

File #

9-F-19-VA



CITY OF KNOXVILLE

BOARD OF ZONING APPEALS APPLICATION

APPLICANT INFORMATION		APPLICANT IS:	THIS PROPOSAL PERTAINS TO:
Name	Tim Harris	Owner <input type="checkbox"/>	New Structure <input type="checkbox"/>
Street Address	585 Bond Street	Contractor <input checked="" type="checkbox"/>	Modification of Existing Structure <input type="checkbox"/>
City, State, Zip	Lincolnshire, Illinois 60069	Tenant <input type="checkbox"/>	Off Street Parking <input type="checkbox"/>
Phone Number	847-415-5718	Other <input type="checkbox"/>	Signage <input checked="" type="checkbox"/>
Email	tharris@kiewitstarlite.com		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 # 4169, 4001 Chapman Highway
 City, State, Zip Knoxville, Tennessee 37920
 Parcel # (see KGIS.org) 109PG008
 Zoning District (see KGIS.org) 25

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.

Walgreens and Kroger have started a partnership. The partnership, announced late 2018, is a store-within-a-store concept that features fresh produce, meat, dairy, frozen foods, home chef meal kits, and other grocery items, many of them Kroger brand, prominently positioned within the drugstore. Importantly for this application, each location also features Kroger Pickup for online grocery orders placed through Kroger's website, with orders filled from larger supermarkets in the area or a fulfillment center. Walgreens needs to update the exterior signage at the store so that the customers can find the store and find the new Kroger products that have been placed in the store, particularly their own orders.

The Chapman Highway store needs larger signage on the north elevation at this location. This side of the building is blocked by several large trees, which make the smaller signage almost invisible to the public. Larger signage on this side of the building alone will help customers know where the Walgreens is located if approaching the store from the north.

Describe hardship conditions that apply to this variance. Customers are not able to see the signage until they are almost past the building. This makes it difficult for them to turn into the store at that point and causes hazardous driving. In an effort not to cause confusion to customers, larger signage on the north elevation will allow customers to orient to the correct entrance to turn into the Walgreens and not create a hazardous condition. With larger signage, customers can easily see the entrance from the highway from their car. This is a safety hardship.

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

Walter A. Lewis, Attorney for Applicant

DATE

8/16/2019

File #9-F-19-VA



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):

Increase the maximum allowed square footage of wall signage in a C-3 zone from 240 (10%) to 523.18 (21.76 %).

Per Article 8, Section 11.6.a.2.

