

File #

9-G-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@kiewferstarlite.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 # 4330, 121 N. Northshore Drive  
 City, State, Zip Knoxville, Tennessee 37919-4924  
 Parcel # (see KGIS.org) 107PC01501  
 Zoning District (see KGIS.org) 49

## 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. 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 south 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

Wayne A. Blue, Attorney at Law DATE 8/16/2019

File # 9-G-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):

Increase the maximum allowed square footage of wall signage in a C-4 zone from 306 (10%) to 523.18 (17 %).

Per Article 8, Section 11.6.a.2.

REVISED

#### PROJECT INFORMATION

Date Filed 8-19-19

Fee Amount \$250

8/16/19 pd \$250 credit

Council District 2

BZA Meeting Date 9-19-19

PLANS REVIEWER Rebecca Johnson

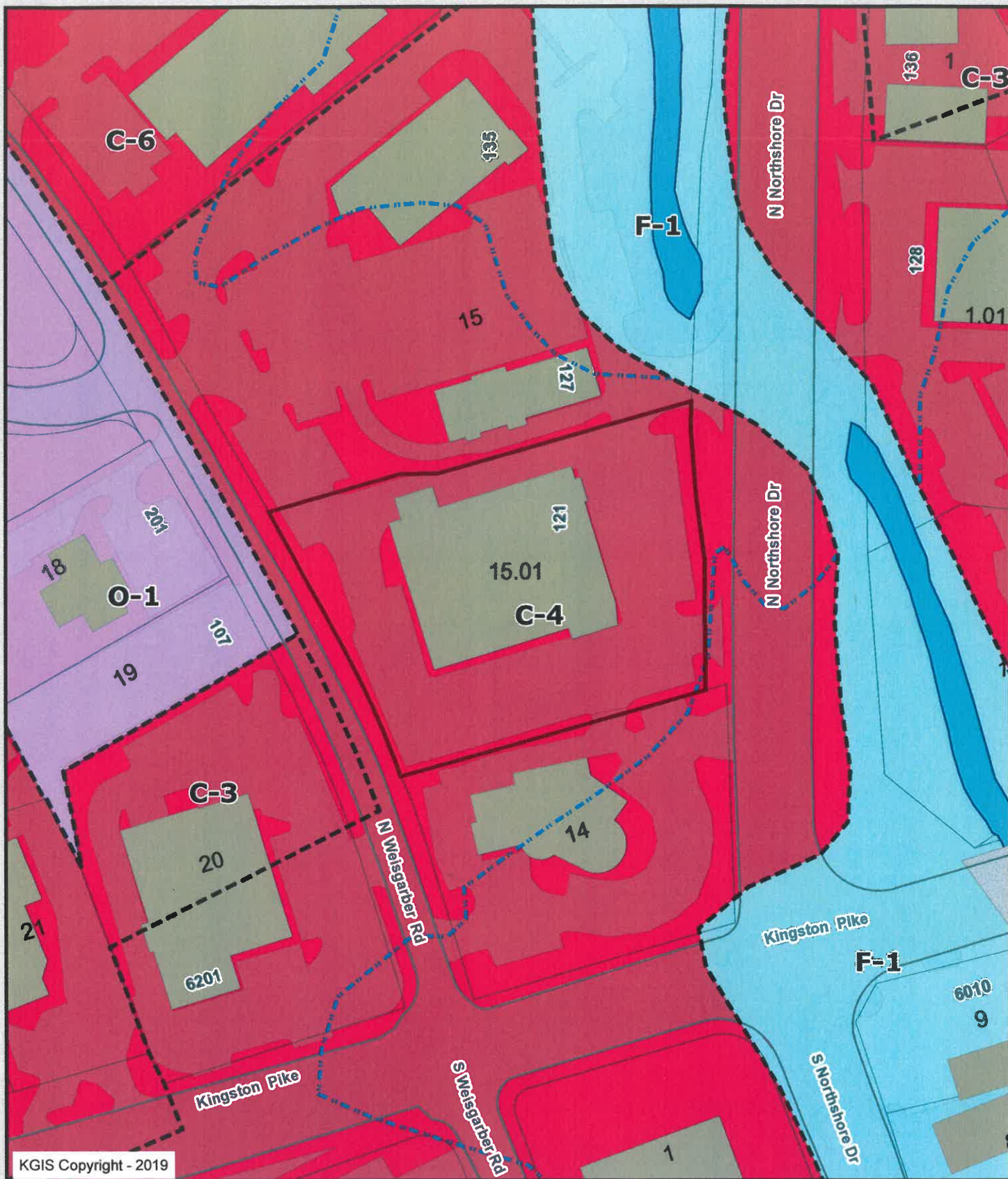
DATE 8-19-19

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

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 orders.

