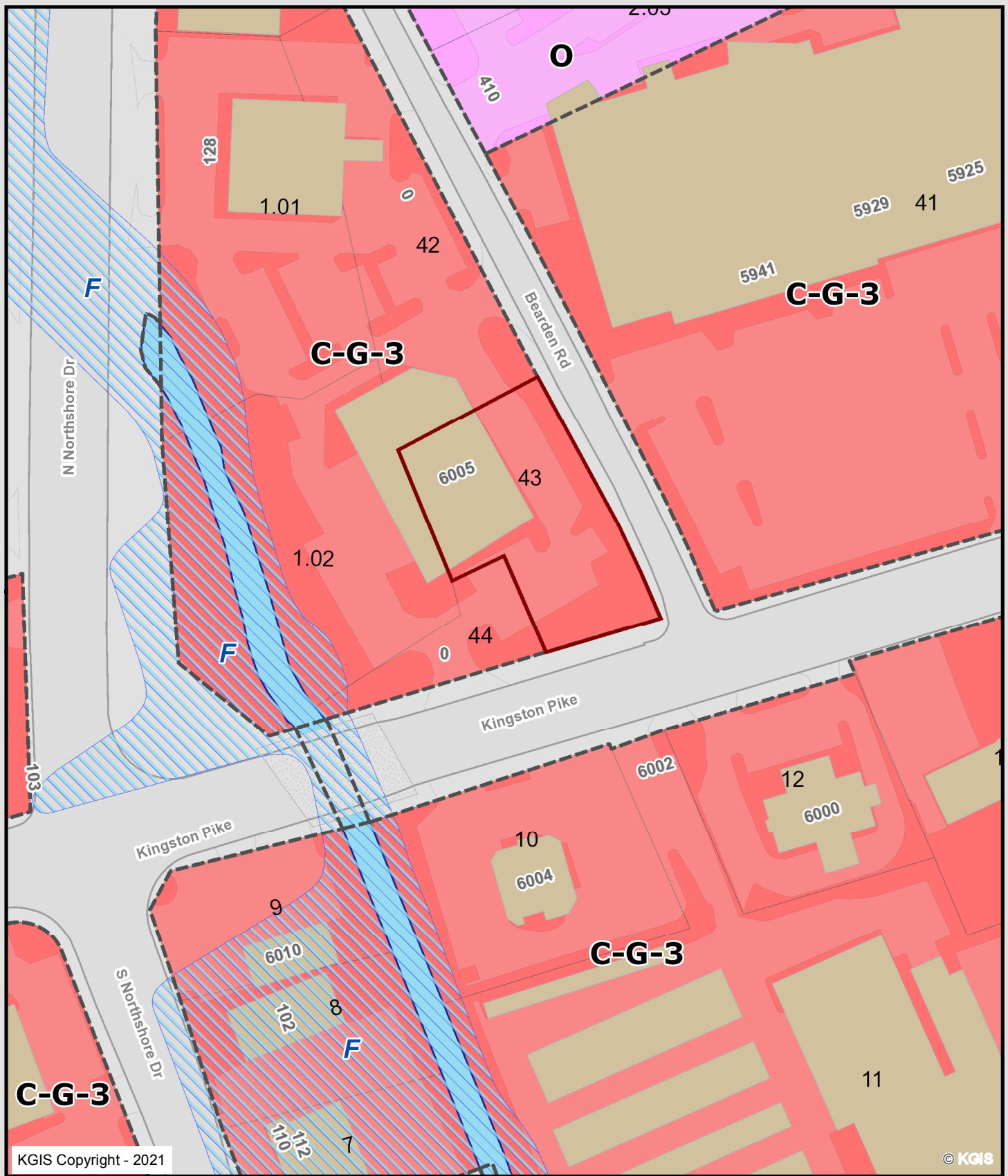
Knoxville - Knox County - KUB Geographic Information System