REVISED

PROJECT INFORMATION

Date Filed 8-19-19

Fee Amount \$250

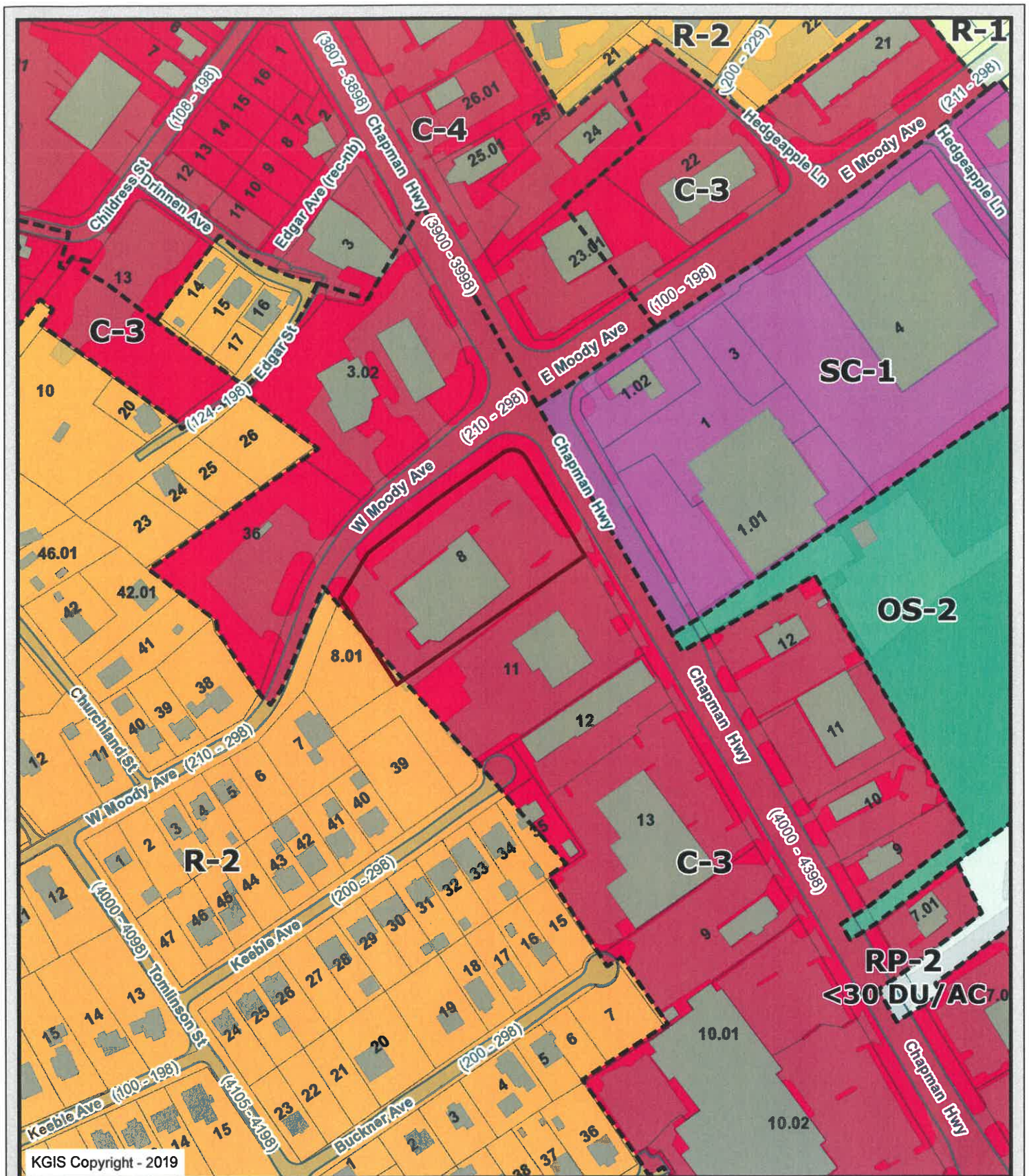
pd OK \$250 8/16/19 jt

Council District 1

BZA Meeting Date 9-19-19

PLANS REVIEWER Rebecca Johnson

DATE 8-19-19



4001 Chapman Hwy.

9-F-19-VA

Tim Harris

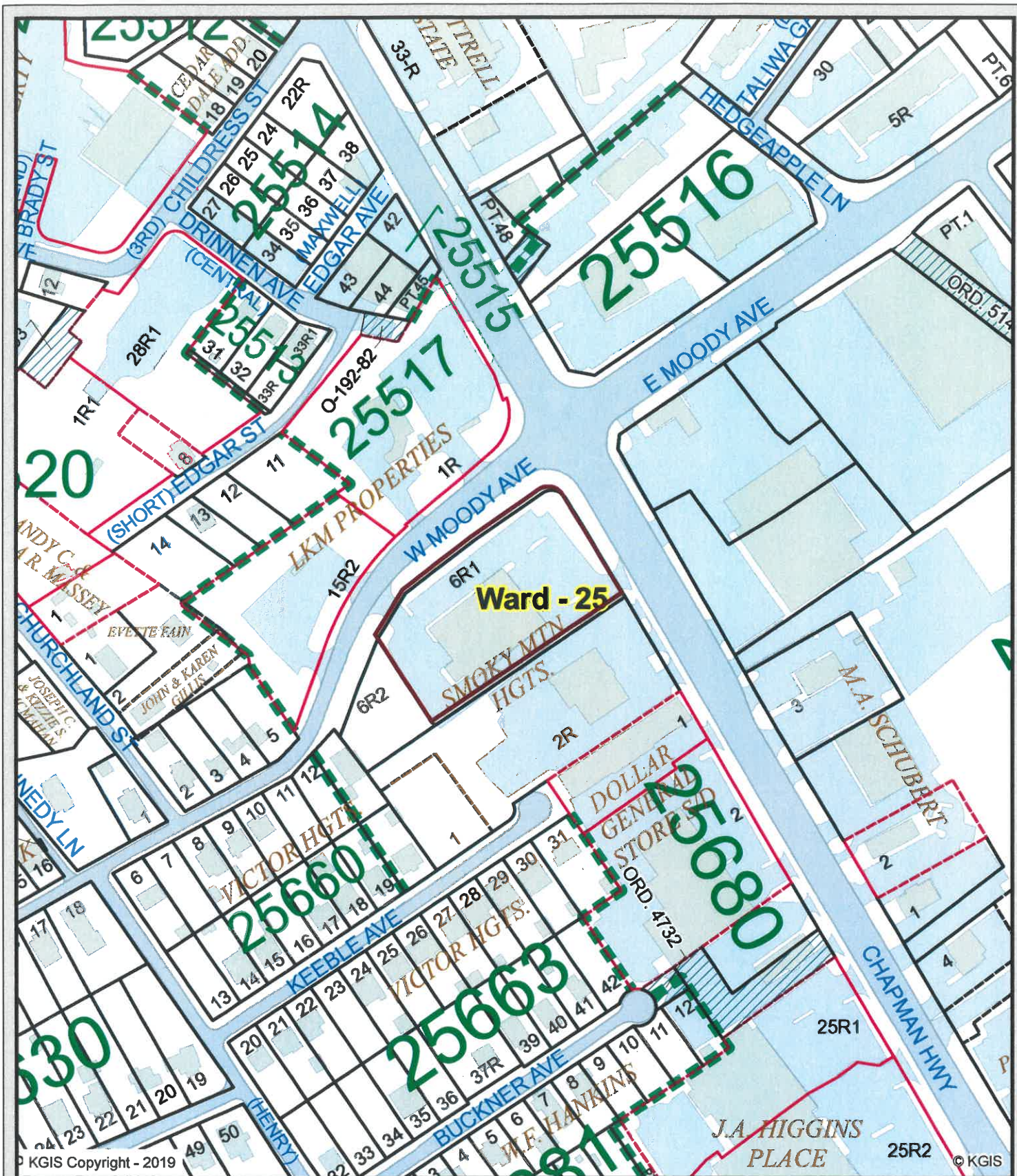
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4001 Chapman Hwy.

