ORDINANCE NO. _____

REVISED VERSION: March 17, 2015

O R D I N A N C E

AN ORDINANCE OF THE COUNCIL OF THE CITY OF KNOXVILLE TO AMEND THE KNOXVILLE CITY CODE, APPENDIX B, "ZONING REGULATIONS," REGARDING SIGN REGULATIONS.

ORDINANCE NO: _____

REQUESTED BY: MPC_____
PREPARED BY: Law Department_____

APPROVED ON 1ST READING: _____
APPROVED ON 2ND READING: _____
APPROVED AS AN EMERGENCY MEASURE: _____

MINUTE BOOK: _____ PAGE _____

WHEREAS, in October 2011, the Metropolitan Planning Commission made a recommendation to City Council regarding a reduction in the maximum allowed sign heights found in Article V, Section 10 of the zoning ordinance; and

WHEREAS, City Council subsequently passed on first reading an ordinance reducing the maximum height for signs, but in February 2012, prior to considering the ordinance on second reading, the City Council appointed a Sign Task Force to conduct a comprehensive review of the City of Knoxville Code of Ordinances at Appendix B, Article V, Section 10 (Signs, Billboards, and Other Advertising Structures) (hereinafter referred to as the "City's Sign Code"), for potential revisions and updates; and

WHEREAS, the Sign Task Force met numerous times during the past three years to discuss amendments to the City's Sign Ordinance; and

WHEREAS, on November 14, 2014, the Metropolitan Planning Commission considered Item No. 10-B-13-OA, Amendments to the City of Knoxville Zoning Ordinance at Article II, definitions, and Article V, Section 10, regarding sign regulations; and

WHEREAS, at its November 14, 2014 meeting, the Metropolitan Planning Commission voted 10-5 to recommend to City Council that the City hire an independent consultant to create a sign ordinance and find a reasonable source of income so that this ordinance may be enforced; and

WHEREAS, on January 14, 2014, the Sign Task Force reconvened to discuss and vote upon discrete, enumerated items in the proposed ordinance; and

WHEREAS, the City Council believes that the regulation of the size, height, number, spacing, and other characteristics of signs is necessary to protect the public safety, to assure compatibility of signs with surrounding land uses, to enhance the business and economy of the City, to protect the public investment in the streets and highways, to maintain the tranquil environment of residential areas, to promote industry and commerce, to eliminate visual clutter and blight, to provide an aesthetically appealing environment, and to provide for the orderly and reasonable display of advertising for the benefit of all the City's citizens; and

WHEREAS, the City Council believes further that the proposed amendments to the City's Sign Ordinance achieve these necessary goals, and thus, the City Council wishes to adopt the proposed amendments to the City's Sign Ordinance; and

WHEREAS, notice of the MPC hearing of the proposed amendments was published in the *Knoxville News Sentinel* on March 28, 2014 and notice of the City Council meeting on December 9, 2014 was published in the *Knoxville News Sentinel* on November 21, 2014.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF KNOXVILLE:

SECTION 1: The City of Knoxville Code of Ordinances, at Appendix B, "Zoning Regulations" at Article II (Definitions) is amended by deleting the following terms and definitions entirely: Advertising; Advertising sign (or structure); Billboard; Development directory sign; Directional sign; Directory sign, on-site; Historic sign; Incidental sign; Information sign; Landmark sign; Master signage plan; Project directional sign; Sign, billboard, or other advertising device; Arcade and hanging signs; Awning and canopy signs; Business sign; Changeable letter reader board sign; Column signs; Electronic message center sign; Ground sign; Marquee sign; Monument sign; Pole sign or banjo sign; Portable sign; Projecting sign; Roof sign; Shingle sign; Temporary sign; Wall or flat sign; Window signs.

SECTION 2: The City of Knoxville Code of Ordinances, at Appendix B, "Zoning Regulations" at Article V, Section 10 (Signs, billboards, and other advertising structures) is amended by deleting said section in its entirety and substituting in lieu thereof a new section, entitled Article VIII (Signs, billboards, and other advertising structures), with language as attached hereto as Exhibit 1, which is incorporated by reference and made a part of this Ordinance as if it was set out verbatim.

SECTION 3: This Ordinance shall take effect from and after its passage, the welfare of the City requiring it.

_____
Presiding Officer of the Council

_____
Recorder

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EXHIBIT 1

Section 1. General Provisions.

1.1. Purpose. The purpose of this section is to create a legal framework for a comprehensive and balanced system of sign regulation that will:

a. Implement the plans, policies, goals and objectives of the City;
b. Protect the health, safety and welfare of the citizens and businesses of the City;
c. Preserve the right of free speech and expression;
d. Provide for effective communication between people within the context of their environment;
e. Avoid visual clutter that may be harmful to traffic and pedestrian safety, property values, business opportunities and community appearance;
f. Facilitate effective way-finding throughout the City;
g. Provide clear and objective sign standards;
h. Provide an efficient and effective review procedure for sign applications; and
i. Enable consistent and equitable enforcement of the regulations set forth in this Article.

1.2. Intent. With these purposes in mind, it is the intent of this ordinance to authorize the use of signs that are:

a. Effective in communicating with the public;
b. Compatible with their surroundings;
c. Legible in the circumstances in which they are seen.
d. Appropriate to the activity that displays them; and
e. Expressive of the identity of individual activities and the community as a whole.

1.3. Applicability. The regulations of this Article are applicable in zone districts without sign and other sign structure requirements exclusive to a specific zone district. Where sign requirements are provided in a specific zone district, the requirements of the specific zone districts in Article IV shall prevail.

1.4. Scope. Signs may be erected, mounted, displayed or maintained in the City in conformance with the provisions of these regulations. The scope of this Article, as more specifically set forth below, is to:

a. Allow a wide variety of sign types in commercial zone districts, and a more limited variety of signs in other zone districts, subject to the standards of this Article;
b. Allow certain signs incidental to the principal use of a site in all zone districts subject to the standards of this Article;
c. Provide for temporary signs in limited circumstances;
d. Prohibit signs where the location, size, type, illumination, or other physical characteristics are not compatible with the surroundings and may be injurious to the public health, safety and welfare; and
e. Provide for the enforcement of the provisions of this Article.

Section 2. Definitions.

2.1. Introduction. The words, terms, and phrases set out below shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning.

2.2. General Definitions.

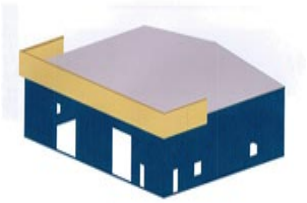
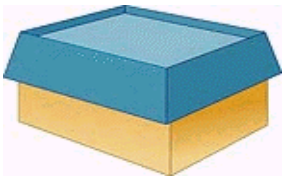
Advertising: Any writing, printing, painting, display, emblem, drawing, sign, or other device designed, used or intended for advertising, which placed on the ground, rocks, trees, tree-stump, or other natural structures or on a building, structure, milestone, signboard, billboard, wallboard, roofboard, frame, support, fence or other manmade structure.

Awning: A structure, other than a canopy, made of cloth, metal or other material affixed to a building in such a manner that the structure may be raised or retracted from a building to a flat position against the building.

Candela: A unit which expresses the luminous intensity of a light source.

Canopy: A permanent structure, other than an awning, made of cloth, metal or other material for the purpose of providing shelter to patrons or automobiles, or as a decorative feature on a building wall. A canopy is not a completely enclosed structure. The lower, steeper portion of a mansard roof shall be considered a canopy for the purposes of this section if there is no enclosed space below this portion of the mansard roof. Canopies are further illustrated in Table 7.1, *Table of Canopy Types*.

Table 7.1, ***Table of Canopy Types***

Illustrations		
Canopy – Flat	Canopy – Pitched	Mansard Roof
		

Dimmer: A device which changes the brightness of a display or which creates the capacity of increasing or decreasing the overall brightness/intensity of a display.

Erect: When used in connection with signs shall mean to build, construct, attach, hang, place, suspend, or affix and shall also include the painting of wall signs.

Footcandle: A unit of illuminance (light falling on a surface). One lumen falling on one square foot equals one footcandle.

Light detector, Light sensor: An electronic component used to detect the amount or level of ambient light surrounding an EMC cabinet.

Master sign plan: A site plan and associated text and illustrations of a sign system for a proposed or existing development submitted to the Metropolitan Planning Commission for consideration for approval.

Nit: One candela per square meter.

Sign, billboard, or other advertising device: Any structure or part thereof or device attached thereto or represented thereon, which shall display or include any letter, words, model, banner, flag, pennant, insignia or representation used as, or which is in the nature of an announcement, direction or advertisement. The word "sign" includes the word "billboard" or any other type of advertising device, but does not include the flag, pennant, or insignia of any nation, state, city or other political unit.

Sight triangle (or visibility triangle): The area located at the intersection of two streets, whether public or private, or a street and private driveway through which an unobstructed view of approaching traffic is necessary for motorists.

Sign illumination, internal: Lighting of a sign from internal sources, such as in light source within the framework of a sign cabinet and behind the face of the sign so that light is transmitted through the face of the sign.

Sign illumination, external: Lighting of a sign from a light source external to the body of the sign, so that light is directed on to the face of the sign or directed in a manner so as to create silhouettes of letters or symbols that are placed in front of the light.

2.3. Sign Types. Types of signs are defined in the following categories, and further illustrated in Table 7.2, *Table of Sign Types*.

Abandoned sign: Any sign, including its supporting structure, erected in conjunction with a particular use, for which the use has been discontinued for a period of sixty (60) days or more, or a lawfully erected temporary sign for which the time period allowed for display of the sign has expired.

Arcade and hanging sign: A type of attached sign which hangs from a porch roof, awning, canopy, colonnade or similar feature, the surface area of which is not to exceed six square feet.