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6005 Kingston Pike

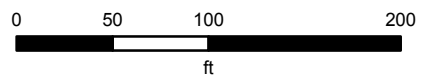
10A21VA

Professional Permits % Garry Potts

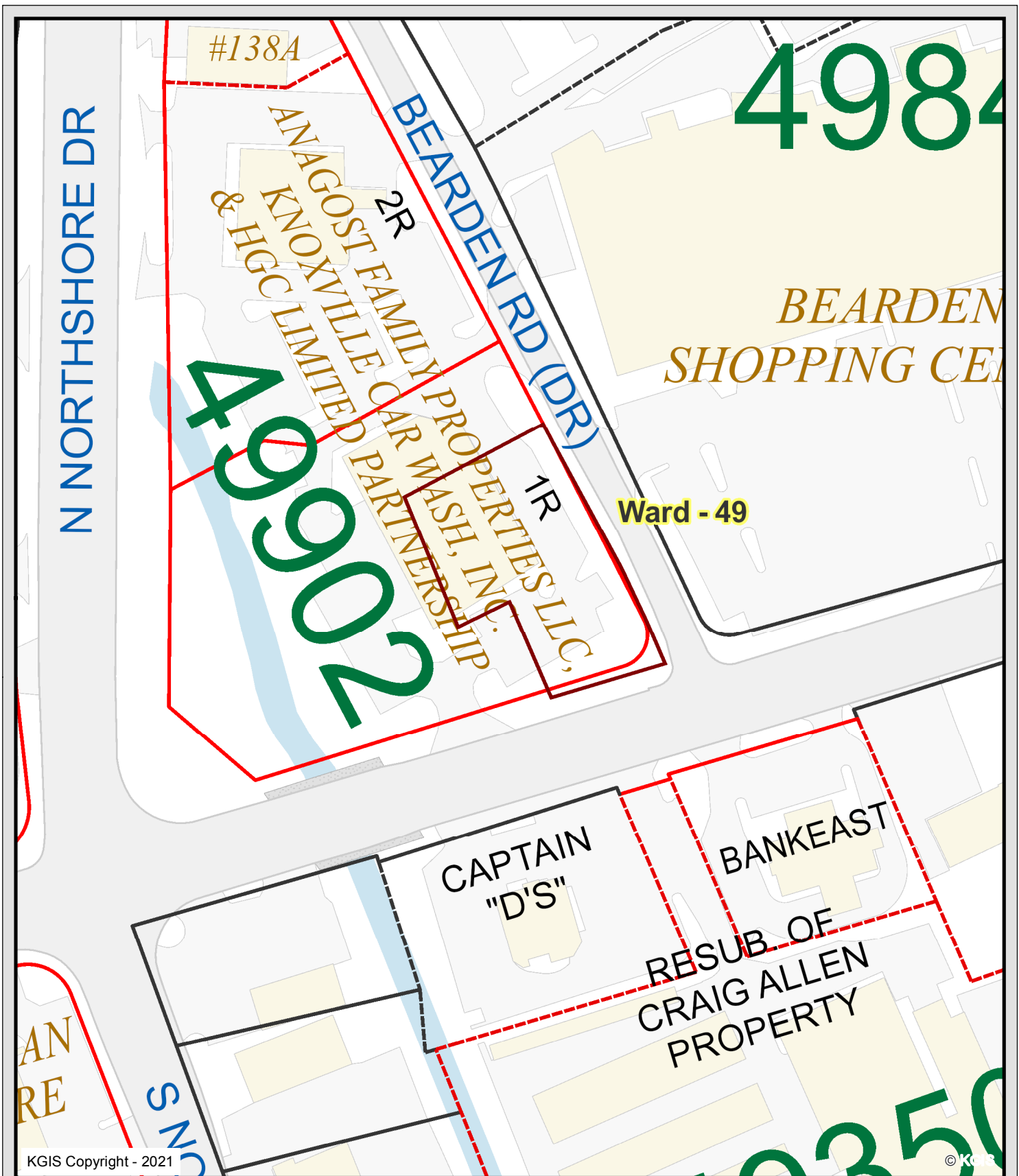
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6005 Kingston Pike