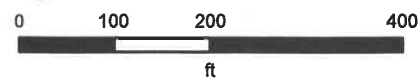
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4001 Chapman Hwy.

9-F-19-VA

Tim Harris

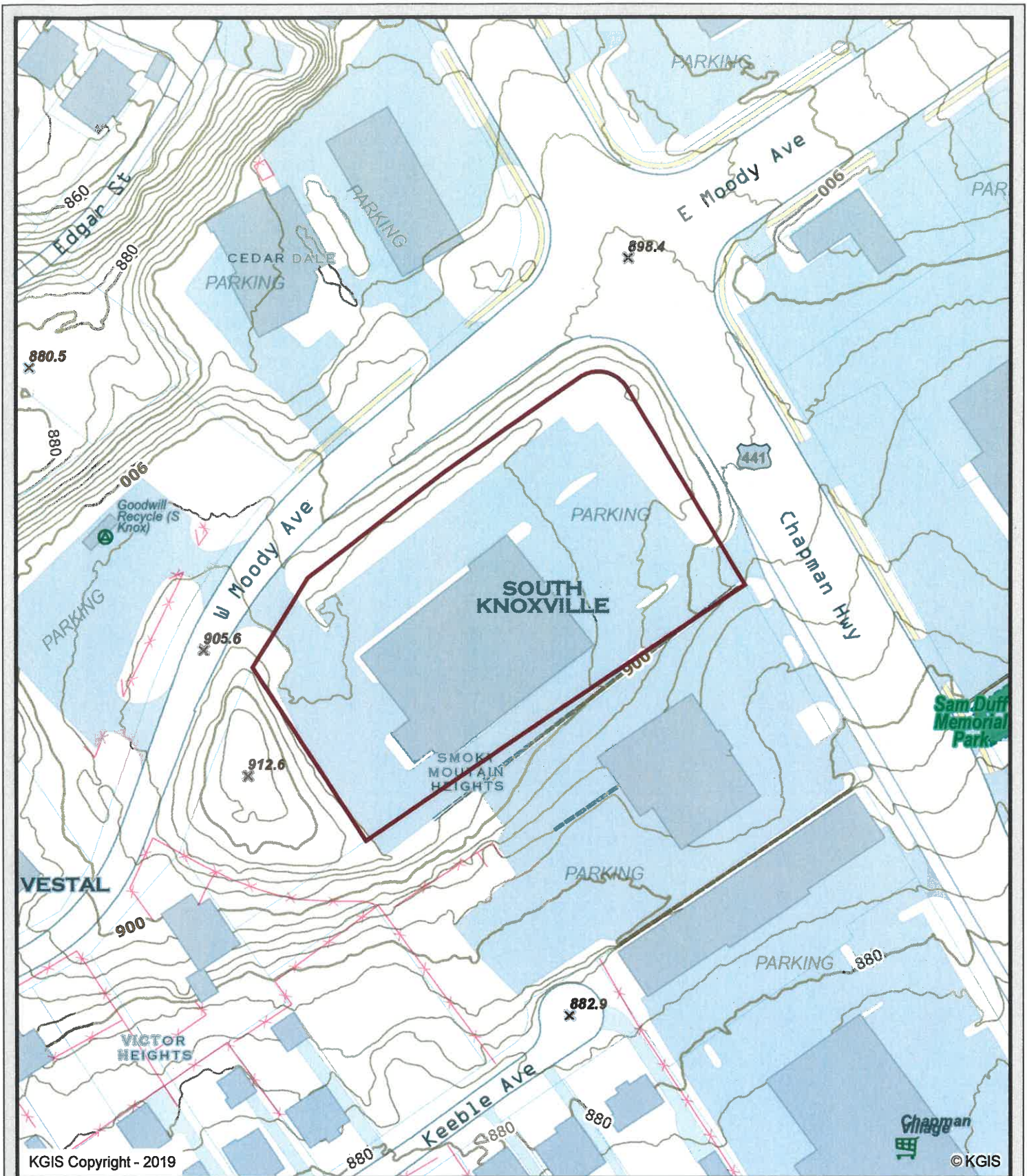
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0 50 100 200
ft

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4001 Chapman Hwy.