The Northshore Drive store needs larger signage on the south elevation of this location. The side of this building is blocked by a newly constructed bank that is located on the corner and impedes the smaller signage and makes it less visible or impossible to see to the public. With larger signage on this side of the building, it will assist customers to know where the Walgreens is located if approaching from the south, which is where much of the traffic that enters this Walgreens store ingresses. Like the Chapman Highway store, this signage is needed to prevent hazardous driving conditions, as people ingressing from the south have to turn across two lanes of traffic to enter the Walgreens, and hazardous driving conditions exist if they cannot locate the appropriate entrance due to smaller signage.





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121 N. Northshore Dr.

9-G-19-VA

Tim Harris

Knoxville - Knox County - KUB Geographic Information System

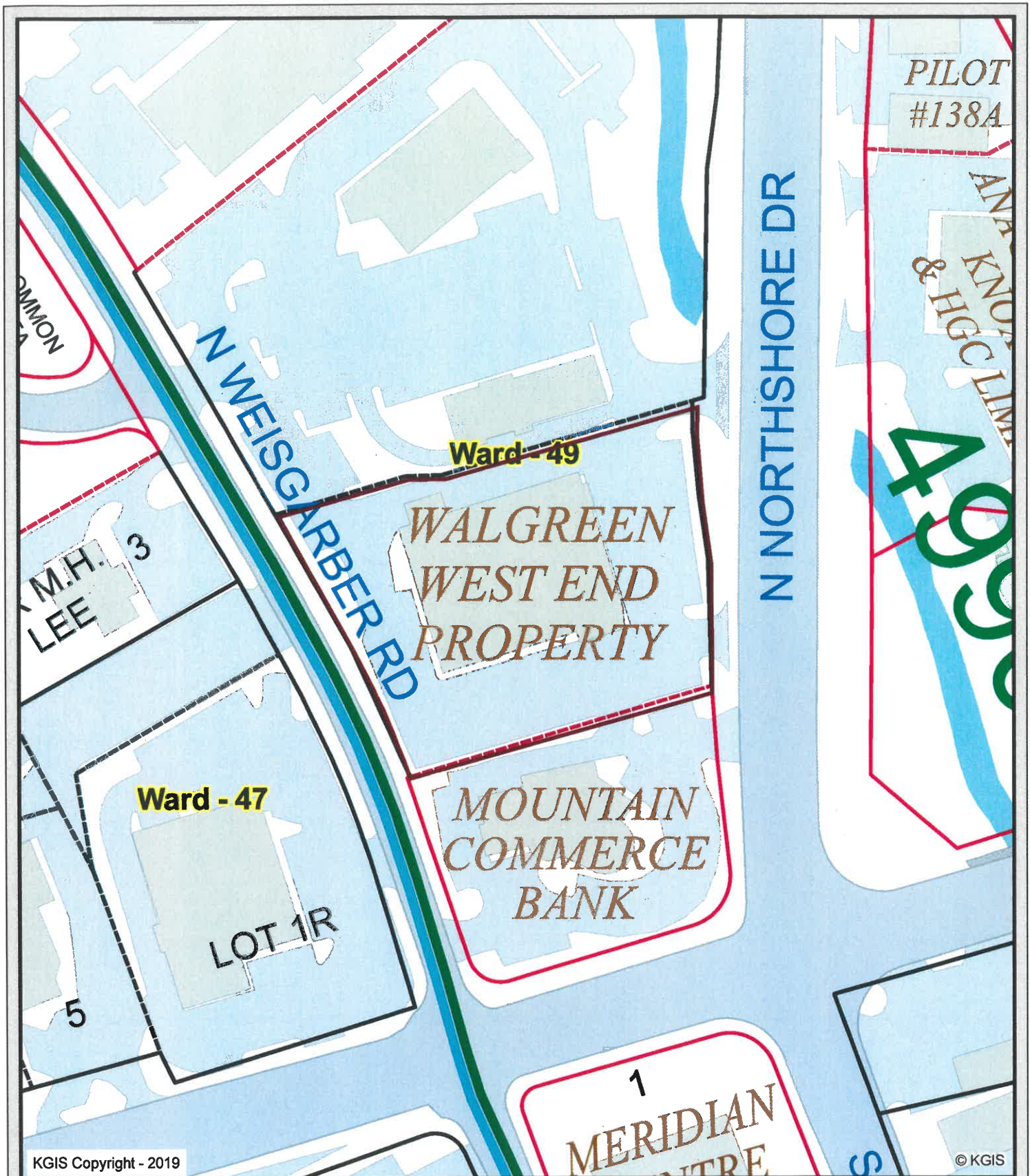


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121 N. Northshore Dr.