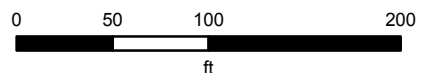
10A21VA

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6005 Kingston Pike

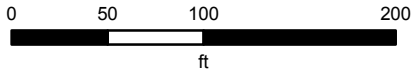
10A21VA

Professional Permits % Garry Potts

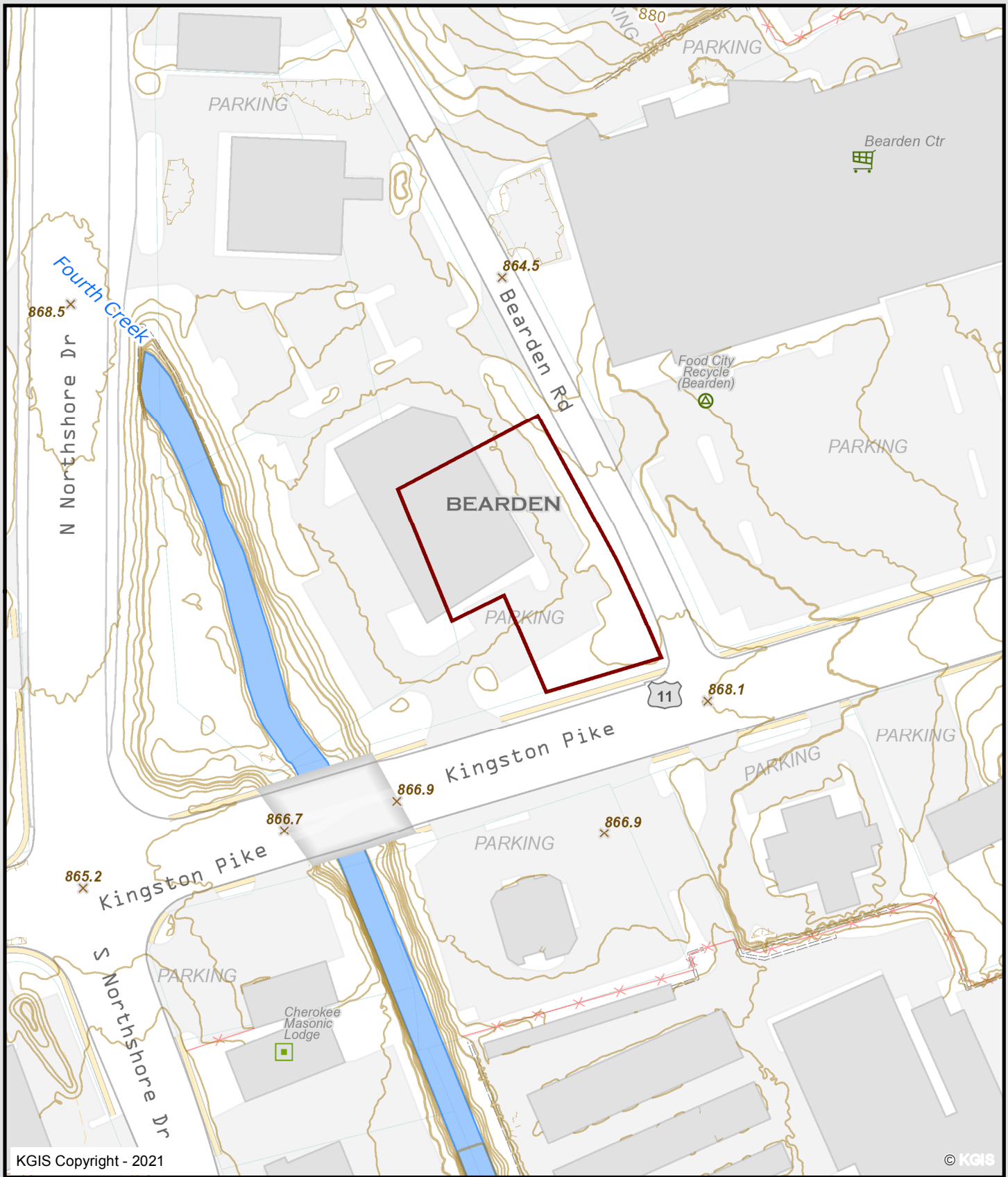
Knoxville - Knox County - KUB Geographic Information System



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6005 Kingston Pike

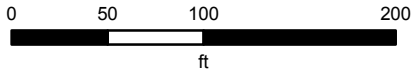
10A21VA

Professional Permits % Garry Potts

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March 30, 2021

Re: CVS Pharmacy 06363, 6005 Kingston Pike, Knoxville, TN 37919

To Whom It May Concern:

As the result of a corporate rebranding effort, CVS pharmacy is planning to replace and update existing exterior signs, including our new logo, as called out on the attached CVS approved proposal.

CVS pharmacy has awarded Atlas Sign Industries to complete this work. Project Manager, Wanda Yarborough, can be reached by email: wanda.y@atlasbtw.com or phone: 561-421-6313 should you have any questions regarding the installation for the sign(s).

While approvals for the proposed work are not lease required, your signed consent is required to obtain municipal permits. Please indicate your consent to this project by signing and dating each page of the enclosed proposal and this letter. Please email the documents to myself and Atlas within 30 days.

If you have any additional questions or concerns regarding this project, please email me directly at Karen.Rezuke@CVSHealth.com.

Thank you in advance for your anticipated approval. We look forward to the completion of the sign rebranding at this location.

Sincerely,

Karen Rezuke

Properties Programs and Strategy Administration, Sr. Consultant Exterior Branding



I hereby consent to the proposed exterior branding project at the above mentioned location:

<u>Beth Breazale, Accountant</u>	<u>Beth Breazale</u>	<u>5/21/21</u>
(Print Name/Title)	(Authorized Signature)	(Date)

Secretary



Existing Location Overview

SITE SIGNAGE SUMMARY

EXISTING	PROPOSED
(1) IL Channel Letters (CVS) 137.28 SF	(1) IL-39-CL-L
(2) 48" x 48" 24 hour Box	(2) IL-18-MC-L
(3) minute clinic Letter Set	(3) IL-18-HH-L
(4) 18" x 17'-3" Drive Thru Pharmacy Letterset	(4) L-18-HH-L
(5) 14" x 12'-10" Minute Clinic Letterset	(5) L-18-DTP-L
(6) 48" x 48" 24 hour Box	(6) IL-18-MC-L
(7) 50" x 33' 0" CVS Letterset	(7) IL-39-CL-L
(8) Hours Plaque	(18) New Hours Plaque
(9) Pylon	(9) Reface
(10) Monument	(10) Reface



2021 Health Hub Branding Project



Proposed Signage Overview

CVS #06363
6005 Kingston Pike
Knoxville, TN 37919

ISD: 03/12/2021



800.772.7932
www.atlasbtw.com



Drawing prepared by:



800.772.7932
www.atlasbtw.com

CVS #06363
6005 Kingston Pike
Knoxville, TN 37919



Rev#:	Req#:	Date:	PM	Drawn	Revision Description:			
Original	109146	12/23/20	AQ	EVS				
Rev 1	00000	00/00/00	XX	XX		Rev 7	00000	00/00/00 XX XX
Rev 2	00000	00/00/00	XX	XX		Rev 8	00000	00/00/00 XX XX
Rev 3	00000	00/00/00	XX	XX		Rev 9	00000	00/00/00 XX XX
Rev 4	00000	00/00/00	XX	XX		Rev 10	00000	00/00/00 XX XX
Rev 5	00000	00/00/00	XX	XX		Rev 11	00000	00/00/00 XX XX
Rev 6	00000	00/00/00	XX	XX		Rev 12	00000	00/00/00 XX XX



Existing Sign #1			
50" x 33'-0" CVS Letterset	S/F <input checked="" type="checkbox"/>	D/F <input type="checkbox"/>	
137.28 Sq Ft	Illuminated Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Existing Sign #2			
48" x 48" 24 hour Box	S/F <input checked="" type="checkbox"/>	D/F <input type="checkbox"/>	
16 Sq Ft	Illuminated Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
Existing Sign #3			
14" x 12'-10" Minute Clinic Letterset	S/F <input checked="" type="checkbox"/>	D/F <input type="checkbox"/>	
14.9 Sq Ft	Illuminated Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	



1

IL-39-CL-L

Illuminated Channel Letters

127.4 Sq Ft

30'-11 11/16"

4' 1 7/16"



Larger Main ID Sign will not fit available space

2


IL-18-MC-L

Illuminated Channel Letters

26.10 Sq Ft

13'-10 1/8"

1' 10 5/8"



3

IL-18-HH-L

Illuminated Channel Letters

15.8 Sq Ft

10'-6"

18"





Rev#:	Req#:	Date:	PM	Drawn	Revision Description:			
Original	109146	12/23/20	AQ	EVS				
Rev 1	00000	00/00/00	XX	XX		Rev 7	00000	00/00/00 XX XX
Rev 2	00000	00/00/00	XX	XX		Rev 8	00000	00/00/00 XX XX
Rev 3	00000	00/00/00	XX	XX		Rev 9	00000	00/00/00 XX XX
Rev 4	00000	00/00/00	XX	XX		Rev 10	00000	00/00/00 XX XX
Rev 5	00000	00/00/00	XX	XX		Rev 11	00000	00/00/00 XX XX
Rev 6	00000	00/00/00	XX	XX		Rev 12	00000	00/00/00 XX XX



Existing Sign #4

36" x 25'-9" CVS Letterset

77.25 Sq Ft

S/F

☒

D/F

☐

Illuminated

Yes

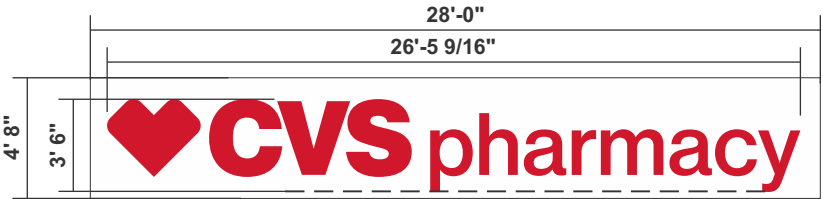
☒

No

☐



4	IL-33-CL-L	Illuminated Channel Letters on Backer	92.5 Sq Ft
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Rev#:	Req#:	Date:	PM	Drawn	Revision Description:			
Original	109146	12/23/20	AQ	EVS				
Rev 1	00000	00/00/00	XX	XX		Rev 7	00000	00/00/00 XX XX
Rev 2	00000	00/00/00	XX	XX		Rev 8	00000	00/00/00 XX XX
Rev 3	00000	00/00/00	XX	XX		Rev 9	00000	00/00/00 XX XX
Rev 4	00000	00/00/00	XX	XX		Rev 10	00000	00/00/00 XX XX
Rev 5	00000	00/00/00	XX	XX		Rev 11	00000	00/00/00 XX XX
Rev 6	00000	00/00/00	XX	XX		Rev 12	00000	00/00/00 XX XX



- Existing Sign #5**

18" x 17'-3" Drive Thru Pharmacy Letterset
27.87 Sq Ft

S/F ☒ D/F ☐
Illuminated Yes ☒ No ☐
- Existing Sign #6**

14" x 12'-10" Minute Clinic Letterset
14.9 Sq Ft

S/F ☒ D/F ☐
Illuminated Yes ☒ No ☐
- Existing Sign #7**

48" x 48" 24 hour Box
16 Sq Ft

S/F ☒ D/F ☐
Illuminated Yes ☒ No ☐
- Existing Sign #8**

50" x 33' 0" CVS Letterset
137.28 Sq Ft

S/F ☒ D/F ☐
Illuminated Yes ☒ No ☐



6

IL-18-DTP-L

Illuminated Channel Letters

39.9 Sq Ft

19'-10 15/16"

1' 10 3/16"

drive-thru pharmacy

7

IL-18-MC-L

Illuminated Channel Letters

26.10 Sq Ft

13'-10 1/8"

1' 10 5/8"

minute clinic

5

IL-18-HH-L

Illuminated Channel Letters

15.8 Sq Ft

10'-6"