Attached sign: A sign that is permanently affixed to or painted on a building, canopy, or wall, and has a permanent or changeable copy face.

Awning sign: A type of attached sign upon which words, pictures, symbols, graphics, or logos are painted, sewn, or otherwise adhered or affixed to the awning material as an integrated part of the awning.

Billboard: A type of off-premise sign having more than one hundred square feet of display surface which is either erected on the ground or attached to or supported by a building or structure.

Bulletin board: A type of wall or ground sign used to identify the premises and announce meetings or programs to be held on the premises of a church, school, community recreation center, hospital, medical clinic or similar place.

Canopy sign: A type of attached sign placed on a canopy so that the display surface is parallel to the plane of the wall.

Changeable letter reader board sign: A sign on which message copy is changed manually through the utilization of attachable letters, numbers, symbols and other similar character of changeable pictorial panes.

Changeable price sign: A sign that shows a product or service, such as fuel or hotel/motel room rates as an unchanging element of the sign and includes an EMC component to the sign wherein the price is changeable.

Column sign: A type of detached sign which is supported by and integrated with columns or posts.

Detached sign: Any sign that is not affixed or attached to a building and is securely and permanently mounted in or on the ground.

Development directory sign: A type of detached sign identifying a shopping center, office park, commercial subdivision, or similar mixed use or commercial development, and listing individual businesses or tenants within the unified development, including businesses not located on the lot on which the sign is located. A development directory sign is not classified as an off-premise sign.

Directional sign: A type of incidental sign located on a site designed to guide vehicular and/or pedestrian traffic on a lot or parcel by using such words as

“Entrance”, “Exit”, “Parking”, “One-Way”, or similar directives, but not including any advertising message. A name or logo of a business, use or place may also be included on the sign.

Directory sign, on-site: A type of incidental sign located on a site designed to identify specific businesses, offices, tenants or other uses of a lot or parcel, but not including any advertising message. A name or logo of a business, use or place may also be included on the sign.

Electronic message center sign: A sign which uses a bank of lights, light-emitting diodes, or other materials that can be lit or activated to form copy such as words, letters, logos, figures, symbols, illustrations, or patterns to form a message without altering the sign face.

Flag or banner sign: Any cloth, bunting, plastic, paper, or similar non-rigid material used for advertising purposes and attached to any structure, staff, pole, line, framing, or vehicle.

Ground sign: A type of detached sign supported by a pole, uprights, or braces on the ground.

Historic sign: An existing, nonconforming, historically significant sign that contributes to the historical or cultural character of the community at large which has been removed from its original location within the City of Knoxville and is to be reused and relocated to a different location on its original site or relocated to another location within the community.

Incidental sign: A sign, generally directional or informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," "office," “gymnasium,” and other similar directives. No sign with an advertising message, other than a name or logo of a business, use or place, shall be considered incidental.

Identification sign: A sign displaying only the name, address, and/or crest, insignia, trademark, occupation, or profession of an occupant or the name of any building on the premises.

Information sign: A type of incidental sign located on a site designed to convey information or instructions, but not including any advertising message, for the safe and convenient use of a lot or parcel. A name or logo of a business, use or place may also be included on the sign.

Landmark sign: An existing, nonconforming, on-premise sign, which exhibits unique characteristics, enhances the streetscape or identity of a neighborhood and

contributes to the historical or cultural character of the streetscape or the community at large.

Marquee sign: A type of attached sign integrated into or hung from a marquee. A marquee is a type of canopy or covered structure projecting from and supported by a building, when such canopy or covered structure extends beyond the building, building line, or property line for the purpose of providing shelter to pedestrians at an entrance to a building.

Memorial sign: A plate, plaque, or engraving cut into or attached to a building surface, which designates the name of a building, the date of erection, or individuals involved in the building's creation.

Menu board: A type of attached or detached sign primarily designed for the display of menu items and prices for the purpose of placing orders for such items in conjunction with a restaurant utilizing drive-through or curbside service.

Monument sign: A type of detached sign which is supported by and integrated with a solid base, as opposed to poles, posts, or other such supports.

Nameplate: A plate, plaque, or engraved name attached to a door or wall, or integral to a wall of a building, bearing a name associated with an occupant or use in the building to which the plate is affixed.

Off-premise sign: A sign that directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than on the premises and only incidentally on the premises if at all.

On-premise sign: A sign that directs attention to a business, commodity, service or entertainment conducted, sold or offered on the premises on which the sign is erected. A "for sale," "to let," or "information" sign shall be deemed an on-premise sign.

Pole sign: A type of ground sign at least ten feet above the ground supported on a single post or pole.

Portable sign: All moveable or portable off-premise or on-premise signs mounted upon trailers or other structure(s) or device(s) designed to be transported with only incidental parking and assembling for reuse, unless otherwise permitted by these regulations,.

Project directional sign*:* A type of detached sign used to direct traffic from a collector or arterial street (as designated in the *Major Road Plan for Knoxville – Knox County, Tennessee*) to businesses located on the same or lower classification streets

within the same unified development. A project directional sign is not classified as an off-premise sign.

Projecting sign: A type of attached sign that is wholly or partly dependent upon a building for support, that projects at an angle away from the building, and that extends more than one (1) foot from the building.

Roof sign: A type of attached sign that is mounted on the roof of a building or which is wholly dependent upon a building roof for support.

Shingle sign: A type of attached sign that hangs from a bracket or support and is located over or near a building entrance and that does not exceed nine (9) square feet in area, and that does not project more than three (3) feet over public property.

Sidewalk sign: A type of moveable, detached sign not secured or attached to the ground or surface upon which it is located.

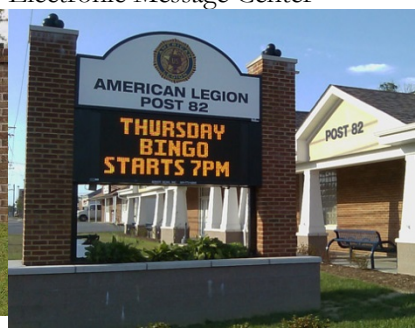
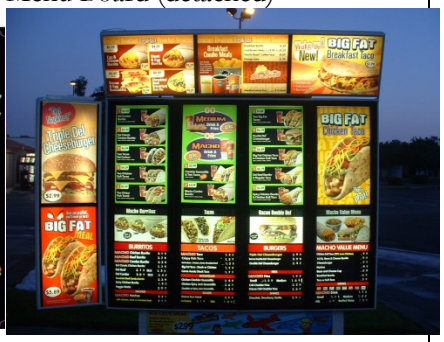
Temporary sign: Any sign, banner, pennant, valance, or advertising display constructed of wood, metal, cloth, canvas, light fabric, cardboard, wallboard, or other light material, with or without frames, where either by reason of construction or purpose the sign is intended to be displayed for a short period of time consistent with the terms of these regulations.

Umbrella sign: A sign integrated into the body of an umbrella, either on its protective covering or support structure.

Wall sign: A type of attached sign fastened to or painted on the wall of a building in such a manner that the wall becomes the supporting structure for, or forms the background surface of, the sign and which does not project more than one (1) foot from the building or structure. A wall sign may not project above the wall or parapet.

Window sign: A type of attached sign placed within a window facing the street or thoroughfare, including, but not limited to, a television or monitor, placed in a window for the purpose of advertising products, services or the business, and may be composed of applied letters, symbols, neon or similar lighting, but may not obscure the view of the interior of the building.

Table 7.2, ***Table of Sign Types***

Arcade or Hanging Sign	Awning Sign	Canopy Sign 1
Canopy Sign 2	Changeable Reader Board	Changeable Price Sign
Column Sign	Electronic Message Center 	Ground Sign
Marquee Sign	Menu Board (attached)	Menu Board (detached) 

Monument Sign	Nameplate	Pole Sign
Portable Sign	Projecting Sign	Roof Sign
Shingle Sign	Sidewalk Sign	Umbrella Sign

Section 3. Prohibited Signs.

The following signs are prohibited in all zone districts:

1. Signs which by color, location, and/or design resemble or conflict with traffic control signs or signals.
2. Signs which contain or make use of any word, phrase, symbol, shape, form or character in such manner as to interfere with, mislead or confuse traffic. This does not include permitted incidental signs such as directional, directory, or informational signs.
3. Signs with moving parts and signs with red, green, yellow, amber or blue lights.
4. Signs with flashing, chasing, pulsating, twinkling, dancing, scintillating, and/or oscillating lights or light-emitting diodes, or with any other rotating, revolving or moving part; except for a documented historic or reproduction sign located in any H-1 (Historic Overlay) zone district and such sign has received a Certificate of Appropriateness from the Historic Zoning Commission, or an approved sign within the D-1 (Downtown Design Overlay) zone district and such sign has received a Certificate of Appropriateness from the Downtown Design Review Board.
5. Illuminated signs within one hundred (100) feet of property in any residential zone district, unless the illumination of such sign is so designed that it does not shine or reflect light onto such property within a residential zone district.
6. Signs within the public right-of-way, except publicly owned signs, such as wayfinding signs and regulatory signs, and those signs approved by the city engineer.
7. Signs placed on a parked vehicle or trailer visible from the public right-of-way where the primary purpose is to advertise a product or direct people to a business located on the same or another property. For the purposes of this regulation, logos, identification or advertising on vehicles being operated by being moved on and off the site in the normal course of business are not prohibited.
8. Billboards and other off-premise signs.
9. Portable signs.
10. Roof signs.

Section 4. Signs Exempt from Regulation.

The following signs, unless prohibited elsewhere in these regulations, are exempt from the regulations of this Article, but may be subject to other applicable laws and regulations:

1. Signs regulated by Article IV of the City of Knoxville zoning ordinance.
2. Signs conforming to the *Manual of Uniform Traffic Control Devices* and bearing no commercial message.
3. Signs required by federal, state or local statute.
4. Signs installed by the City of Knoxville, Knox County, a state or federal agency, or employees and officials of these entities in the course of their governmental duties and bearing no commercial message.