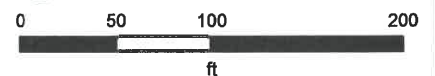
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121 N. Northshore Dr.

9-G-19-VA

Tim Harris

Knoxville - Knox County - KUB Geographic Information System

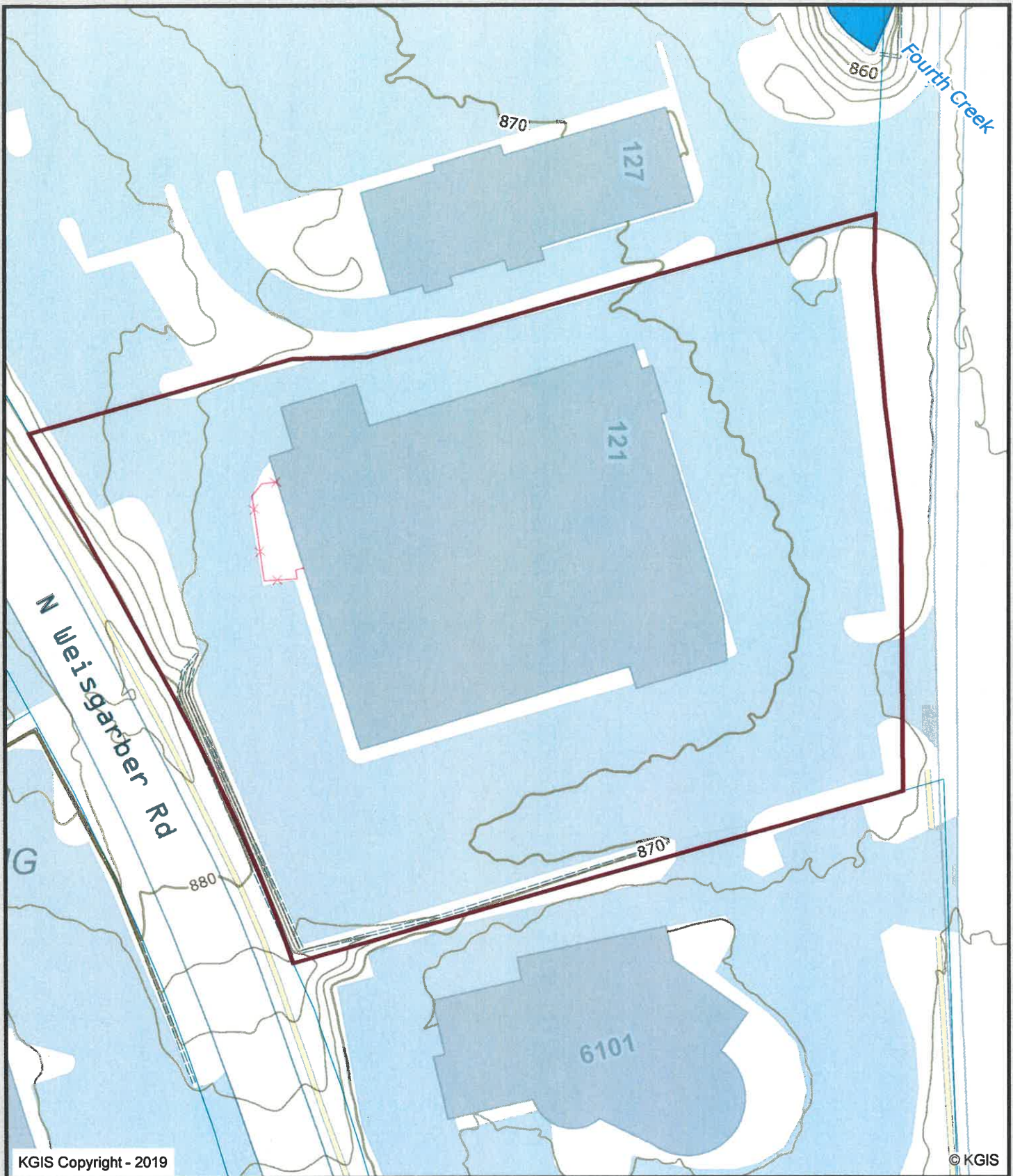


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121 N. Northshore Dr.