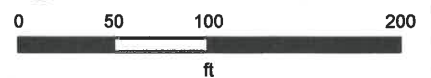
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Tim Harris

Knoxville - Knox County - KUB Geographic Information System



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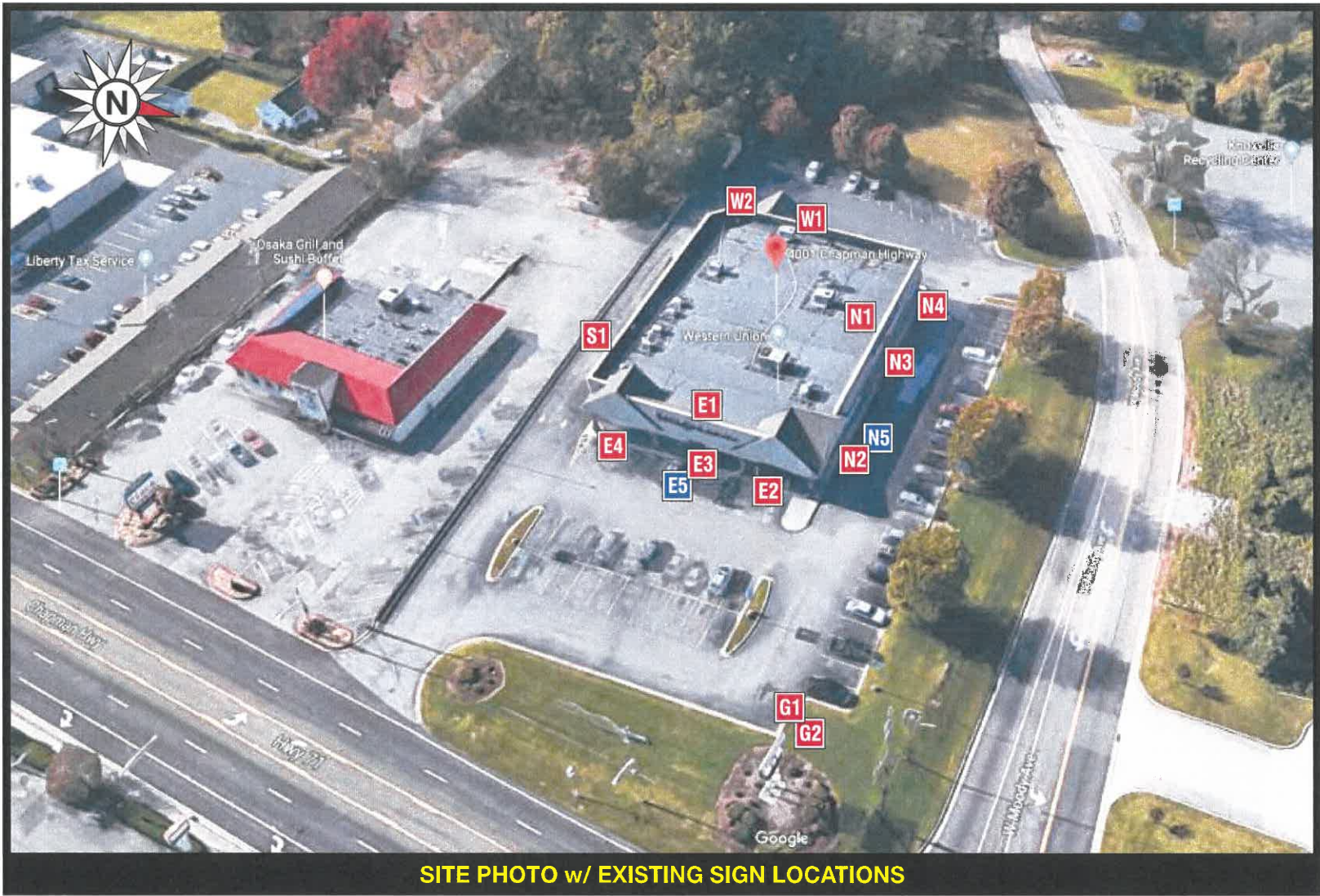


KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

Walgreens Store 4169
4001 Chapman Highway
Knoxville, TN



Site Identification



NOT TO SCALE

EXISTING SIGN LEGEND:

EAST ELEVATION:

- E1** (1) 37'-10 1/2" Walgreens Script - 206.92 SF **E2** (1) 18" Pharmacy - 19.1 SF
E3 (1) 18" 24 HRS - 11.5 SF
E4 (1) 1'-6" x 9'-4" 'Healthcare Clinic' box sign - 13.99 SF
E5 (1) Suspended Light Box Sign - INTERIOR

NORTH ELEVATION:

- N1** (1) 37'-10 1/2" Walgreens Script - 206.92 SF **N2** (1) 18" Pharmacy - 19.1 SF
N3 (1) 18" 24 HRS - 11.5 SF
N4 (1) 1'-6" x 9'-4" 'Healthcare Clinic' box sign - 13.99 SF
N5 (1) Suspended Light Box Sign - INTERIOR

SOUTH ELEVATION:

- S1** (1) 20'-8 3/4" Walgreens Script - 61.98 SF

WEST ELEVATION:

- W1** (1) 10" D.T.P. - 12.6 SF **W2** (1) 10" EXIT - 2.1 SF

NO CURRENT DRIVE THRU WEDGE SIGN.