5. Signs necessary to promote health, safety and welfare, and other regulatory, statutory, traffic control or directional signs erected on public property with permission as appropriate from the City of Knoxville, Knox County, State of Tennessee, or the United States of America.
6. Signs required by an order of a court of competent jurisdiction.
7. Legal notices and official instruments.
8. Signs installed by public utilities in their rights-of-way or on their facilities and bearing no commercial message other than such message as necessary to identify the public utility and the use.
9. Signs installed by a transit company with a franchise or other right to operate in the City of Knoxville, where such signs are installed along its routes and relate to schedules or other information about the transit route.
10. Signs approved as part of the City of Knoxville's adopted wayfinding program.
11. Signs carried by a person.
12. Signs incorporated into machinery or equipment by a manufacturer or distributor.
13. Signs located within a building or enclosed space that are not visible or legible from the public right-of-way or from private property or public property other than the property on which it is located.
14. Memorial signs with a maximum sign area of six (6) square feet.
15. Works of art bearing no advertising.
16. Holiday lights and decorations with no advertising.
17. Scoreboards and off-premise signs located on athletic fields if oriented toward the field of play.
18. Restaurant menu boards located on the premises of the restaurant when oriented toward a drive-through lane, with a maximum sign area of sixty (60) square feet and maximum height of ten (10) feet.
19. Restaurant menu displays located within ten (10) feet of a primary restaurant entrance provided the display area does not exceed four (4) square feet.
20. Official fraternal, religious or civic flags when mounted on permanent poles attached to the ground or building when located on the same site as the fraternal, religious or civic organization, institution or building.
21. Official governmental flags, of which the following governmental entities shall be the only official governmental flags recognized as such by the City of Knoxville:
    a. The United States of America;
    b. Any state, territory, or possession of the United States of America;
    c. Any official flag adopted as such by the City of Knoxville and Knox County;
    d. Any official flag adopted by a member state of the United Nations.
22. Decorative flags and bunting for a celebration, convention or commemoration, subject to removal within seven days following the event.
23. In residential districts, any sign of a type described below which does not exceed two square feet in area:
    a. A sign giving a property identification name or number or name(s) of occupant, one sign per lot;
    b. A mailbox sign (one sign per dwelling unit), and

c. A sign(s) posted on property relating to private parking, trespassing or dangerous animals, which are limited to four signs per lot if the lot is less than one acre in size, and limited to two signs per acre for lots larger one acre or larger in size.

24. Temporary signs for political purposes; provided that each sign shall not exceed thirty-two (32) square feet in area, shall not be displayed for more than thirty (30) days prior to the end of the voting period for the candidate or issue, and shall be removed within five (5) days following the end of the voting period for the candidate or issue.
25. Temporary merchandise displays and signs behind storefront windows which are not affixed permanently to the glass, nor intended for permanent display.
26. Temporary or permanent signs identifying traffic-control measures on private property, such as "stop," "yield," and similar signs, the face of which meet the standards of the "Manual for Uniform Traffic Control Devices" and which contain no logo or commercial message of any sort and which do not exceed six (6) square feet in area per sign.
27. Temporary signs for announcements by public or nonprofit organizations of special events or activities of interest to the general public, provided such signs are less than thirty-two (32) square feet in area, are limited to one (1) sign per site of such events, are erected no sooner than fourteen (14) days before the event, and are removed within three (3) days after the event.
28. Temporary signs on vehicles displaying terms of sale.
29. Umbrella signs.
30. Signs contained on or affixed to vendor push carts.
31. Temporary window signs.

Section 5. Signs Exempt from Permit Requirements.

The following signs are exempt from permit requirements, but subject to other regulations of this chapter:

1. Temporary signs announcing real estate availability in residential districts; provided that such signs do not exceed nine (9) square feet in area per sign, do not exceed six (6) feet in height for detached signs, and are limited to one ground sign per street frontage and one (1) wall sign per dwelling unit.

2. Temporary signs announcing real estate availability in nonresidential districts; provided that such signs are less than sixty-four (64) square feet in area per sign, do not exceed ten (10) feet in height for detached signs, and are limited to one (1) ground sign per street frontage and one (1) wall sign per building facade if the entire building is the unit for sale or lease, or one (1) wall sign per leasable area if subunits of the building are for lease or rent.

3. Temporary signs announcing construction in residential districts; provided that such signs do not exceed nine (9) square feet in area and six (6) feet in height for detached signs, are limited to one (1) per lot, and are installed after issuance of a building permit and removed prior to the issuance of a certificate of occupancy. If a sign is displayed pursuant to this paragraph, but construction is discontinued for a period of more than sixty (60) days, the sign shall be removed, pending continuation of construction activities.

4. Temporary signs announcing construction in nonresidential districts; provided that such signs are less than sixty-four (64) square feet in area and ten (10) feet in height for detached signs, which must be spaced at least one hundred (100) feet apart, and which are installed after issuance of a building permit and removed prior to the issuance of a certificate of occupancy. If a sign is displayed pursuant to this paragraph, but construction is discontinued for a period of more than sixty (60) days, the sign shall be removed, pending continuation of construction activities. Construction-related detached signs that are sixty-four (64) square feet or more in area and ten (10) feet or more in height must comply with the district requirements for a permanent detached sign.

5. Temporary signs announcing yard sales or real estate open houses; provided that such signs do not exceed six (6) square feet in area, are limited to one (1) per lot, are erected no sooner than four (4) days before the event, and are removed within two (2) days after the event. On the day of these events, and while event staff are on the site, up to two (2) flag signs, not to exceed sixteen (16) square feet in area, may be used to announce the event.

6. Temporary auction signs; provided that such signs do not exceed thirty-two (32) square feet in area per sign, do not exceed ten (10) feet in height for detached signs, are limited to one (1) per lot, and are erected no more than thirty-one (31) days prior to the event and removed within twenty-four (24) hours after the auction event. On the day of these events, and while event staff are on the site, up to two (2) flag signs, not to exceed sixteen (16) square feet in size, may be used to announce the event.

7. Temporary farmer's market signs; provided that such signs do not exceed two in number, are erected only on days of market operation, and do not exceed twenty-four (24) square feet in residential districts and thirty-two (32) square feet in all other districts.

8. Sidewalk signs; provided however that sidewalk signs in the Cumberland Avenue Form Based Code require a permit, and all sidewalk signs in all districts are subject to the provisions of Section 8.1 of this Article.

9. Signs showing historic or landmark status of a building, provided such signs do not exceed two (2) square feet.

Section 6. Criteria for Measurement.

6.1. Sign Area.

a. For detached signs, the total sign area shall be measured by calculating the entire area enclosed by the perimeter of the extreme limits of the sign cabinet or module, exclusive of embellishments such as pole coverings, framing, decorating roofing, and any appurtenances required by the building code.
b. For attached signs, the total sign area shall be measured by calculating the entire area enclosed by the perimeter of the extreme limits of the sign cabinet, or, if the sign face is not a part of a sign cabinet, the sign copy, including vertical and horizontal spacing between letters and logos on the sign face.
c. A sign designed to be viewed from two (2) different directions shall be considered as one (1) sign, provided that the two (2) sign faces shall not be more than forty-two (42) inches apart if parallel, nor form an angle of more than ninety (90) degrees.
d. If the attached or detached sign or sign structure is internally illuminated or back lit by any means, the entire area shall be included within the allowable sign area calculation for the site.

6.2. Sign Height.

a. Sign height shall be computed as the distance from the base of the sign structure to the top of the highest attached component of the sign, using as the base of the sign structure either of the following provisions:
    1. The finished grade of the property below the sign; or
    2. The roadway surface at the nearest edge of pavement of the street that provides primary access to the site.
b. The finished grade of the property shall be construed for this purpose to be the final established grade after development, exclusive of any filling, berming, mounding or excavating primarily for the purpose of locating a sign.
c. For detached signs subject to the provisions of Section 11.6. on property that shares a common property line with an interstate highway or for detached signs on property that does not share a common property line but such signs are located within one hundred (100) feet of the right-of-way of an interstate highway, the highest interstate roadway surface as measured from the sign to the crown of the roadway surface on a line perpendicular to the interstate right-of-way, or radial to the right-of-way when the subject sign is located in proximity to a curved interstate right-of-way may be used to determine the greatest allowable height.

6.3. Sign Spacing. All distances related to spacing of signs shall be measured along a straight line between the two (2) closest points of the sign structures.

6.4. Primary Building Elevation. For the purposes of determining maximum allowed sign area for attached signs:

a. The primary building elevation shall be any elevation that faces onto a street right-of-way to which the parcel has street frontage and (1) has the principal entrance to the building, or (2) has an entry used primarily for customers or clients.
b. The wall area of the primary building elevation shall be determined as follows:
    1. When architectural elevations are provided that accurately and to scale depict the elevation of the structure, the wall area of the elevation shall be the area of the vertical wall surface of the building elevation exclusive of roofs, parapets and false facia; except that a parapet on the primary building elevation, if it is part of a parapet of a uniform height on three sides of a structure and of a similar and uniform building material may be included in the elevation area, but decorative parapet extensions of irregular height on one or two sides of a structure are excluded from the calculation.
    2. When architectural plans are not provided, it shall be assumed that the height of the elevation of the first floor is twelve (12) feet and that the height of the elevation of all floors above the first floor is ten (10) feet per floor. The area of the elevation is then calculated based on the formula: [building length x 12 ft. (first floor)] + [building length x 10 ft. per each additional floor] = elevation area.

6.5. Canopies over Gasoline Pumps. For the purposes of determining maximum allowed sign area, the vertical surface of canopies over gasoline pumps shall be considered as part of the wall surface of an elevation.