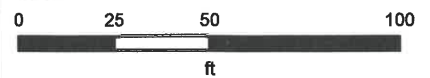
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Tim Harris

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Walgreens Store 4330  
121 N. Northshore Drive  
**Knoxville, TN**







SITE PHOTO w/ EXISTING SIGN LOCATIONS

NOT TO SCALE

EXISTING SIGN LEGEND:

EAST ELEVATION:

- E1** (1) 37'-10 1/2" Walgreens Script - 206.92 SF    **E2** (1) 24" Pharmacy - 34.0 SF  
**E3** (1) 1'-3" x 8'-0" 'Healthcare Clinic' box sign - 10.0 SF  
**E4** (1) Suspended Light Box Sign - INTERIOR

SOUTH ELEVATION:

- S1** (1) 26'-8 1/2" Walgreens Script - 102.89 SF    **S2** (1) 24" Pharmacy - 34.0 SF  
**S3** (1) 1'-3" x 8'-0" 'Healthcare Clinic' box sign - 10.0 SF  
**S4** (1) Suspended Light Box Sign - INTERIOR

WEST ELEVATION:

- W1** (1) 20'-8 3/4" Walgreens Script - 61.98 SF

NORTH ELEVATION:

- N1** (1) 10" D.T.P. - 12.6 SF    **N2** (1) 10" EXIT - 2.1 SF

— NO CURRENT DRIVE THRU WEDGE SIGN.

GROUND SIGN (PYLON):

- G1** Main I.D. - 4'-0" x 14'-4" w/ Elec. Message Unit - approx. 82.00 SF Total  
**G2** EXACT SIZES T.B.D.

Walgreens Store 4330  
121 N. Northshore Drive  
Knoxville, TN

REVISIONS:	A	Pylon dims.	LMK 5/30/19	A	-
	B	-	-	A	-
	C	-	-	A	-
	D	-	-	A	-
	E	-	-	A	-



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



National Sign Manufacturers and Consultants

**SITE**



9-6-19-VA



DESIGN DATE: 05 / 07 / 2019  
ACCOUNT REP. T. Harris  
DESIGNER: LMK  
APPROVED BY: T. Harris

Site Identification

Existing and Proposed Signs  
South Elevation



SOUTH ELEVATION SIGN LEGEND - EXISTING

- S1** (1) 26'-8 1/2" Walgreens Script - 102.89 SF
- S2** (1) 24" Pharmacy - 34.0 SF
- S3** (1) 1'-3" x 8'-0" 'Healthcare Clinic' box sign - 10.0 SF
- S4** (1) Suspended Light Box Sign - INTERIOR

TOTAL.....146.89 Square Feet



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

SOUTH ELEVATION SIGN LEGEND - PROPOSED

- S1** (1) 25'-11 1/2" Walgreens Script w/ 3'-6 7/8" Kroger letter set - 217.20 SF

TOTAL..... 217.20 Square Feet

**S1** Reference Std. Dwg. **KS1901889.5** for details and specifications.

Walgreens Store 4330  
121 N. Northshore Drive  
Knoxville, TN

REVISIONS:	▲ Add proposed signage.	LMK 5/30/19	▲
	▲ To std. Corner W. Photo and ref. # updated.	LMK 6/18/19	▲
	▲ Corner W's removed from scope.	LMK 6/19/19	▲
	▲		▲