GROUND SIGN (PYLONS):

- G1** Main I.D. - 5'-4" x 16'-8" w/ 3'-7 1/2" x 10'-11" Elec. Message Unit -
G2 128.28 SF Total

Walgreens Store 4169
4001 Chapman Highway
Knoxville, TN

REVISIONS:

A -
B -
C -
D -

A -
B -
C -
D -



Artwork Design Survey
ALL BOXES CHECKED TO ENTER ORDER



SITE



9-F-19-VA

DESIGN DATE: 05 / 15 / 2019
ACCOUNT REP. T. Harris
DESIGNER: LMK
APPROVED BY: T. Harris

Site Identification

Existing and Proposed Signs
East Elevation



EAST ELEVATION SIGN LEGEND - EXISTING

- E1 (1) 37'-10 1/2" Walgreens Script - 206.92 SF
- E2 (1) 18" Pharmacy - 19.1 SF
- E3 (1) 18" 24 HRS - 11.5 SF
- E4 (1) 1'-6" x 9'-4" 'Healthcare Clinic' box sign - 13.99 SF
- E5 (1) Suspended Light Box Sign - INTERIOR

TOTAL..... 251.51 Square Feet



EAST ELEVATION SIGN LEGEND - PROPOSED

- E1 (1) 25'-11 1/2" Walgreens Script w/ 3'-6 7/8" Kroger letter set - 217.20 SF
- E2 (1) 8'-0" 'Kroger | Pickup' letter set - 16.48 SF

TOTAL..... 233.68 Square Feet

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

- E1 Reference Std. Dwg. KS1901889.5 for details and specifications.
- E2 Reference Std. Dwg. KS1902196.2 for details and specifications.
- P Reference Site Dwg. KS1901840F for details and specifications.

Walgreens Store 4169
4001 Chapman Highway
Knoxville, TN

REVISIONS:	A	Add proposed signage.	LMK 5/30/19	A	-
	B	Pickup parking signage updated.	LMK 6/19/19	A	-
	C	Pickup parking location shown.	LMK 6/19/19	A	-
	D	-	-	A	-



Artwork Design Survey
ALL BOXES CHECKED TO ENTER ORDER



KS1901840



9-F19-VA

DESIGN DATE: 05/15/2019
ACCOUNT REP. T. Harris
DESIGNER: LMK
APPROVED BY: T. Harris

Site Identification

Existing Signs
Main Entrance



Standard (Center Window)
Store Hours Plaques

Standard Front Door
Window Clings

Walgreens Store 4169
4001 Chapman Highway
Knoxville, TN

REVISIONS:	A -	F -
	B -	G -
	C -	H -
	D -	I -


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


National Sign Manufacturers and Consultants
KS1901840A



9-F19-VA

DESIGN DATE: 05 / 15 / 2019
ACCOUNT REP. T. Harris
DESIGNER: LMK
APPROVED BY: T. Harris

Site Identification

Existing and Proposed Signs
North Elevation



EXISTING SIGNS - NORTH ELEVATION



CLOSE-UP EXTERIOR PHOTO

NORTH ELEVATION SIGN LEGEND - EXISTING

- N1 (1) 37'-10 1/2" Walgreens Script - 206.92 SF
- N2 (1) 18" Pharmacy - 19.1 SF
- N3 (1) 18" 24 HRS - 11.5 SF
- N4 (1) 1'-6" x 9'-4" 'Healthcare Clinic' box sign - 13.99 SF
- N5 (1) Suspended Light Box Sign - INTERIOR

TOTAL..... 251.51 Square Feet



EXISTING SIGNS - NORTH ELEVATION

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

NORTH ELEVATION SIGN LEGEND - PROPOSED

- N1 (1) 25'-11 1/2" Walgreens Script w/ 3'-6 7/8" Kroger letter set - 217.20 SF

TOTAL..... 217.20 Square Feet

N1 Reference Std. Dwg. KS1901889.5 for details and specifications.

Walgreens Store 4169
4001 Chapman Highway
Knoxville, TN

REVISIONS:	A	Add proposed signage.	LMK 5/30/19	A	-
	B	-	-	A	-
	C	-	-	A	-
	D	-	-	A	-



9-F19-VA

DESIGN DATE: 05/15/2019
ACCOUNT REP. T. Harris
DESIGNER: LMK
APPROVED BY: T. Harris

Site Identification

Existing and Proposed Signs
South Elevation



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

SOUTH ELEVATION SIGN LEGEND - EXISTING

S1 (1) 20'-8 3/4" Walgreens Script - 61.98 SF

TOTAL..... 61.98 Square Feet

SOUTH ELEVATION SIGN LEGEND - PROPOSED

S1 (1) 14'-11 3/4" Walgreens Script w/ 2'-0 3/4" Kroger letter set - 72.30 SF

TOTAL..... 72.30 Square Feet

S1 Reference Std. Dwg. KS1901889.1 for details and specifications.