6.6. Setback for Detached Signs. The setback shall be measured from the farthest most protrusion of the sign to the nearest point of a property line, street right-of-way or edge of pavement. The interstate highway right-of-way shall be considered a side or rear lot line for the purposes of determining the minimum setback required.

Section 7. General Sign Standards and Requirements.

7.1. Minimum Setbacks.

a. All detached on-premise signs shall be set back no less than ten (10) feet from a street right-of-way or fifteen (15) from the edge of pavement, whichever is greater.
b. All detached on-premise signs shall be set back no less than five (5) feet from all side and rear property lines that are not also street right-of-way
c. Directional or information signs may be allowed closer than the minimum setback from a right-of-way or pavement with the approval of the city engineer.

7.2. Minimum Clearance for Projecting Signs.

a. Signs shall project from a building no more than ten (10) feet and shall maintain a minimum clear height of ten (10) feet, except in the following districts:

1. In the TND-1 (Traditional Neighborhood Development) district, signs shall project no more than four (4) feet and shall maintain a minimum clear height of eight (8) feet in the commercial portion of the development.
2. In the H-1 (Historic Overlay) district and D-1 (Downtown Design Overlay) district signs shall :
    i. Shall maintain a minimum clear height of seven (7) feet above sidewalks if non-electrified.
    ii. Shall maintain a minimum clear height of eight (8) feet above sidewalks if electrified.

b. Where such signs project over public property, the sign shall not extend closer than twenty (20) inches to the back of the curb of the street.

7.3. Illumination Standards. Sign illumination shall meet the following standards:

a. General Requirements.
    1. In residential zone districts internal sign illumination shall be prohibited. Signs may be externally illuminated, provided no light source exceeds seventy-five (75) footcandles of surface illumination nor is visible from streets or adjacent property;
    2. In nonresidential zone districts internally illuminated signs shall not exceed two hundred (200) foot-lamberts and externally illuminated signs shall not exceed seventy-five (75) footcandles of surface illumination;
    3. In all office districts, illuminated attached signs shall be limited to the building façade facing a street that is adjacent to the property and illuminated detached signs shall be limited to locations between the building and a street that is adjacent to the property.

b. External Illumination. Externally illuminated signs shall be shielded from adjacent buildings and streets, and shall not cause glare or other nuisances to adjacent land uses or traffic. Projecting light fixtures used for externally illuminated signs must not obscure the sign.

c. Internal Illumination. Internal illumination shall provide steady, stationary lighting through translucent materials.

d. All electrical wiring to detached signs shall be placed underground. Electrical wiring to attached signs shall be concealed from public view.

7.4. Sight Triangle Requirements. Detached signs shall be located so that no part of the sign, including the sign cabinet, sign structure, or sign face, shall encroach within a sight triangle with dimensions as determined by the Department of Engineering and set forth in Article V, Section 6.C of this Code.

7.5. Landscape Requirements for Detached Signs. For all detached signs located within the front yard of a property, a landscape area of at least ½ the area of the sign shall be provided and maintained around the base or support structure of the detached sign. Plant material used in the landscape area shall not have a mature height of greater than forty-two (42) inches in height. For the purpose of these regulations a landscape area shall be an area

reserved for the addition or augmentation of shrubs, plants, turf grasses and other natural and decorative features.

7.6. Covering of posts, poles, uprights, and braces on detached signs. All posts, poles, uprights, braces or any other supporting structure a part of a detached sign shall be completed with a square or rectangular perimeter footprint.

Section 8. Standards for Specific Sign Types.

8.1. Sidewalk Signs. Sidewalk signs are allowed only in the C-2, TND-1, TC-1 and form based zone districts; provided that such signs are less than five (5) feet in height, two (2) feet in width, have a sign area less than six (6) square feet, and may be placed no closer than twenty-five (25) feet from any other sidewalk sign. A sidewalk sign shall be placed on the ground or paved surface and may be placed on a sidewalk within public right-of-way or public property within fifteen (15) feet of the entry to a business or outdoor space associated with the business. Such signs shall not be located within any designated fire lane or obstruct vehicular, bicycle, or pedestrian traffic, must comply with ADA clearance and accessibility standards, must be removed from the sidewalk at the close of business each day. A sidewalk sign shall not be illuminated, shall not contain an EMC, and shall not have moving parts.

8.2. Temporary Signs Subject to Permit Requirements.

a. Temporary signs shall not be erected or otherwise fixed to any pole, tree, stone, fence, building, structure or any object within the right-of-way of any street.
b. No temporary sign shall be erected at the intersection of any street in such a manner as to obstruct free and clear vision, or be confused with any authorized traffic sign, signal, or device or located in any required parking space.
c. Each business may erect or post one (1) attached and one (1) detached temporary, on-premise sign no more than four (4) occasions during each calendar year, provided that the display of signs does not exceed fifteen (15) days in duration for each occasion. Any sign posted for a longer period must meet the requirements for a permanent detached sign.
d. No temporary sign shall exceed thirty-two (32) square feet in area, except where stated otherwise in this Article.
e. Temporary signs shall comply with the applicable setback, parking, electrical code, and safety requirements.

f. No temporary sign shall be suspended across or above public streets or other public places.

8.3. Awning and Canopy Signs.

a. The sign area for awning and canopy signs shall be subject to the maximum sign area calculated for all attached signs in accordance with Section 11 of these regulations. The surface area of awnings and canopies, except for canopies over gasoline pumps as described in Section 6.5. shall not be calculated in the total area of a primary

building elevation for the purposes of determining maximum allowed sign area for attached signs.

b. The canopy sign shall not extend above the highest point of the canopy upon which it is attached or two (2) feet, whichever is greater.

8.4. Incidental Signs on Large Sites.

a. Purpose. Incidental signs on large sites are for the purpose of an occupant, or occupants, of a lot or parcel to convey on a permanent basis directions or information for the safety and convenience of visitors for the use, or restriction of use, of a lot or parcel.

b. Administrative Procedures. Incidental signs on large sites may be allowed by permit upon receipt and approval by the building official or designee of a site plan showing all incidental signs for the site. Incidental signs on large sites are exempt from the maximum sign area requirements of this Article.

c. Application Requirements. Plans shall be submitted for review and consideration by City of Knoxville Plans Review and Inspections office, and shall include the following information in the application package:

    1. An application and a consent form signed by the property owner(s) of the subject site.
    2. A scaled site plan showing the location and dimensions of all property lines, rights-of-way, easements, improvements (buildings, driveways, street access points, etc.) within the site, the location of all existing and proposed signs, and if required pursuant to other provisions of this section, building elevations showing all building signs.
    3. The site plan must show the location, dimensions, and construction details for all proposed incidental signs, and include sign illumination details and landscaping plans.
    4. A table identifying each sign, the overall dimensions of each sign, and the sign area of each sign must be a part of the site plan.
    5. The minimum size of a site eligible for consideration as a large site shall be a single lot or parcel, or several contiguous lots or parcels, of no less than two and one-half (2.5) acres.

d. Incidental Sign Standards. Incidental signs on large sites are permitted subject to the following standards:

    1. Classification of signs permitted. Directional signs, information signs, and/or on-site directory signs may be permitted as incidental signs on large sites.
    2. Types of signs permitted. Wall, window, monument or column signs may be permitted as incidental signs on large sites.
    3. Exempt from other sign area requirements. Signs approved as incidental signs on large sites are exempt from the maximum sign area allowed for a lot or building and shall not count as one of the wall, window, monument or column signs permitted by other provisions of this Article.

4. Number of signs. The number of incidental signs permitted per lot or parcel shall be in accordance with the site plan submitted and approved by the building official.
5. Maximum sign area. The maximum sign area for any directional, information or on-site directory sign approved as part of a site plan of incidental signs on large sites shall be sixteen (16) square feet. An area not to exceed twenty (20) percent of the approved sign area may be devoted to a name or logo of a business, use or place.
6. Maximum sign height for monument and column signs. The maximum height of monument or column signs used as incidental signs on large sites shall be six (6) feet.
7. Setbacks. Incidental signs on large sites shall be located not closer than ten (10) feet to a street right-of-way line or fifteen (15) feet from the edge of street pavement, whichever is greater, not closer than two (2) feet from any internal driveway or parking lot, and not closer than five (5) feet from any side or rear property line.
8. Illumination. Incidental signs on large sites shall be subject to the standards for illumination in accordance with the zone district of the lot or parcel.
9. Once approved as part of a site plan of incidental signs on a large site, conversion of a directional, information or on-site directory sign to an off-premise sign without proper approvals is prohibited.

8.5. Landmark and Historic Signs.

a. Purpose. The purpose of these regulations is to promote the protection of nonconforming signs that represent important aspects of the City's heritage, to enhance the character of the community by considering such signs during development, and to assist owner(s) in the preservation and restoration of their signs.
b. Landmark Signs. The purpose of designating a sign as a landmark sign is to encourage the restoration and retention of on-premise, nonconforming signs that are historically significant. Once designated as a landmark sign, the sign shall be considered to be in compliance with any zoning regulations and will be exempt from regulations of this Article, except as stated herein.
    1. Designation Criteria. The Building Official, upon receiving a report of recommendation from the Historic Zoning Commission, may designate an existing on-premises sign as a landmark sign if it meets the following criteria:
        i. The sign has been in continuous existence at the present location for at least 50 years.
        ii. The sign is an on-premise sign, which meets at least four (4) of the following criteria:
            (a) It was expressly designed for the business, institution, or other establishments at that location; or
            (b) A national or local emblem, logo, or other graphic that is unique to the property or the establishment is an integral part of the sign structure; or

(c) The sign exhibits unique or rare characteristics that enhance the streetscape or identity of a neighborhood; or
(d) The sign is significant as evidence of the history of the product, business or service advertised; or
(e) The sign is characteristic of a specific historic period; or
(f) The sign is integral to the building's design or physical fabric; or
(g) The sign represents an outstanding example of the sign maker's art due to craftsmanship, use of materials or design.

iii. The sign complies with the appropriate provisions of the state and local building and electrical codes.

iv. The sign is structurally safe or is capable of being made so without substantially altering its historical significance.

c. Historic Signs. The restoration and retention of nonconforming, historically significant signs that have been removed from original locations and are to be reused is encouraged. Allowing these signs to move to other locations within the community may be necessary to ensure preservation. Once designated as a historic sign, certain nonconforming aspects of the sign shall be considered to be in compliance with the zoning regulations and will be exempt from regulations of this Article, except as stated herein.