**UL**  
LISTED  
Artwork Design Survey  
ALL BOXES CHECKED TO ENTER ORDER

**Kieffer | Starlite**  
National Sign Manufacturers and Consultants  
**KS1901672**



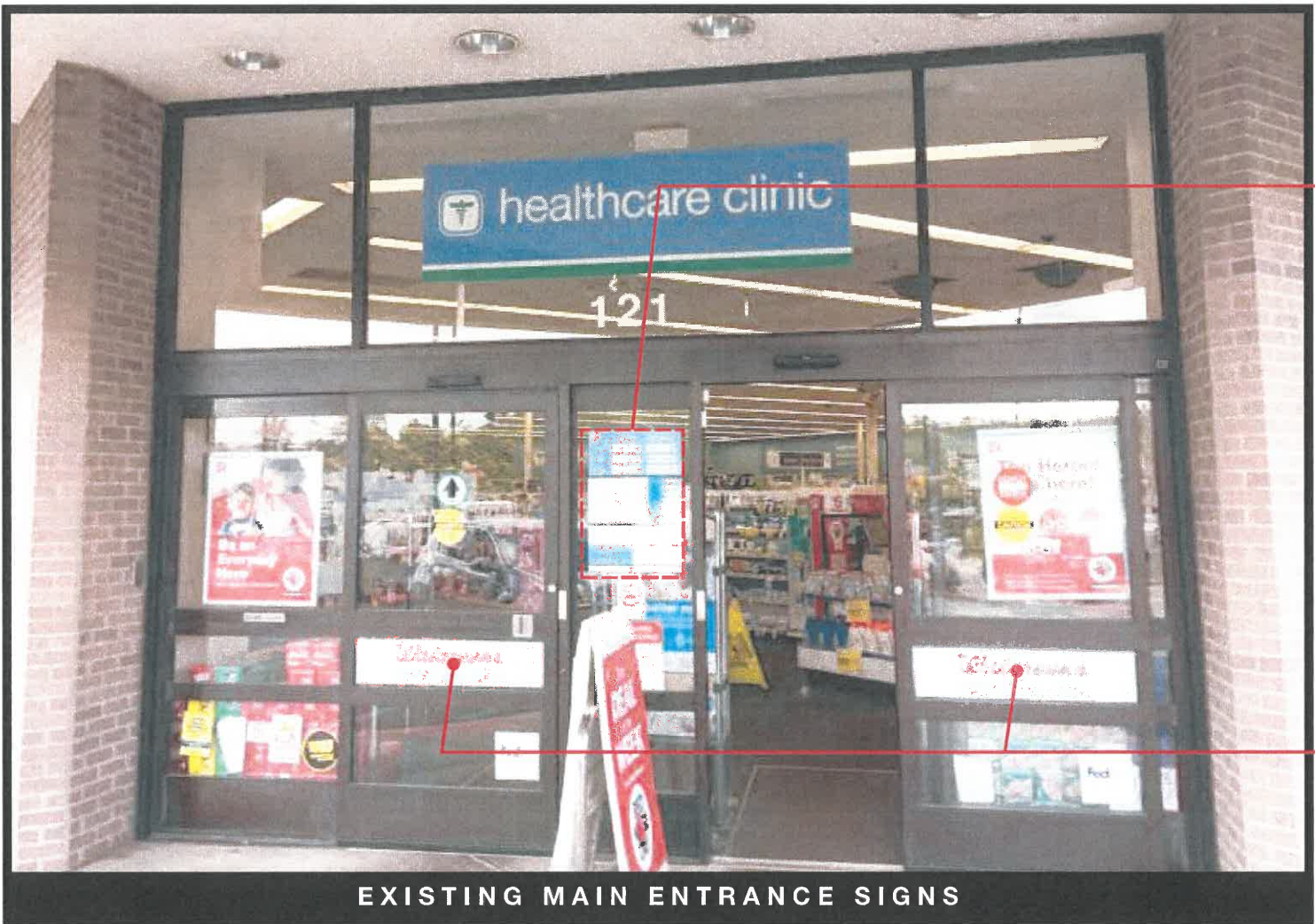
9-6-19-VA



DESIGN DATE: 05/07/2019  
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

EXISTING MAIN ENTRANCE SIGNS

Walgreens Store 4330  
121 N. Northshore Drive  
Knoxville, TN

REVISIONS:	Δ	_____	Δ	_____
	Δ	_____	Δ	_____
	Δ	_____	Δ	_____
	Δ	_____	Δ	_____

C

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US

LISTED

☒ Artwork ☒ Design ☒ Survey

ALL BOXES CHECKED TO ENTER ORDER

K

Kieffer | Starlite

National Sign Manufacturers and Consultants

KS1901672A

W

Walgreens

9-G-19-VA



DESIGN DATE: 05 / 07 / 2019  
ACCOUNT REP. T. Harris  
DESIGNER: LMK  
APPROVED BY: T. Harris

Site Identification

Existing and Proposed Signs  
East Elevation



EXISTING SIGNS - EAST ELEVATION



INTERIOR PHOTO

EAST ELEVATION SIGN LEGEND - EXISTING

- E1 (1) 37'-10 1/2" Walgreens Script - 206.92 SF
- E2 (1) 24" Pharmacy - 34.0 SF
- E3 (1) 1'-3" x 8'-0" 'Healthcare Clinic' box sign - 10.0 SF
- E4 (1) Suspended Light Box Sign - INTERIOR

TOTAL..... 250.92 Square Feet



PROPOSED SIGNS - EAST ELEVATION

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

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

- E1 Reference Std. Dwg. KS1901889.5 for details and specifications.
- E2 Reference Std. Dwg. KS1902196.1 for details and specifications.
- P Reference Site Dwg. KS1901672F for details and specifications.