Walgreens Store 4169
4001 Chapman Highway
Knoxville, TN

REVISIONS:	▲ Add proposed signage.	LMK 5/31/19	▲
	▲		▲
	▲		▲
	▲		▲

UL
LISTED

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

Kieffer | Starlite

National Sign Manufacturers and Consultants

KS1901840C

9-F19-VA

DESIGN DATE: 05 / 15 / 2019
ACCOUNT REP. T. Harris
DESIGNER: LMK
APPROVED BY: T. Harris

Site Identification
Existing Signs
West Elevation



WEST ELEVATION SIGN LEGEND - EXISTING

W1 (1) 10" D.T.P. - 12.6 SF

W2 (1) 10" EXIT - 2.1 SF

— NO CURRENT DRIVE THRU WEDGE SIGN.

TOTAL..... 14.7 Square Feet

EXISTING SIGNS - WEST ELEVATION

Walgreens Store 4169
4001 Chapman Highway
Knoxville, TN

REVISIONS:

A -
B -
C -
D -

A -
B -
C -
D -



Artwork Design Survey
ALL BOXES CHECKED TO ENTER ORDER



KS1901840D



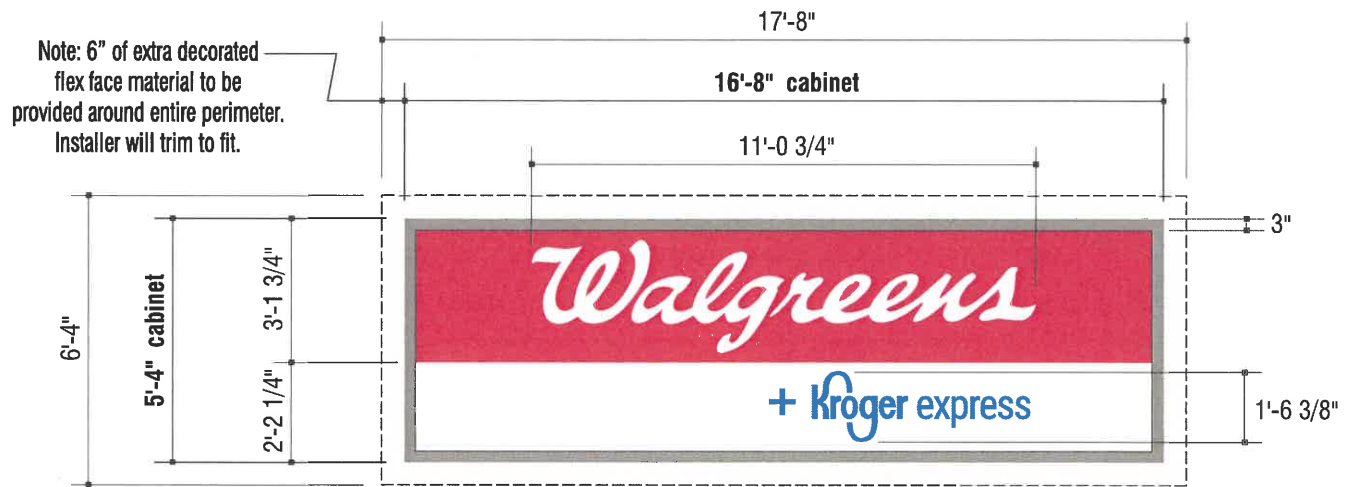
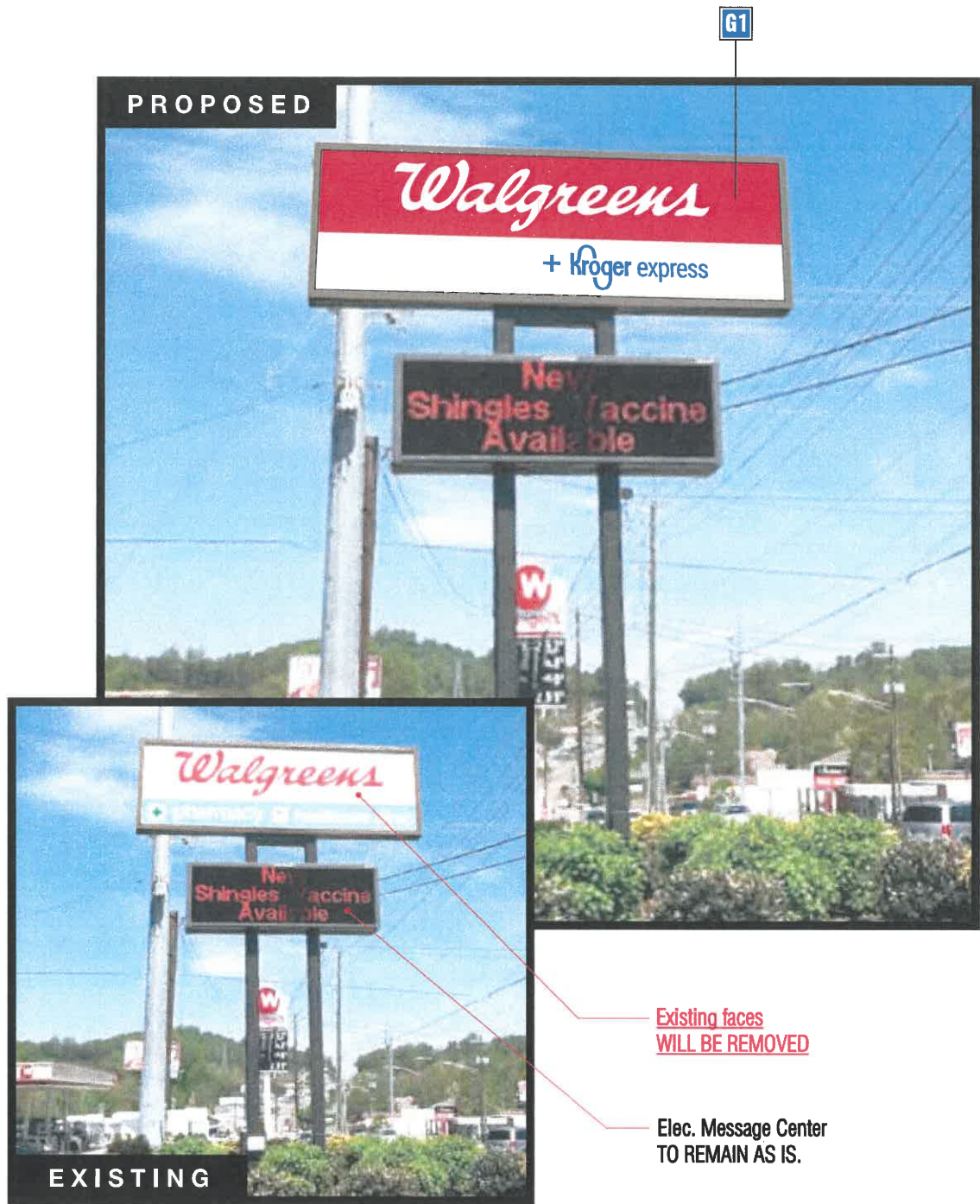
9-F-19-VA