1. Designation Criteria. The Building Official, upon receiving a report of recommendation from the Historic Zoning Commission, may designate an existing sign as a historic sign if it meets the following criteria:

i. The sign must be at least 50 years old.

ii. The sign must meet at least three (3) of the following criteria:

(a) A national or local emblem, logo, or other graphic that is unique to a property or establishment is an integral part of the design of the sign structure; or
(b) (The sign exhibits unique or rare characteristics that enhance the streetscape or identity of a neighborhood; or
(c) The sign is significant as evidence of the history of the product, business or service advertised; or
(d) The sign is characteristic of a specific historic period; or
(e) The sign represents an outstanding example of the sign maker's art due to craftsmanship, use of materials or design.

iii. The sign complies with the appropriate provisions of the state and local building and electrical codes.

iv. The sign is structurally safe or is capable of being made so without substantially altering its historical significance.

d. Landmark and Historic Sign Administrative Procedures.

1. Review and Recommendation by Historic Zoning Commission.

i. Authorized Applicants. Any member of City Council, the Mayor or his/her representative, the property owner of the parcel where a proposed landmark sign is located, or the owner of the site where a

proposed historic sign is to be relocated, may apply for designation of an existing sign as a landmark or historic sign.

ii. Applications and Fees Submitted to MPC. Such application shall be submitted to and on a form determined by the MPC as support to the City of Knoxville Historic Zoning Commission, accompanied by a fee as established by the MPC.

iii. Required Information on Application. At the time of the filing of an application for designation of a sign, the applicant must file all necessary information in order for the Historic Zoning Commission to determine if the sign meets the criteria for the requested designation and make a recommendation. The staff of the MPC or the Historic Zoning Commission has the authority to request whatever other information is necessary in order to make a decision. The burden of proof for meeting the criteria is upon the applicant.

iv. Public Notice and Hearing. Prior to consideration of the application at a meeting of the Historic Zoning Commission, MPC shall provide notice of the public hearing in accordance with the administrative rules of the Historic Zoning Commission.

v. Authority of the Historic Zoning Commission. After consideration of the application at a public hearing, the City of Knoxville Historic Zoning Commission shall have the authority to make a recommendation to approve or disapprove the designation of an existing sign as a landmark or historic sign upon consideration of the criteria stated above.

vi. Report on Action. In recommending approval or disapproval of a landmark or historic sign designation, the Historic Zoning Commission shall state the reasons for the decision in a report to the Building Official. Such report shall include the application and any supporting material considered by the Historic Zoning Commission and minutes of the meeting.

2. Designation as a landmark or historic sign.

i. Consideration of recommendation of Historic Zoning Commission. The Building Official shall take into account the recommendation of the Historic Zoning Commission in making a decision on the designation of an existing sign as a landmark or historic sign.

ii. Approval Authority. The Building Official shall have the authority to approve or disapprove the designation of an existing sign as a landmark or historic sign based upon the criteria stated above.

iii. Rationale for Approval. In approving or disapproving a landmark or historic sign application, the Building Official shall state the reasons in writing.

iv. Appeals. An appeal of the Building Official's decision must be properly filed in accordance with the Administration and Enforcement provisions of the Zoning Code.

v. Maintenance of a Landmark and Historic Sign Inventory. Once a sign has been designation as a landmark or historic sign, the Building Official shall add the sign to its records and send notice of the action taken to the Historic Zoning Commission and to the applicant.

3. Issuing of Permits.
   i. Authorized Applicants. The property owner of the parcel where a proposed landmark sign is located, or the owner of the site where a proposed historic sign is to be relocated, may apply for approval of a permit to restore; repair, move, and replace a landmark sign; or remove, repair, and move to another location a historic sign, provided said signs are designated as landmark or historic signs.
   ii. Applications Submitted to Department of Plans Review and Inspections. Such application shall be submitted to and on a form determined by the Department of Plans Review and Inspections.
   iii. Required Information on Application. At the time of the filing of an application for a permit for a sign designated as a landmark or historic sign, the applicant must file all necessary information in order for the Building Official to determine if the proposed work on the sign will meet the intent of this ordinance. The Building Official has the authority to request whatever other information is necessary in order to make a decision. The burden of proof for meeting the criteria is upon the applicant.
   iv. Approval Authority. The City of Knoxville Building Official shall have the authority, in accordance with this Article, to approve or deny a permit to restore; repair, remove, and replace a landmark sign; or remove, repair, and move to another location a historic sign.
   v. Exempt Work. Owners may voluntarily remove a sign once designated as a landmark or historic sign, provided such sign is not within a designated Historic Overlay (H-1) zone district, and provided that the owner of the sign notifies the Department of Plans Review and Inspections of such action. After such notification, the sign will be removed from the Landmark and Historic Sign Inventory by the Building Official.

e. Landmark and Historic Sign Regulations.

1. Landmark Sign Location. If a landmark sign is moved on-premise, it shall be subject to the location regulations of this ordinance.
2. Landmark Sign Use Agreement Required. If any portion of a landmark sign is permitted to remain in or over a public right-of-way, a City or State use or encroachment agreement shall be executed.
3. Historic Sign Location. An historic sign may be moved to another location on the site where it is currently located or to another property. It is encouraged that the sign be relocated to a site within the area from which it originated. The receiving site must be located within a nonresidential zone district or mixed-use form district which allows commercial signs.

4. Nonconforming Aspects of Historic Signs. Relocated historic signs that are nonconforming based on their size, height, animation, moving parts, or moving, flashing, color or type of lighting do not have to be brought into conformance. However, relocated signs may not move further out of conformance by any physical alterations to the sign. The lighting of such signs shall be located, screened, or shielded so that abutting lots located in any residential district are not directly illuminated and do not cause glare or impair the vision of motorists. All other regulations shall apply with the following exceptions:
    i. Projecting signs may extend beyond the maximum projecting dimension based upon the existing dimension of the sign.
    ii. Roof signs and flashing, fluttering, swinging, and rotating signs, which may be currently prohibited, may be relocated and maintain the prohibited characteristics provided such features contribute to the historic or cultural character of the sign and are in keeping with the surrounding area.

8.6. Electronic Message Centers. Within all zone districts the following regulations shall apply to Electronic Message Centers (EMC):

a. EMCs legally existing on April 10, 2009, shall be allowed to continue operation subject to meeting the operational standards as required by this Section . After April 10, 2009, no EMC shall be permitted in any location except in the following instances:
    1. An EMC may be permitted in those areas covered by an H-1 overlay district subject to approval as required within an H-1 district.
    2. An EMC may be permitted in those areas covered by a D-1 overlay district subject to approval as required within a D-1 district.
    3. An EMC may be permitted in those specific zone districts that allow EMCs with approved design regulations or guidelines subject to approval by the appropriate regulatory body for such district.
    4. An EMC may be permitted as a changeable price sign subject to the requirements of Section 8.7 below.

    All EMCs legally existing on April 10, 2009, must comply with the operational standards listed in Sections 8.6.g., h., j., k., and l. A legally existing EMC that cannot meet the minimum text size requirement in Section 8.6.k must use the largest size possible for one line of text to fit in the available space.
b. No EMC shall be erected or used by a business unless any existing changeable letter reader board is first removed from the parcel.
c. An EMC shall be included in the total signage permitted on the parcel.
d. An EMC shall be permitted as a wall sign, or an integrated part of the total sign surface of a detached on-premise sign. For purposes of this section, integrated into the total sign surface of a detached on-premise sign shall mean an EMC cabinet contained within or contiguous to the smallest, simple polygon enclosing all of the non-electronic advertising content of a sign.

e. An EMC permitted as part of a ground or monument sign shall have a minimum matrix area of twenty (20) square feet and a maximum size of one third (1/3) of the total signage permitted or one hundred (100) square feet, whichever is less.
f. An EMC permitted as a wall sign shall not exceed one hundred (100) sq. ft.
g. Each display on an EMC shall hold constant for a minimum of sixty (60) seconds.
h. An EMC shall not display light of such intensity or brightness to cause glare. An EMC must be equipped with an automatic dimmer device and controlled by a light detector. It is the responsibility of the sign owner to demonstrate compliance with brightness/intensity and dimming settings. Brightness, also known as intensity, shall be measured in candelas per square meter, which is also referred to as nits, and shall not exceed the following standards:

Daytime maximum brightness	3,000 nits
Nighttime maximum brightness	750 nits
Maximum brightness at the property line	0.2 footcandles
Maximum bulb wattage for incandescent light	40 watts

i. No electronic message center (EMC) shall be permitted in any location which is zoned C-1.
j. The images and messages displayed must be static. The images and messages displayed must be complete in themselves, without continuation in content to the next image or message or to any other sign.
k. Every line of text in an EMC shall meet or exceed the following standards:

Designated Speed Limit on Frontage Road (in MPH)	Minimum Text Size (in Inches)
25 to 34	7
35 to 44	9
45 to 54	12
55 and above	15

If there is insufficient room for text of this size in the area allowed under this Section, then no text is allowed.
l. The transition from one display to another must be instantaneous without any special effects.