Walgreens Store 4330  
121 N. Northshore Drive  
Knoxville, TN

REVISIONS:	▲ Add proposed signage.	LMK 5/30/19	▲ Corner W's removed from scope.	LMK 6/19/19
	▲ To std. Corner W. Photo and ref. # updated.	LMK 6/18/19	▲ 'Pickup' letters to White per Wag. Corp.	LMK 6/20/19
	▲ Pickup parking signage updated.	LMK 6/18/19		
	▲ Pickup parking location shown.	LMK 6/18/19		



9-G-19-VA



DESIGN DATE: 05/07/2019  
ACCOUNT REP. T. Harris  
DESIGNER: LMK  
APPROVED BY: T. Harris

Site Identification

Existing and Proposed Signs  
West Elevation



EXISTING SIGNS - WEST ELEVATION

WEST ELEVATION SIGN LEGEND - EXISTING

**W1** (1) 20'-8 3/4" Walgreens Script - 61.98 SF

TOTAL.....146.89 Square Feet



PROPOSED SIGNS - WEST ELEVATION

WEST ELEVATION SIGN LEGEND - PROPOSED

**W1** (1) 14'-11 3/4" Walgreens Script w/ 2'-0 3/4" Kroger letter set - 72.30 SF

TOTAL..... 72.30 Square Feet

**W1** Reference Std. Dwg. **KS1901889.1** for details and specifications.

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

Walgreens Store 4330  
121 N. Northshore Drive  
Knoxville, TN

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

UL

LISTED

☒ Artwork ☒ Design ☒ Survey

ALL BOXES CHECKED TO ENTER ORDER

Kieffer | Starlite

National Sign Manufacturers and Consultants

KS1901672C

9-G19-VA



DESIGN DATE: 05 / 07 / 2019  
ACCOUNT REP. T. Harris  
DESIGNER: LMK  
APPROVED BY: T. Harris

Site Identification

Existing Signs  
North Elevation



NORTH ELEVATION SIGN LEGEND - EXISTING

- N1** (1) 10" D.T.P. - 12.6 SF
- N2** (1) 10" EXIT - 2.1 SF
- NO CURRENT DRIVE THRU WEDGE SIGN.