18"

HealthHUB

8

IL-39-CL-L

Illuminated Channel Letters

127.4 Sq Ft

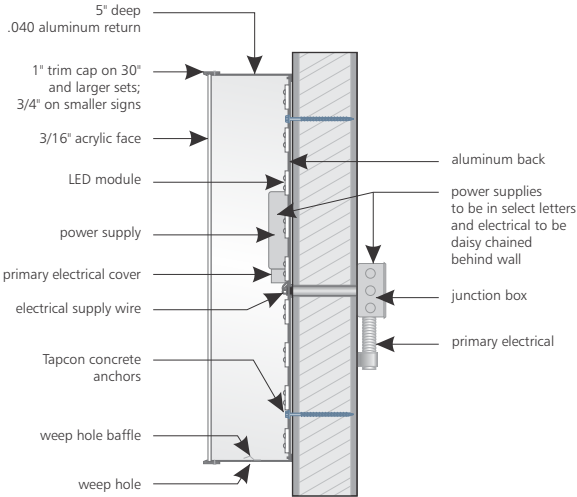
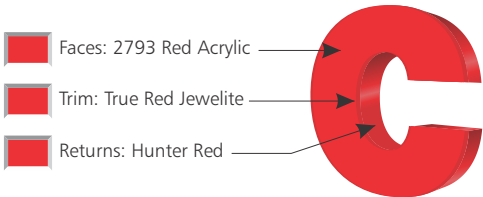
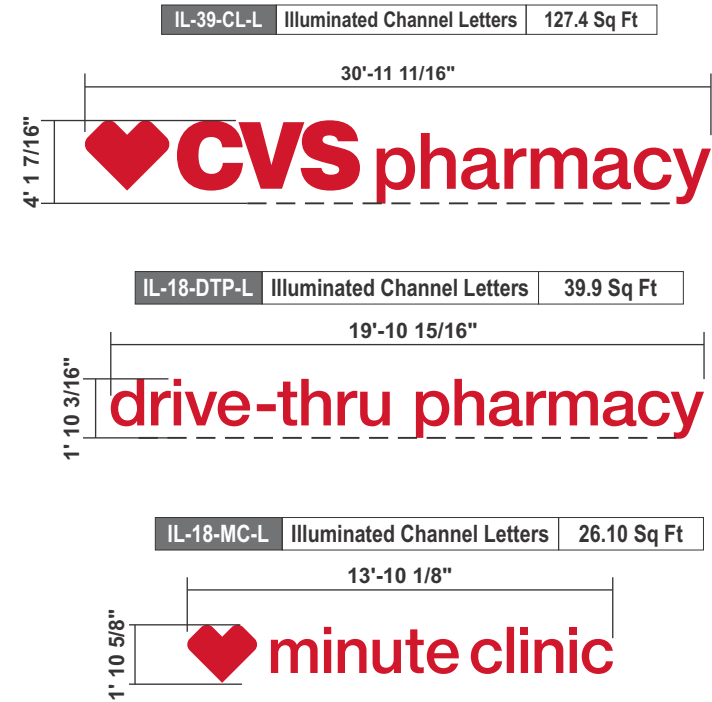
30'-11 11/16"

4' 1 7/16"

CVS pharmacy



Rev#:	Req#:	Date:	PM	Drawn	Revision Description:			
Original	109146	12/23/20	AQ	EV	Added MC CL's			
Rev 1	109146	02/01/21	AQ	PP		Rev 7	00000	00/00/00 XX XX
Rev 2	00000	00/00/00	XX	XX		Rev 8	00000	00/00/00 XX XX
Rev 3	00000	00/00/00	XX	XX		Rev 9	00000	00/00/00 XX XX
Rev 4	00000	00/00/00	XX	XX		Rev 10	00000	00/00/00 XX XX
Rev 5	00000	00/00/00	XX	XX		Rev 11	00000	00/00/00 XX XX
Rev 6	00000	00/00/00		XX		Rev 12	00000	00/00/00 XX XX



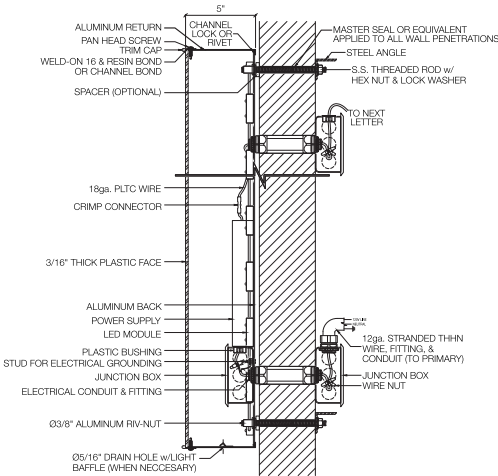
Self Contained | Illuminated Letterset | Cross Section Detail | NTS
Jump electrical from letter to letter to avoid having power supplies in each

- Internal illumination by TetraMAX Red GE L.E.D. modules.
 - All electrical to be UL listed and labeled.
- Letters mounted to exterior fascias to have non-corrosive fasteners.