8.7. Changeable Price Signs. An EMC may be used as a changeable price sign subject to the following:

a. Changeable price signs shall be limited to parcels with a minimum of two hundred fifty (250) feet of frontage on the street where the property is addressed.
b. Each changeable price sign on a parcel shall be counted toward the total allowable signage allowed per parcel.
c. Changeable price signs shall be integrated into a detached on-premise sign or be placed on a canopy or wall in accordance with these regulations.
d. Changeable price signs shall be limited to three (3) per detached sign structure or three (3) per building or canopy face.
e. An EMC may be integrated into a changeable price sign subject to the following:

1. The EMC component shall be used only as a changeable price component; and
2. The minimum matrix area of each EMC component of a changeable price sign shall be six (6) square feet and the maximum shall be twenty-five (25) square feet per changeable price sign.

Section 9. Master Sign Plans for Unified Developments.

9.1. Purpose. For the purpose of providing flexibility and incentives for coordinated, well designed sign systems for shopping centers, commercial subdivisions, office parks and other large scale commercial and mixed use developments, a master signage plan is required for certain signs identified within this Section, and sign systems within the TC-1 (Town Center) district. A master sign plan will promote the use of signs which are aesthetically pleasing, of appropriate scale, and integrated with surrounding buildings and landscape, in order to meet the community's expressed desire for quality development consistent with the property's land use designation.

9.2. Application Requirements. Master sign plans required pursuant to other provisions of this ordinance shall be submitted for review and consideration by the Metropolitan Planning Commission as a use permitted on review, and shall include the following information in the application package:

a. Master sign plan application and a consent form signed by all the property owner(s), or owners' representatives, for the unified development under consideration.
b. A site plan showing the location and dimensions of all property lines, rights-of-way, easements, improvements (buildings, driveways, street access points, etc.) within the unified development, the location of all existing and proposed signs, and if required pursuant to other provisions of this ordinance, building elevations showing all building signs.
c. Scale drawings showing the dimensions and construction details for all proposed signs including sign illumination and landscaping plans.
d. Computation of the maximum total sign area, the maximum area for individual signs, the height of signs and the number of freestanding signs allowed on the lots included in the unified development under consideration.
e. A copy of any sign restrictions proposed or implemented for the unified development.
f. Documentation including an accurate site plan for the development shall be provided showing that the development was approved as a shopping center, commercial subdivision, office park, or, mixed use development within the TC-1 (Town Center) district. The development may be located on both sides of a street or streets if it is determined by the Metropolitan Planning Commission that it functions as a unified development.

g. The minimum size of a development eligible for consideration as a unified development shall be twenty-five thousand (25,000) square feet of gross floor area and must contain three (3) or more businesses or tenants.
h. For the purposes of approving a master sign plan, the Metropolitan Planning Commission shall determine the boundaries of the unified development based on the application and evidence submitted in support of the application.
i. The approved signs shall be located on property within the area defined by the Metropolitan Planning Commission as the unified development.

9.3. Administrative Procedures. Master Sign Plans shall be reviewed by the Metropolitan Planning Commission as a Use Permitted on Review. A Master Sign Plan may also be included as part of a development plan or use permitted on review application for a shopping center, commercial subdivision, office park or similar development. The Metropolitan Planning Commission may approve, modify or deny the request. All applications for sign permits in an area with an approved Master Sign Plan shall be in conformance with the Plan. Since approval of Master Sign Plan is a privilege and not a right, variances from the sign standards of this Article shall not be granted for development directory signs or project directional signs. When a Master Sign Plan has been approved, variances shall not be granted for any signs on a lot covered by the Master Sign Plan. The action of the Planning Commission may be appealed as provided in this Article.

9.4. Development Directory Sign. To encourage coordinated, well designed sign systems that allow sufficient identification of businesses within unified developments in a manner which promotes traffic safety and avoids visual blight, development directory signs may be approved by the metropolitan planning commission as a part of a master sign plan subject to meeting the following:

a. The development directory sign shall meet the requirements of Section 11 of these regulations for a detached sign in a commercial or industrial zone district.
b. The development directory sign shall count as one of the detached signs permitted pursuant to these regulations for the lot on which the sign will be located. If the maximum number of business ground or monument signs and/or the maximum surface area is already met or exceeded on a lot proposed for a development directory sign, the number of signs and/or surface area must be reduced so that the addition of the development directory sign would put the signs on the lot in conformance with the maximum limitations.
c. Only the name and/or logo for the unified development and the names and/or logos of individual establishments within the unified development shall be permitted on the sign face(s). The name of the unified development shall be located at the top of the sign and shall be designed to stand out from the listing of tenants within the unified development.
d. Only one development directory sign shall be allowed per street frontage (per side of the street) for the unified development. Interstate frontage is considered a street frontage.

e. Approved development directory signs shall not be converted to any other type of off-premise sign.
f. A development directory sign approved as part of a master sign plan for a unified development of one hundred (100) acres or more fronting on an interstate highway with a 500-foot minimum may incorporate one Electronic Message Center as an integral part of a detached sign and shall have a minimum matrix area of twenty (20) square feet and a maximum matrix area of two hundred fifty (250) square feet. Such sign shall be identified on and constructed in accordance with an approved master sign plan.

9.5. Project Directional Sign. To promote the safe and efficient flow of traffic, project directional signs may be approved by the metropolitan planning commission as a part of a master sign plan to direct traffic from a collector or arterial street (as designated in the *Major Road Plan for Knoxville – Knox County, Tennessee*) to businesses located on the same or lower classification streets within the same unified development, subject to meeting the following:

a. The project directional sign shall be located at the intersection of the lower classification street with the collector or arterial street and shall be oriented toward the traffic flow on the collector or arterial street.
b. The project directional sign shall be located out of the right-of-way and shall comply with setback, sight distance and sight triangle requirements for the lot on which it is located.
c. A project directional sign shall not be located closer than 500 linear feet to any other project directional sign on the same side of the collector or arterial street. Only one project directional sign may be permitted per intersection on the same side of the collector or arterial street.
d. The project directional sign may be approved in addition to any ground or monument signs that are allowed on a specific lot.
e. Only the name and/or logo for the unified development, name and or logo of individual establishments within the unified development and a directional arrow shall be permitted on the sign face(s).
f. The project directional sign shall not exceed six (6) feet in height and a maximum surface area of thirty-six (36) square feet.
g. Approved project directional signs shall not be converted to any other type of sign.

9.6. Administrative Changes. After approval of a master sign plan by the Planning Commission, the MPC executive director, or designee, may approve a change to the signage plan administratively in instances of an increase in the size of any sign by up to ten (10) percent; provided this does not exceed the maximum sizes permitted by these regulations.

Section 10. Signs Permitted in All Districts.

The following signs are allowable in all zone districts, and require application for and receipt of a sign permit:

a. One (1) nameplate per building with a maximum sign area of two (2) square feet for any residential building and six (6) square feet for any nonresidential building.

b. One (1) bulletin board or identification sign for public recreation uses, community facilities, hospitals, and clinics with a maximum sign area of thirty-two (32) square feet and a maximum height of eight (8) feet. These signs may be allowed in addition to the maximum sign area as calculated by the controlling zone district.

c. Directional signs within a parking lot to designate entrances and exits with a maximum sign area of nine (9) square feet and a maximum sign height of forty-two (42) inches. One (1) sign may be located at each entrance and exit.

d. One (1) informational sign within a parking lot identifying or designating the conditions of uses of such parking area with a maximum sign area of twelve (12) square feet and a maximum height of eight (8) feet.

Section 11. Signs Permitted in Specific Districts. In addition to signs that may be allowable pursuant to other sections of this Article and Article IV of the City of Knoxville Zoning Code, this Section 11 delineates the signs allowable in specific districts and the standards for such signs.

11.1. Agricultural and Open Space zone districts (A-1, OS-1, and OS-2).

a. In A-1, non-illuminated nameplates and wall signs for home occupations with proper approval of the home occupation use are allowed as attached signs, with a maximum sign area of two (2) square feet.
b. In A-1, OS-1, and OS-2 districts, detached signs are allowed, and may include ground signs, monument signs, column signs and temporary signs as permitted within this section; provided that the signs shall be for the purpose of advertising the sale of farm products produced on the premises. Such signs are limited to two (2) non-illuminated signs on the parcel or lot, and each individual sign cannot exceed twelve (12) square feet in sign area and eight (8) feet in height.
c. In A-1, OS-1, and OS-2 districts, identification signs, detached or attached to a building, shall be permitted for public parks, playgrounds and other outdoor recreation uses with a maximum sign area of nine (9) square feet and a maximum height of eight (8) feet. Such signs may be externally illuminated, but shall not be internally illuminated.

11.2. Floodway zone districts (F-1).

a. In F-1 districts, identification signs, detached or attached to a building, shall be permitted for public parks, playgrounds and other outdoor recreation uses with a maximum sign area of nine (9) square feet and a maximum height of eight (8) feet.
b. Detached identification signs may be externally illumination, but shall not be internally illuminated.

c. All signs in this district are subject to review and approval by the City of Knoxville Stormwater Engineering Department.

11.3. Historic overlay zone districts (H-1).

a. In H-1 districts, one (1) information sign, detached or attached to the building, shall be permitted in connection with the use of the lot with a maximum sign area of nine (9) square feet and a maximum height of eight (8) feet.
b. An information sign is allowed in addition to any other signs allowed in accordance with the underlying base zone district.
c. All signs in this district are subject to review and approval by the City of Knoxville Historic Zoning Commission.