TOTAL..... 14.7 Square Feet

EXISTING SIGNS - NORTH ELEVATION

Walgreens Store 4330  
121 N. Northshore Drive  
Knoxville, TN

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



LISTED

☒ Artwork ☒ Design ☒ Survey

ALL BOXES CHECKED TO ENTER ORDER



National Sign Manufacturers and Consultants

**KS1901672D**



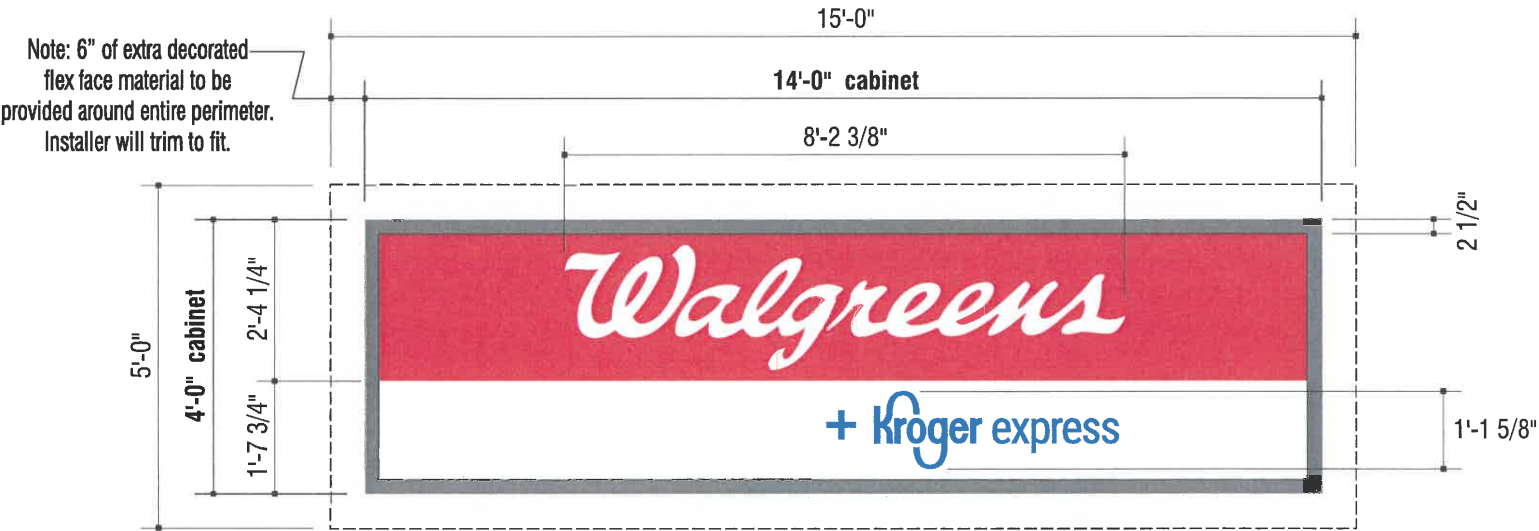
9-G-19-VA



DESIGN DATE: 05 / 07 / 2019  
ACCOUNT REP. T. Harris  
DESIGNER: LMK  
APPROVED BY: T. Harris

Site Identification

Existing and Proposed Signs  
**Ground Sign - D/F Pylon**  
**Replacement Faces ONLY**



**G1** Face Layout/Dimensions  
Qty. of (2) required

3/8" = 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 4330  
121 N. Northshore Drive  
Knoxville, TN

REVISIONS:	▲ Add proposed signage. LMK 5/30/19	▲ -
	▲ EMC to removal ONLY - No replacement. LMK 6/18/19	▲ -
	▲ Replace faces ONLY. New graphics. LMK 6/18/19	▲ -
	▲ -	▲ -