DESIGN DATE: 05 / 15 / 2019
ACCOUNT REP. T. Harris
DESIGNER: LMK
APPROVED BY: T. Harris

Site Identification

D/F Pylon Sign

Replacement Faces ONLY



G1 REPLACEMENT FACE Layout/Dimensions 1/4" = 1'-0"

Qty. of (2) required

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 4169
4001 Chapman Highway
Knoxville, TN

REVISIONS:	A	Add proposed signage.	LMK 5/31/19	A	-
	B	To new graphic layout.	LMK 6/19/19	B	-
	C	-	-	C	-
	D	-	-	D	-



Artwork Design Survey
ALL BOXES CHECKED TO ENTER ORDER



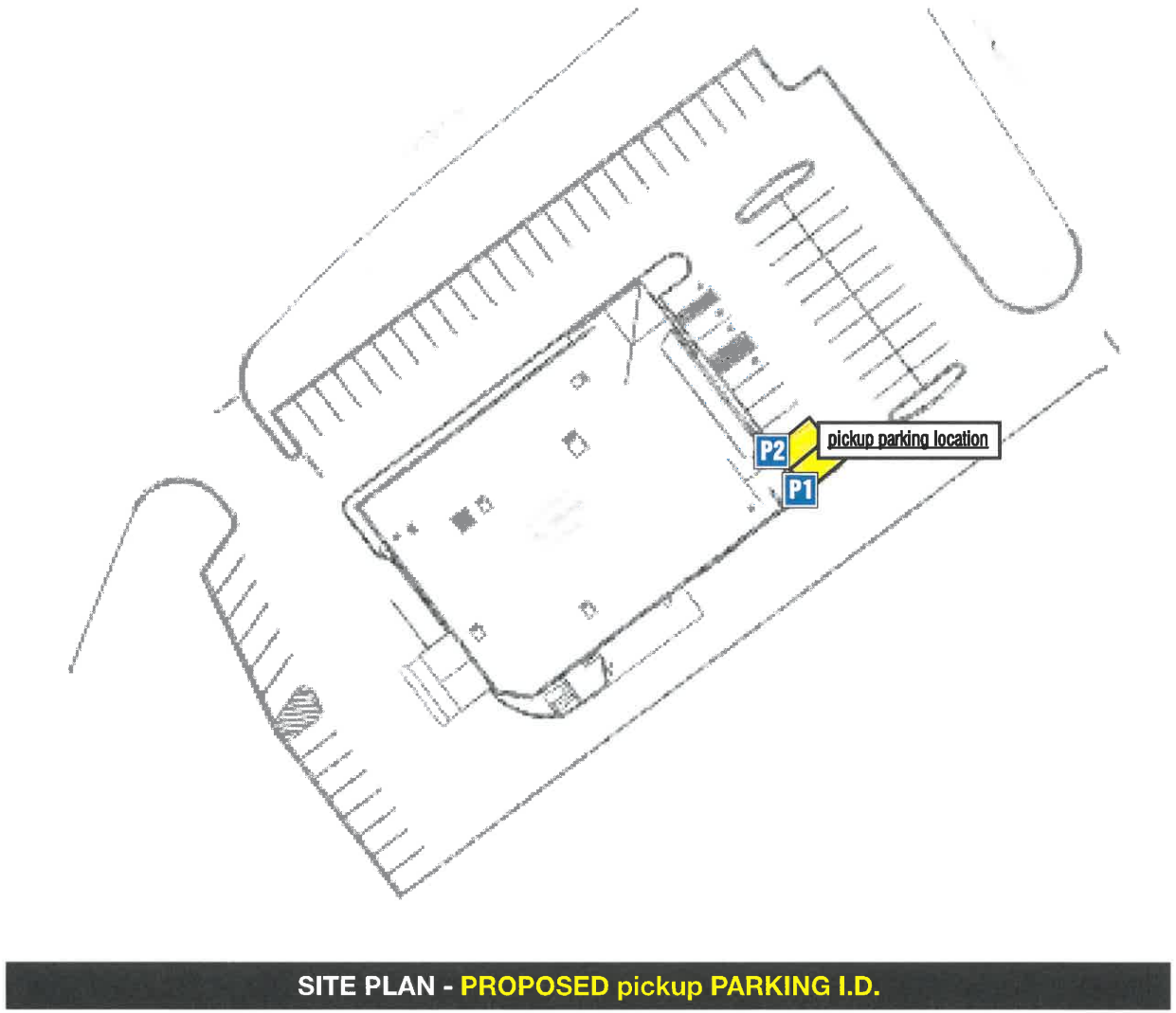
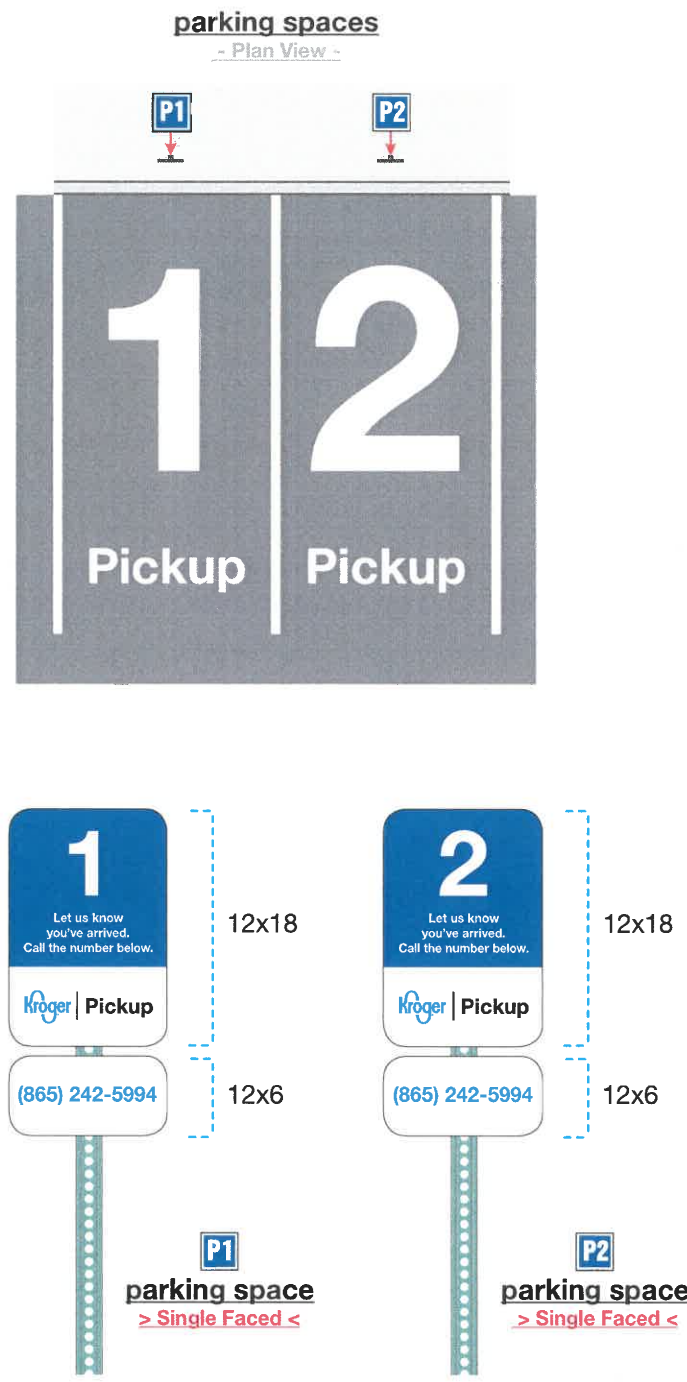
KS1901840E



9-F-19-VA

DESIGN DATE: 06 / 19 / 2019
ACCOUNT REP. T. Harris
DESIGNER: LMK
APPROVED BY: T. Harris

Site Identification
pickup Parking
Proposed Branding



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

Walgreens Store 4169
4001 Chapman Highway
Knoxville, TN

REVISIONS:	Location phone number.	LMK 7/16/19	

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

National Sign Manufacturers and Consultants
KS1901840F

9-F-19-VA