Colors & Materials

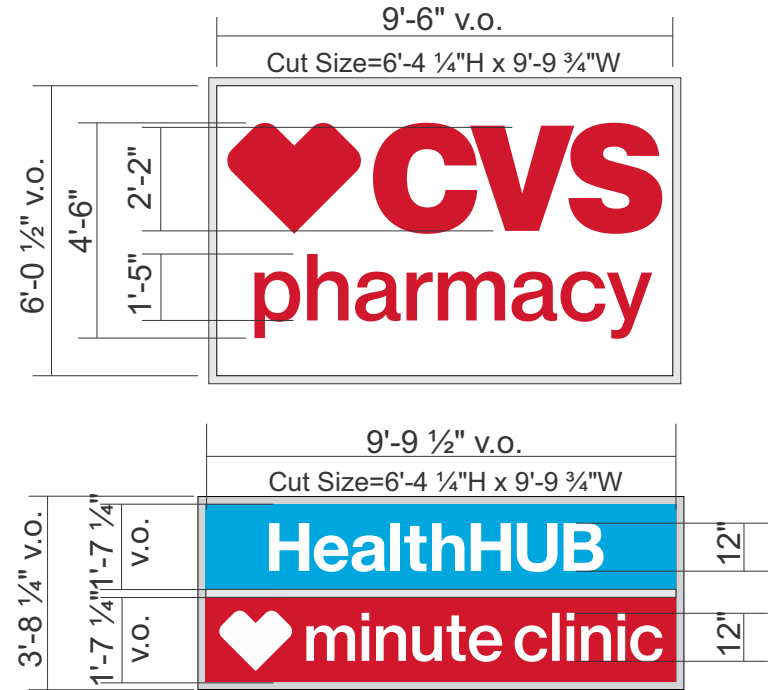
- White Acrylic Faces - #2447
- 3M Marine Blue 3630-287 Vinyl (PMS 654)
- 3/4" Trim Cap Painted to Match PMS 654
- Returns Painted to Match PMS 654
- 3M Blue 3630-7717 Vinyl (PMS 2995)
- 3/4" Trim Cap Painted to Match PMS 2995
- Returns Painted to Match PMS 2995



Rev#:	Req#:	Date:	PM	Drawn	Revision Description:			
Original	109146	12/23/20	AQ	EV				
Rev 1	109146	02/01/21	AQ	PP	Added MC CL's			
Rev 2	00000	00/00/00	XX	XX				
Rev 3	00000	00/00/00	XX	XX				
Rev 4	00000	00/00/00	XX	XX				
Rev 5	00000	00/00/00	XX	XX				
Rev 6	00000	00/00/00		XX				
Rev 7	00000	00/00/00						
Rev 8	00000	00/00/00						
Rev 9	00000	00/00/00						
Rev 10	00000	00/00/00						
Rev 11	00000	00/00/00						
Rev 12	00000	00/00/00						



Existing Sign #9
50" x 34' 3" CVS Letterset
142.7 Sq Ft
S/F ☒ D/F ☐
Illuminated Yes ☒ No ☐



9 Main I.D.
(2) New acrylic face replacements with 1st surface applied trans. vinyl graphics
Retro fit sign with new LEDs.

Secondary Cabinet
(4) New acrylic face replacements with 1st surface applied trans. vinyl graphics. Provide Divider bar to separate the new faces (paint to match existing)
Retro fit sign with new LEDs.

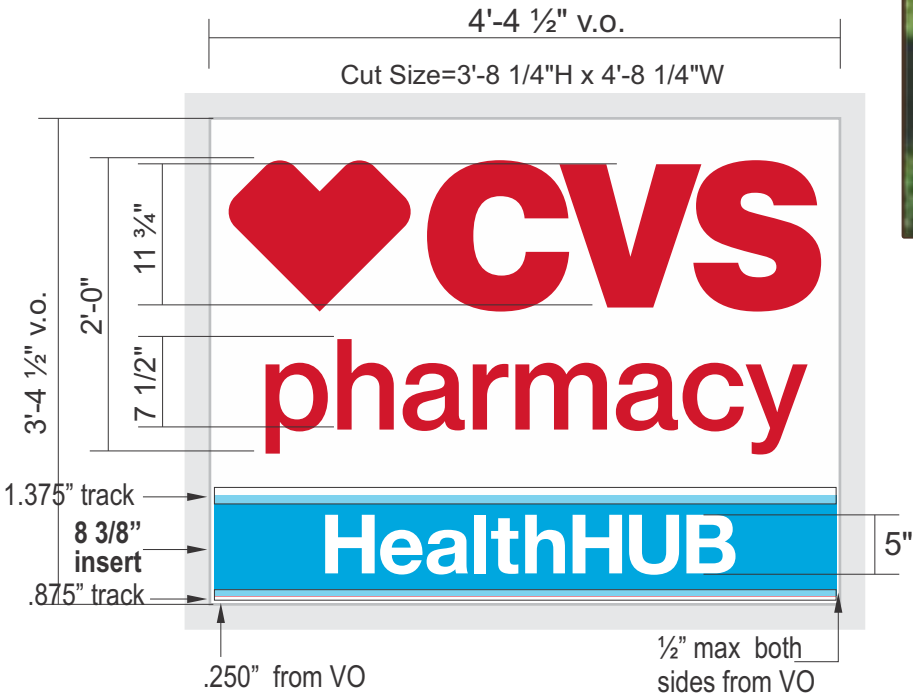
- Colors & Materials**
- 3M 3630-53 Cardinal Red Translucent
 - 3/16" White (7328) Acrylic
 - 3M 3630-7717 (PMS 2995) (Translucent)