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



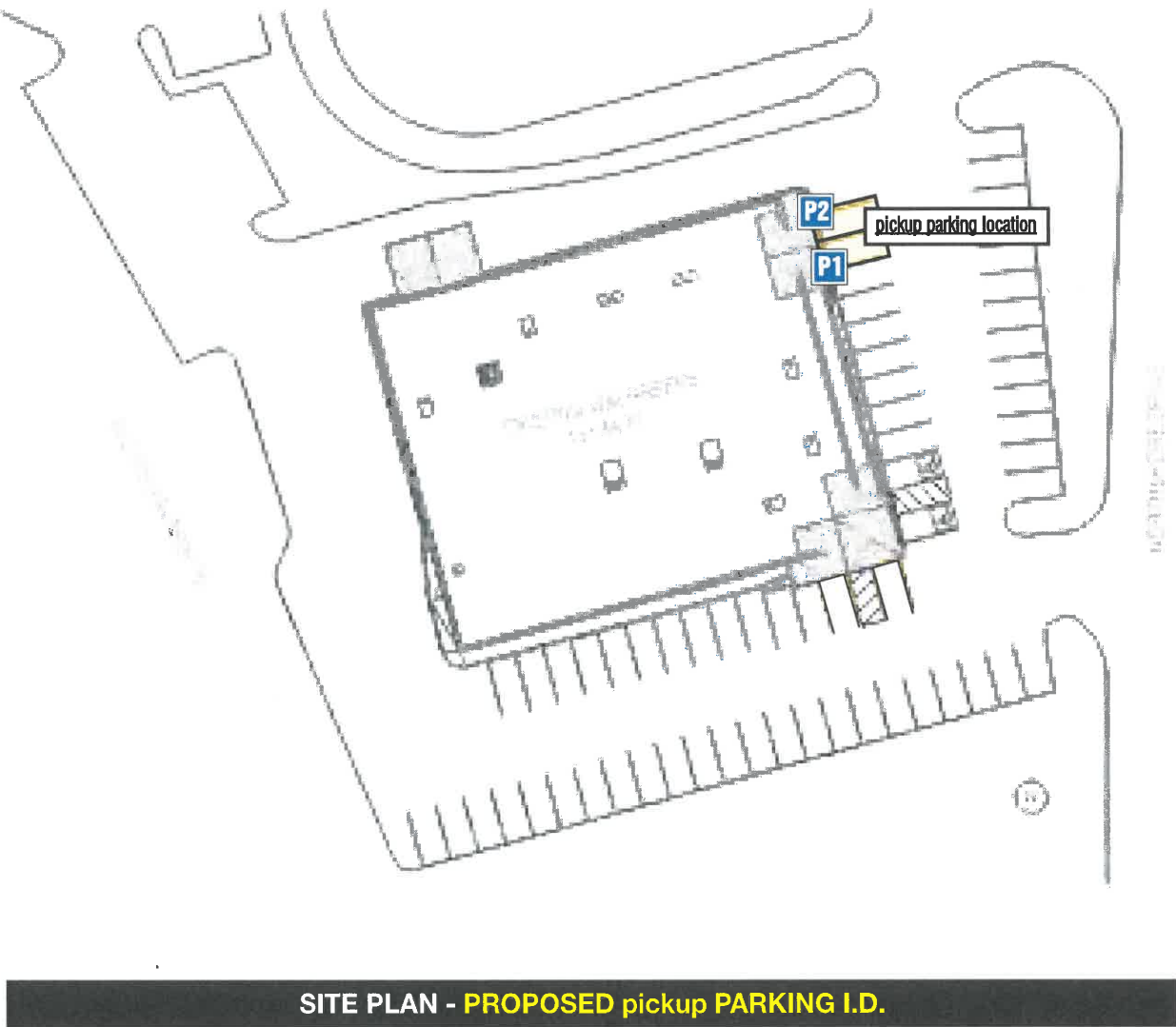
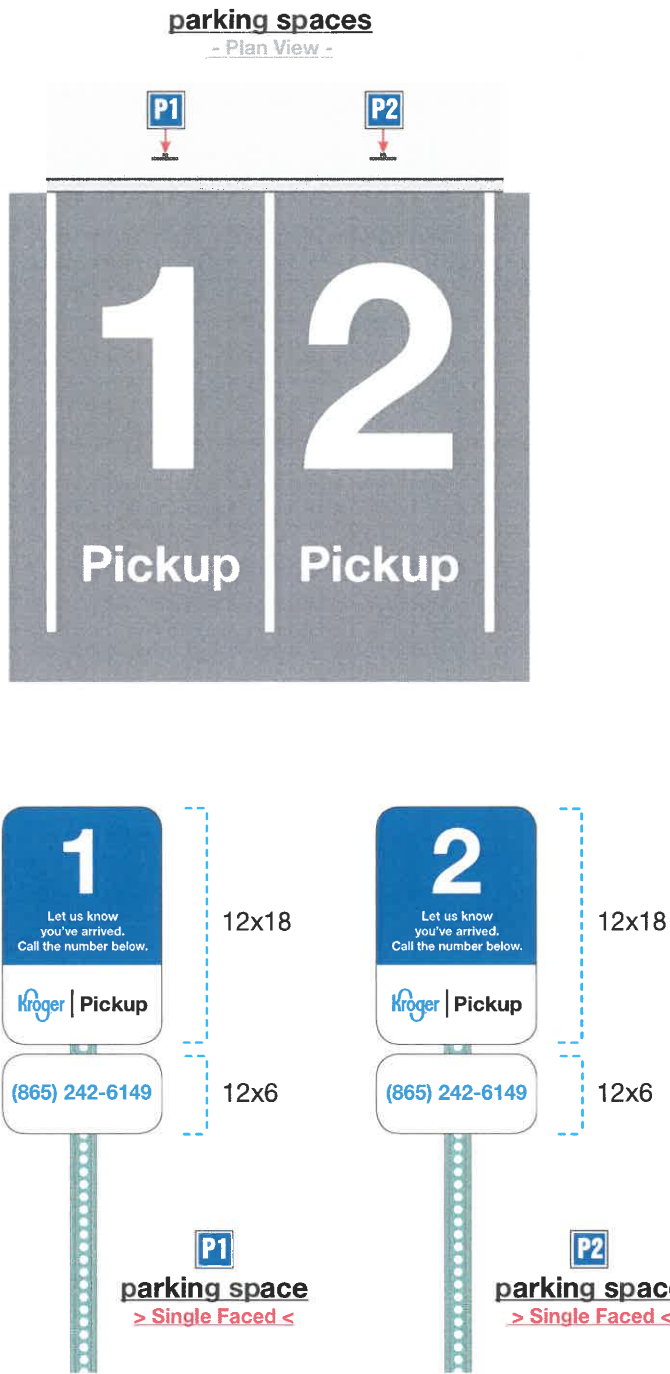
KS1901672E



9-6-19-VA

DESIGN DATE: 06 / 18 / 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 4330  
121 N. Northshore Drive  
Knoxville, TN

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

UL LISTED

Artwork Design Survey

ALL BOXES CHECKED TO ENTER ORDER

Kieffer | Starlite

National Sign Manufacturers and Consultants

KS1901672F



9-6-19-VA