11.4. Residential zone districts (R-1, R-1A, R-1E, EN-1, EN-2, R-2, R-3, R-4, RP-1, RP-2, RP-3).

a. *Type of signs and dimensions allowed for residential uses.* In residential zone districts, the following signs on a residential parcel or lot shall be allowed, subject to the following dimensional requirements:
    1. For properly approved home occupations, one (1) wall sign with a maximum sign area of two (2) square feet, or one (1) ground or column signs with a maximum sign area of two (2) square feet and a maximum height of forty-two (42) inches. Such signs shall not be illuminated.
    2. Wall signs for multi-dwelling structures or developments, rooming and boarding houses, and fraternity and sorority houses with a maximum total sign area of nine (9) square feet per structure. Such signs may be externally illuminated, but shall not be internally illuminated.
    3. Monument or column signs for multi-dwelling structures or developments on sites greater than two (2) acres, mobile home parks, and subdivisions with more than twenty-five (25) lots for residential purposes; provided that such signs are limited to one (1) sign per each separate street frontage that exceeds one hundred fifty (150) lineal feet; cannot exceed a maximum sign area of thirty-six (36) square feet and a maximum height of six (6) feet; and may be externally illuminated, but shall not be internally illuminated.
b. *Type of signs and dimensions allowed for nonresidential uses.* In residential zone districts, the following signs on a nonresidential parcel or lot shall be allowed, subject to the following dimensional requirements:
    1. For medical facilities with less than one hundred fifty (150) linear feet of street frontage, clubhouses for civic or nonprofit organizations, lodge halls, studios and day care centers for more than twelve (12) children:
        i. Non-illuminated attached signs up a maximum total sign area of sixteen (16) square feet; and
        ii. One monument or column sign with a maximum sign area of twenty (20) square feet, and a maximum height of five (5) feet. Such sign may be externally illuminated, but shall not be internally illuminated.

2. For medical facilities with one hundred fifty (150) linear feet or more of street frontage, churches, schools, public buildings, cemeteries and country clubs:
    i. Non-illuminated attached signs with a maximum total sign area of thirty-two (32) square feet; and
    ii. One monument or column sign with a maximum total sign area of thirty-six (36) square feet, and a maximum height of six (6) feet. Such sign may be externally illuminated, but shall not be internally illuminated.
3. In the RP-1, RP-2 and RP-3 zone districts, where there are less than five (5) tenants in a common structure, only wall signs are permitted for each tenant; the sign area of such sign(s) shall not exceed a ten (10) square feet and the top of such sign(s) shall be no more than twelve (12) feet above ground level. Such signs shall not be illuminated.
4. In the RP-3 zone district, where there are five (5) or more tenants in a common structure, only one (1) detached identification sign is permitted for each structure; the sign area shall not exceed one hundred (100) square feet, and the maximum sign height is twelve (12) feet. Such sign may be externally illuminated, but shall not be internally illuminated.

11.5. Office zone districts (O-1, O-2, and O-3)

a. *Regulations for residential uses.* In office districts, regulation of signs for permitted residential uses shall be the same as for residential zone districts.
b. *Types of signs and dimensions allowed for nonresidential uses.* In office districts, the following signs on a nonresidential parcel or lot shall be allowed, subject to the following dimensional requirements:
    1. Attached signs with a total allowed sign area not to exceed five (5) percent of the wall area of the primary building elevation(s), provided that the sign area may be used on any elevation of the building that does not face an adjacent residential zone district and that no individual sign may exceed twenty-four (24) square feet in area. Such signs shall not be illuminated.
    2. One (1) detached sign is allowed per parcel or lot, subject to the following requirements:
        i. Types of detached signs are limited only to monument or column signs; provided, however, on property that is adjacent to a major arterial road, expressway or interstate, as documented in the Knoxville-Knox County Major Road Plan, a pole sign may be erected in the yard adjacent to such roads;
        ii. If the detached sign is a monument or column sign, the maximum sign area shall be thirty-six (36) square feet and the maximum height shall be six (6) feet;
        iii. If the detached sign is a pole sign, allowable because the property is adjacent to a major arterial road, expressway or interstate, as documented in the Knoxville-Knox County Major Road Plan, the

maximum sign area shall be one-hundred (100) square feet and the maximum height shall be ten (10) feet.

iv. Such detached signs shall not be internally illuminated, but may be externally illuminated provided that no light source is visible from the public right-of-way or adjacent properties.

11.6. Commercial and Industrial zone districts (C-1, C-2, C-3, C-4, C-5, C-6, C-7, PC-1, PC-2, SC-1, SC-2, SC-3, BP-1, I-1, I-2, I-3 and I-4)

a. *Types of signs and dimensions allowed.* In commercial and industrial districts, the following signs on a nonresidential parcel or lot shall be allowed, subject to the following dimensional requirements:
   1. Development directory and project directional signs may be approved as part of a master sign plan in accordance with the regulations at Section 9.4.
   2. Attached signs with a total allowed sign area equal to ten (10) percent of the wall area of the primary building elevation(s), and such sign area may be used on any elevation of the building.
   3. Detached signs in accordance with the standards described herein, except that standards specified for individual zone districts in Article IV shall prevail.

b. *Number and type of detached signs and dimensions allowed for secondary detached signs.* In commercial and industrial districts, the number of detached signs on a nonresidential parcel or lot shall be allowed in accordance with the following requirements:
   1. One (1) detached sign is allowed per street frontage, up to a maximum of two (2) per parcel or lot. For these purposes, an adjacent interstate highway shall be considered a street frontage, even if there is no access to it.
   2. The detached sign that is oriented to the street frontage on which the parcel is addressed shall be deemed primary and subject to the requirements of this subsection; and
   3. Any secondary detached sign on each lot shall be limited to a monument or column sign with a maximum sign area of thirty-two (32) square feet and a maximum sign height of eight (8) feet.

c. *Maximum sign heights for primary detached signs.* In commercial and industrial zone districts, the maximum sign height for primary detached signs shall be thirty (30) feet, except that (1) if the primary detached sign is a monument or column sign, the primary detached sign shall be limited to a maximum sign area of thirty-two (32) square feet and a maximum height of eight (8) feet regardless of relation to an Interstate; and (2) the maximum sign height for primary detached signs shall be forty (40) feet for properties within five hundred (500) linear feet of a point where the center line of an intersecting street or road meets the right-of-way of an Interstate at the following interchanges:
   1. Interstate 40/75 at Lovell Road, Pellissippi Parkway/Interstate 140, Cedar Bluff Road, and Weisgarber Road/Papermill Drive/Northshore Drive;

2. Interstate 640/75 at Clinton Highway and Western Avenue;
3. Interstate 640 at Broadway, Washington Pike and Millertown Pike;
4. Interstate 40 at Asheville Highway, Strawberry Plains Pike and Midway Road;
5. Interstate 75 at Merchant Drive, Callahan Road and Emory Road; and
6. Interstate 140 at Kingston Pike, Westland Drive, and Northshore Drive.

d. *Maximum sign area for primary detached signs.* The maximum sign area for primary detached signs shall be one hundred ninety-five (195) square feet, except that the maximum sign area for primary signs shall be two hundred twenty (220) square feet for properties within five hundred (500) linear feet of a point where the center line of an intersecting street or road meets the right-of-way of an Interstate at the interchanges described above in Section 11.6.c.

e. *Exceptions to the standards described above.*
   1. On parcels and lots adjacent to the interstate, a secondary detached sign, if located within one hundred (100) feet of the interstate right-of-way and if its sign faces are oriented perpendicular or radial to the interstate right-of-way is subject to the maximum height and sign area requirements for a primary detached sign.
   2. On parcels and lots adjacent to any streets or roads that are part of the State of Tennessee Scenic Highway System, the maximum sign height for a primary detached sign shall be ten (10) feet and the maximum sign area shall be one hundred (100) square feet.
   3. In the neighborhood commercial (C-1) and pedestrian commercial (C-7) zone districts, the maximum sign area for detached signs is fifty (50) square feet.
   4. In the BP-1 zone districts, the maximum sign area for detached signs is one hundred (100) square feet and the maximum height is six (6) feet.
   5. In a planned commercial, shopping, business or industrial zone district (PC-1, PC-2, SC-1, SC-2, SC-3, BP-1, and I-1), additional signs may be approved by the planning commission as part of the development plan provided that (1) scale drawings indicate the signs will not detract from the character of the development or surrounding development; and (2) that the development plan clearly shows that because of unusual topography, building locations and relationships or developments with multiple structures, additional signs are essential to inform and direct the public.

11.7. Mixed Use zone districts (TC-1 and TND-1)

a. In TC-1 and TND-1 zone districts, approval of a master sign plan in accordance with Section 9 is required at the time of development plan approval. Development directory and directional signs may be approved as part of the master sign plan.
   1. Sign types shall be shown in the master sign plan for non-residential and multi-dwelling structures within a TND. These shall be outlined in relation to the proposed uses. In order to reduce visual clutter, no more than two types of signs, other than window signs, are allowed on the front face of a building.

2. The locations of the types of signs and the landscaping around any detached signs shall be shown in the master sign plan and the development plan.
3. Increases in dimensions of a sign of up to ten (10) percent may be approved administratively by MPC staff. Changing the text, message, design or material of sign shall not require the approval of MPC or its staff.

b. In TC-1 and TND-1 zone districts, regulations for signs for permitted residential uses shall be the same as for residential zone districts.

c. In TC-1 and TND-1 zone districts, the following signs on a nonresidential parcel or lot shall be allowed, subject to the following specified dimensional requirements:
   1. Attached signs, including arcade and hanging signs, awning and canopy signs, historic and landmark signs marquee signs, projecting signs, shingle signs, temporary signs, and wall signs with a total allowable sign area of five (5) percent of the wall area of the primary building elevations, provided that the sign area may be used on any elevation of the building. The maximum sign area for individual projecting signs shall be twelve (12) square feet and six (6) square feet for hanging, arcade or shingle signs.
   2. A maximum of one (1) detached sign is allowed per street frontage, up to a maximum of two (2) per parcel or lot.
   3. Detached signs, including historic and landmark signs, incidental signs (including on-site directional, directory and informational signs), monument signs, column signs, and temporary signs with a maximum sign area and height according to Table 7.3, *Dimensional Standards for Detached Signs*:

Table 7.3, *Dimensional Standards for Detached Signs*

Number of Stories in Building	Maximum Height (feet)	Maximum Width (feet)	Maximum Sign Area (square feet)
1 to 1½ stories	4 feet	4 feet	16 sq. ft.
2 stories	5 feet	5 feet	24 sq. ft.
3 stories	6 feet	6 feet	32 sq. ft.
The height of the base of a monument sign shall not exceed 18 inches.			
The column of a column sign shall not exceed 24 inches in width nor extend more than 6 inches above the sign area.			