Rev#:	Req#:	Date:	PM	Drawn	Revision Description:
Original	109146	12/23/20	AQ	EVS	
Rev 1	00000	00/00/00	XX	XX	Rev 7 00000 00/00/00 XX XX
Rev 2	00000	00/00/00	XX	XX	Rev 8 00000 00/00/00 XX XX
Rev 3	00000	00/00/00	XX	XX	Rev 9 00000 00/00/00 XX XX
Rev 4	00000	00/00/00	XX	XX	Rev 10 00000 00/00/00 XX XX
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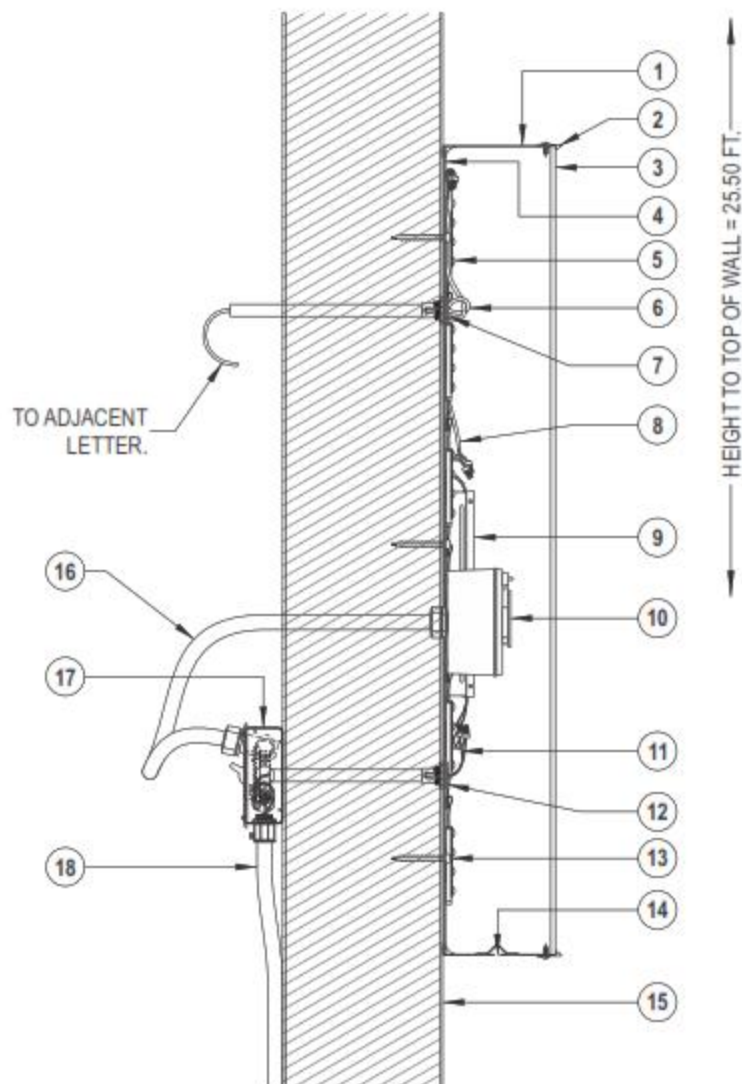
Existing Sign #10
50' x 34' 3" CVS Letterset
142.7 Sq Ft
S/F ☒ D/F ☐
Illuminated Yes ☒ No ☐



- 10 Monument Sign**
(2) New acrylic face replacements with 1st surface applied trans. vinyl graphics.
Zip track panels for removable HH faces
Retro fit sign with new LEDs.
- Colors & Materials**
- 3M 3630-53 Cardinal Red Translucent
 - 3/16" White (7328) Acrylic
 - 3M 3630-7717 (PMS 2995) (Translucent)



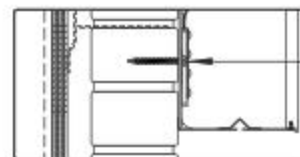
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Rev 3	00000	00/00/00	XX	XX		Rev 9	00000	00/00/00	XX	XX
Rev 4	00000	00/00/00	XX	XX		Rev 10	00000	00/00/00	XX	XX
Rev 5	00000	00/00/00	XX	XX		Rev 11	00000	00/00/00	XX	XX
Rev 6	00000	00/00/00	XX	XX		Rev 12	00000	00/00/00	XX	XX



SECTION THRU WALL AND LETTERS

SIGN SPECIFICATIONS:

1.	.040 X 5.00" PRE-FINISHED ALUM. RETURNS FASTENED TO ALUM. BACKS WITH 1/2" x 1/2" x 18GA METAL STAPLES AND SEALED AT RETURN AND BACK OVERLAP WITH VOC COMPLIANT WHITE LATEX CAULKING.
2.	1.00" JEWELITE TRIM CAP CHEMICALLY BONDED TO FACES AND SECURED TO RETURNS WITH #8 X 1/2" S.S. PHILLIPS PAN HEAD SCREWS.
3.	.177" THICK ACRYLIC FACES.
4.	.063" PRE-FINISHED ALUM. BACKS.
5.	GE TETRAMAX 12V CLASS 2 LED MODULES MOUNTED TO BACKS WITH SILICONE ADHESIVE AND .125" Ø RIVETS WHERE REQUIRED.
6.	#18AWG UL RATED CLASS 2 LED BRANCH WIRING IN UL SLEEVING FROM LED MODULES THRU WALL INSIDE UL RATED RIGID PVC CONDUIT (OR EQUAL) TO ADJACENT LETTERS.
7.	UL RATED PAIGE "WALL BUSTER" RIGID PVC CONDUIT WITH CONNECTOR AT ALL BRANCH WIRE PASS THRU POINTS.
8.	#18AWG UL RATED CLASS 2 LED BRANCH WIRING IN UL SLEEVING FROM LED MODULES TO LED POWER SUPPLY.
9.	GEPS12-60 / 12V / 60W / 0.65 AMP CLASS 2 LED POWER SUPPLIES MOUNTED INSIDE LETTERS. SEE ELECTRICAL DATA BOX FOR QUANTITY AND TOTAL AMPS.
10.	20 AMP DISCONNECT SWITCH INSIDE UL RATED WEATHERPROOF BELL BOX WITH SNAP COVER MOUNTED TO WALL AT SIGN LOCATION. SEE SIGN ELEVATION FOR APPROXIMATE PLACEMENT.
11.	#12AWG BRANCH WIRING FROM LED POWER SUPPLY THRU WALL INSIDE UL RATED RIGID PVC CONDUIT TO G.C. SUPPLIED JUNCTION BOX AND CONNECTION TO INCOMING BRANCH WIRING FROM DISCONNECT SWITCH AND FROM G.C. SUPPLIED PRIMARY ELECTRICAL FEED.
12.	UL RATED PAIGE "WALL BUSTER" RIGID PVC CONDUIT WITH CONNECTOR AT BRANCH WIRE PASS THRU POINT.
13.	FASTEN SIGN ELEMENTS TO WALL WITH APPLICABLE HARDWARE. SEE ATTACHMENT OPTIONS.
14.	.250" Ø DRAIN HOLES WITH LIGHT SHIELDS IN LOWEST POINT OF RETURNS AS REQUIRED.
15.	EXISTING WALL AT SIGN LOCATION. WALL CONSTRUCTION TO BE DETERMINED BY SITE CONDITIONS. SEE ATTACHMENT HARDWARE OPTIONS FOR APPLICABLE FASTENER TYPE.
16.	#12AWG BRANCH WIRING INSIDE UL LIQUIDTITE CONDUIT FROM 20 AMP DISCONNECT SWITCH AT WALL TO G.C. SUPPLIED JUNCTION BOX AND CONNECTION TO INCOMING BRANCH WIRING FROM LED POWER SUPPLIES AND FROM G.C. SUPPLIED PRIMARY ELECTRICAL FEED.
17.	G.C. SUPPLIED UL RATED 1900 JUNCTION BOX WITH 20 AMP DISCONNECT SWITCH MOUNTED BEHIND WALL AT SIGN LOCATION.
18.	G.C. SUPPLIED PRIMARY ELECTRICAL FEED INSIDE UL CONDUIT FROM SOURCE TO G.C. SUPPLIED JUNCTION BOX AND CONNECTION TO INCOMING BRANCH WIRING FROM LED POWER SUPPLIES AND FROM 20 AMP DISCONNECT SWITCH AT WALL.



FASTEN LETTERS TO WALL
WITH 1/4" Ø x 2 1/4" LONG
TAPCON CONCRETE SCREWS.

MOUNTING OPTION FOR BRICK
1/4" Ø x 2 1/4" LONG TAPCON CONCRETE SCREWS.
(REFERENCE SIGN ELEVATION FOR
QUANTITY AND PLACEMENT)

a

October 11, 2021

Mr. Scott Elder
Board of Zoning Appeals
Room 475, City-County Building
P. O. Box 1631
Knoxville, Tennessee 37901

Dear Mr. Elder:

**Re: Variance Requests 9-B-21-VA, 9-E-21-VA, 10-A-21-VA, 10-B-21-VA, and
10-D-21-VA**

We have reviewed our records and, as far as we have been able to determine, KUB has no existing utility facilities located within the variance areas and we have no objection to the requested variances. However, KUB does not release and hereby retains all easements and rights for existing facilities, whether or not identified in our research.

If you have any questions regarding this matter, please call me at (865) 558-2483.

Sincerely,



Christian Wiberley, P.E.
Engineering

CGW