Section 12. Sign Construction and Maintenance.

12.1 Sign Construction.

a. **Conformity with Adopted Building Codes.** Any permanent sign erected, constructed, or placed on any property in the City of Knoxville shall conform to the building code, as most recently revised and adopted by the City.

b. **Conformity with Adopted Electric Codes.** If serviced by electric power, any permanent sign shall conform to the latest adopted revision of the National Electrical Code. Electrical materials and devices incorporated into such signs shall be certified

by the Underwriters' Laboratories, Inc. (ULI), and shall bear the ULI label, or the label of another approved testing laboratory. Temporary signs, if serviced by electrical power, shall conform to the latest adopted revision of the National Electrical Code.

c. **Address Required.** On a parcel or lot, at least one permanent, on-premise signs shall contain the street number of the business.

12.2. Sign Maintenance.

a. **Premises maintenance.** All signs and surrounding premises shall be maintained by the owner thereof in a clean and sanitary condition, and free and clear of all debris, trash, litter, garbage, refuse, and weeds and in full compliance with the city's ordinances concerning lot cleanliness set forth in the City of Knoxville Code of Ordinances, Chapter 13.

b. **Structure maintenance.** All signs, including supporting structures, shall be maintained in good and safe repair and condition, including the periodic application of paint and/or other weatherproofing material in order to prevent rust or other decay.

c. **Display surface or other advertising surface maintenance.** The display surface or other advertising material of a sign shall not be allowed to deteriorate to a broken, torn, peeling, flaking or otherwise decayed condition and shall be repaired or removed within ninety (90) days of receipt of notice mailed to the owner by certified mail, return receipt requested. If the owner fails to remove or alter the display surface so as to comply with the standards herein set forth within the time specified in such notice, the Chief Building Official, or designee, may cite the owner for a violation of this section.

d. Extension of time. The owner may request an extension of the ninety (90) days by submitting a written request to the Office of the Chief Building Official. Upon some exceptional condition which poses practical difficulty or particular hardship in such a way as to prevent an owner from repairing the sign within ninety (90) days, the Chief Building Official, or designee, may grant the requested extension; any grants of extensions shall be documented in writing.

Section 13. Abandoned Signs.

13.1. Abandoned Sign Determination. Any sign, including its supporting structure, erected in conjunction with a particular use, that use having been subsequently discontinued for a period of one hundred and twenty (120) days or more, or a lawfully erected temporary sign for which the time period allowed for display of the sign has expired. Abandonment shall be presumed if, for a period of one hundred and twenty (120) days or longer, the sign has not 1) advertised goods, services, facilities, events or attractions available on the premises where located, 2) identified the owner or occupant, 3) directed traffic on the premises, or 4) displayed a noncommercial message which may or may not related to an activity located on the premises. Any sign which otherwise conforms to the provisions of this Article, and by

reason of the cessation of activity on the premises, becomes an off-premises sign, may be retained for a period of one year by one of the following methods:

a. Painted Sign: The sign shall be covered by painting over the sign area.
b. Removable Sign Face: The sign face shall be removed and replaced with a blank insert or the sign face may be reversed.
c. Temporary Covering: The sign face may be temporarily covered by the installation of a sock or boot.

If activity on the property has not resumed within a period of eighteen (18) months from abandonment, then the sign shall be presumed abandoned and shall be taken down and removed as provided herein.

13.2. Removal of Abandoned Signs. Any abandoned sign, now or hereafter existing, shall be taken down and removed by the owner, agent, or person having the beneficial use of the building, structure, or property upon which such sign may be found, within thirty (30) days after the written notification from the Chief Building Official, or designee. In making a determination that a sign is abandoned the building official shall consider among other factors, the existence or absence of a current occupational license for the premises, whether there are active utilities or a utilities service deposit at that location, and use of the premises. If such abandoned sign is not removed at the conclusion of such thirty (30) day period, the Chief Building Official or designee is hereby authorized to cause the sign to be removed at the expense of the owner. For purposes of this section, removal of the sign shall include:

a. The sign face, along with posts, columns or supports of "detached" signs, shall be taken down and removed from the property.
b. The sign face and supporting structures of "projecting," "roof," or "attached" signs shall be taken down and removed from the property.
c. The sign face of "painted attached signs" shall be removed by painting over the wall sign in such a manner as to completely cover up and hide from sight the sign in question.

Section 14. Legal Nonconforming Signs.

14.1 Registration of Nonconforming Signs. An owner of any off-premise or on-premise sign or structure legally existing at the time of the adoption of this amendment which does not conform to the requirements of this ordinance shall have until [EFFECTIVE DATE OF ORDINANCE], to register with the Plans Review and Inspections Department for purpose of ensuring to the owner the right to continue such non-conforming use.

14.2. Illegal Nonconforming Signs. After [EFFECTIVE DATE OF ORDINANCE], any non-conforming sign not registered shall be considered an illegal sign. The Chief Building Official shall notify or make reasonable effort to notify the owner of the sign of such condition. If after thirty (30) days of such notification the sign has not been removed by the owner, the City, its officials, or its employees shall have the authority to enter on the private property on which the sign is located to remove such sign and/or institute appropriate

action to have the sign removed. The City is further authorized to place a lien, in the amount of the removal cost, against the property upon which the illegal non-conforming sign is located.

14.3. Regulations for off-premise signs approved prior to 1984.

a. Size, location and structure restrictions. Off-premise signs shall be placed on a unipole structure and shall not be double-decked (either one above the other, or side by side on the same structure). The total sign area per face shall not exceed forty-eight (48) feet by fourteen (14) feet (six hundred seventy-two (672) square feet) with a twenty (20) percent nonpermanent extension, except within five hundred (500) feet of interstate arteries where the total sign area per face may be seven hundred seventy-five (775) square feet.
b. Spacing requirements on primary and secondary arteries. No off-premise sign structure shall be established within seven hundred fifty (750) feet of any other off-premise sign structure on either side of the same street. The minimum distance between sign structures shall be measured along a straight line and shall be made between the two (2) nearest points of the structures. The minimum spacing shall apply to off-premise sign structures located on either side of the same street or highway. Official and on-premise signs as well as any other sign which does not constitute an off-premise sign structure as defined herein, shall not be counted nor shall measurements be made from them for the purpose of determining compliance with these spacing requirements.
c. Spacing requirements on interstate arteries. No off-premise sign structure shall be established within one thousand (1,000) feet of any other off-premise sign structure on the same side of the same interstate artery. The minimum distance between sign structures shall be measured along a straight line and shall be made between the two (2) nearest points of the structures.
d. Setback requirements. All off-premise sign structures, including billboards, shall be erected in conformity with the front, side and rear yard requirements of the district in which located.

Section 15. Administration.

15.1. Permit Requirements.

a. No sign, portable sign, outdoor display, or billboard other than signs listed in Section 4 (Signs Exempt From These Regulations) and Section 5 (Signs Exempt From Permit Requirement) shall be placed, operated, maintained, erected or attached to, suspended from, or supported on a building, structure or ground until a permit in writing, authorizing the same has been issued by the office of the chief building official.
b. Before a permit may be issued, complete plans and specifications showing the construction, methods of support and the materials used shall be submitted for approval to the Chief Building Official, or designee. In addition to any other required information, such plans and specifications shall include the following:

1. A detailed site plan of the property drawn to scale, showing all existing and proposed freestanding signs, buildings, parking areas, and driveway entrances to the site, together with all roadways and informational signs located on the right-of-way of said roadways which are located immediately adjacent to the proposed site.
2. The total number of square feet of existing and proposed signage on the parcel where the proposed sign is to be erected.
3. The location of all existing ground signs located within the area of the proposed site which signs are within the minimum space requirements for distances between structures as set forth in this Article.
4. For off-premise signs and portable signs, the name and a notarized consent affidavit of the property owner and/or lessee of the proposed site.

c. Applications shall be processed within ten (10) working days of receipt of all required documents in the Plans Review and Inspections Department.
d. The Chief Building Official, or designee, shall keep and maintain accurate records of all sign permits issued by the City, which records may serve as the basis for a comprehensive inventory of the signs within the City.
e. As of June 1, 2001, there shall be a ban on the issuance of permits for new construction of off-premise signs, including billboards, at new locations within the City of Knoxville; provided however that lawfully existing off-premise signs, including billboards, shall be nonconforming uses, as regulated by Article VI of the Zoning Code.

15.2. Authority for Approval and Enforcement. The Office of the Chief Building Official shall have primary responsibility for the administration and enforcement of these sign regulations, and shall issue sign applications and permits for all signs located within the City of Knoxville.

15.3. Penalties for Violation. Penalties for violation of these regulations shall be in accordance with the Administration and Enforcement section of the Zoning Code.

15.4. Sign permit fees.

a. Prior to issuing any permit for construction of signs, as provided herein, the applicant shall pay to the City a sign construction permit fee of seventy-five dollars ($75.00) plus an additional sum of five dollars ($5.00) per one thousand dollars ($1,000.00) of sign construction value. Sign construction permit fees shall be assessed and collected prior to the approval of any application for construction or major renovation. Minor renovation shall include changing of removable parts of signs that are designed to be changed, repainting of display matter, or replacing lettering or decoration. Minor renovations are deemed to be maintenance work for which no fees are charged and no permit is required; however such maintenance work shall be done only by parties complying with the permit requirements in Section 15.