



# Certificate of Appropriateness For a Sign Permit

Tennessee Technology Corridor Development Authority

On September 23, 2020, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Lori Colburn/T and T Signs, hereinafter referred to as the Applicant, on its application filed on September 23, 2020 with Application No. 11-C-20-TOA, this Certificate of Appropriateness for the following described property, 10867 Hardin Valley Rd. / Parcel ID 103 103. This Certificate of Appropriateness is granted to the Applicant for the purpose of a Sign Permit. The Applicant agrees that it will comply with all base zoning requirements, all Technology Overlay Zone requirements, the Design Guidelines and the Comprehensive Development Plan in its use of this property, unless specifically varied or altered by the Authority.

This Certificate of Appropriateness will automatically expire two years from the date of the affirmative vote of this Certificate, unless an extension of the Certificate is granted by the Authority upon the request of the Applicant, if construction of the structure or structures on the property has not reached fifty percent (50%) of completion at the end of that two year period.

The Applicant does hereby agree that staff and/or members of the Knox County governmental entities, or the Authority, shall have access to the property at reasonable times to inspect the same for compliance with the requirements of state and local laws and this Certificate of Appropriateness.

The structure or structures to be erected on this property will be erected according to the approved and accepted plans and specifications attached to this Certificate as Attachment No. One, and any changes thereto approved and accepted by the Applicant and the Authority.

**APPLICATION APPROVED September 23, 2020, pursuant to Article 5, Section 5.90.11 (Revisions to Development Plans), Knox  
County Zoning Ordinance, and all relevant requirements of the Design Guidelines.**

By its signature hereunto, the Applicant binds itself to all terms and conditions hereof, both for itself, its heirs, and its successors in interest.

TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

BY:

Chair

N/A (Administrative Approval)

Attested to by

*Michelle Portier*

# Report of Staff Recommendation

Tennessee Technology Corridor Development Authority

File Number:

11-C-20-TOA

**Applicant:** LORI COLBURN/T AND T SIGNS

**Request:** SIGN PERMIT

**Meeting Date:** 11/9/2020

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**Address:** 10867 Hardin Valley Rd.

**Map/Parcel Number:** 103 103

**Location:** Northwest side of Hardin Valley Rd., northeast side of Performing Arts Way

**Existing Zoning:** PC (Planned Commercial) / TO (Technology Overlay)

**Proposed Zoning:**

**Existing Land Use:** Shopping Center

**Proposed Land Use:**

**Appx. Size of Tract:** 4.1 acres

**Accessibility:** Access is via Hardin Valley Rd., a minor arterial street with a 3-lane section with 44' pavement width within an 80' right-of-way

**Surrounding Zoning and Land Uses:**

North: PC (Planned Commercial) / TO (Technology Overlay) - Pellissippi State Campus

South: PC (Planned Commercial) / TO (Technology Overlay) - Southeast Bank and vacant land

East: BP (Business and Technology Park) / TO (Technology Overlay) - Residences

West: PC (Planned Commercial) / TO (Technology Overlay) - Pellissippi State Campus

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**Comments:** The signs for the Sherwin Williams store on Hardin Valley Rd. were approved by the TTCDA on August 10, 2020 (File 8-B-20-TOS). The design of the signs will remain as is, but the applicant is requesting to relocate the yard sign in order to avoid installing footers over the existing utility lines. The new location is closer to the parking lot and will be 15' from the right-of-way. It will not impact landscape design nor interfere with sight distance.

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**Design Guideline Conformity:** This request complies with the TTCDA Design Guidelines.

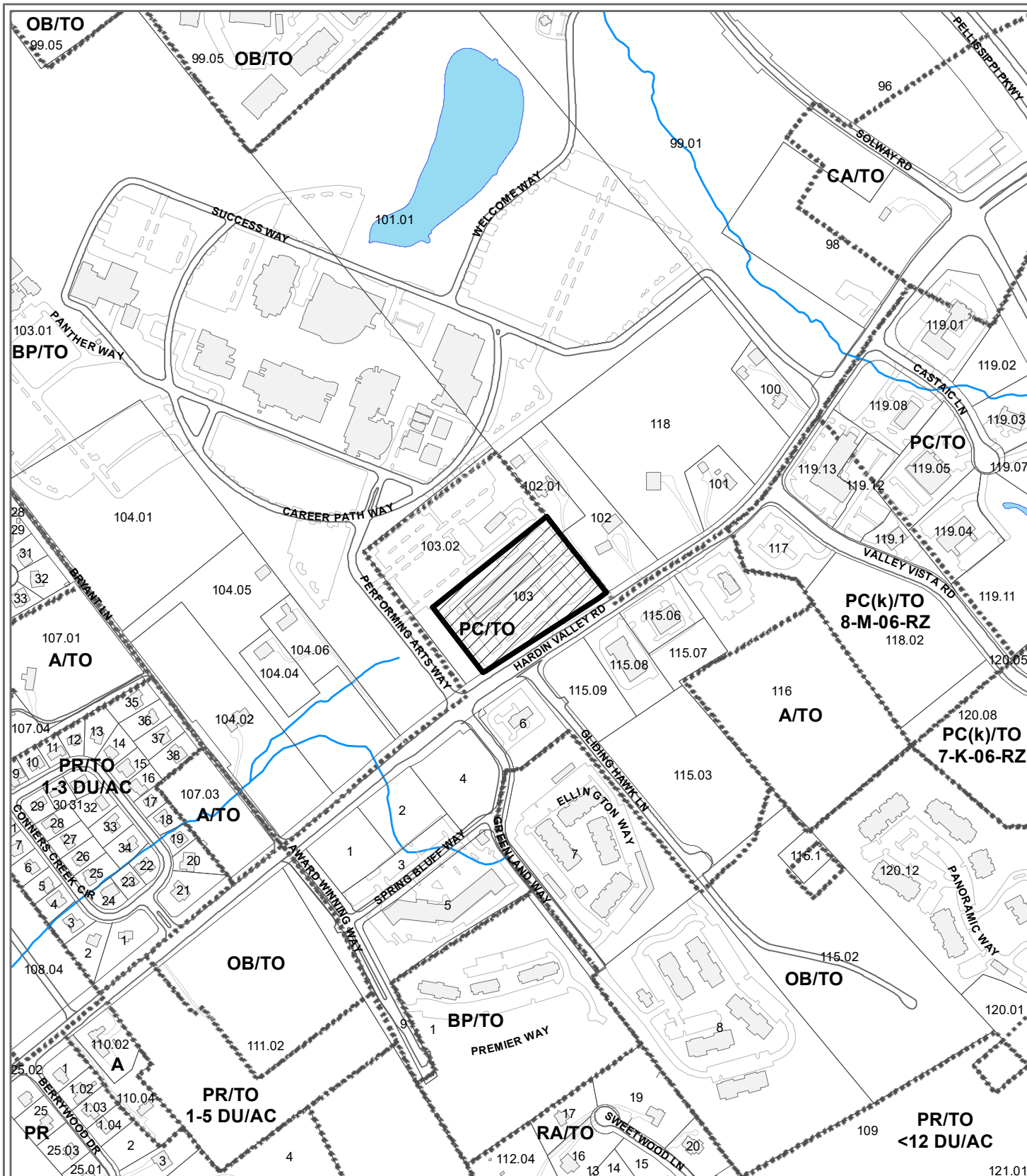
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**Waivers and Variances Requested:** The previous waiver that was granted on August 10, 2020 allowed reduction of the right-of-way to 10 feet. This new location is farther from the right-of-way and can utilize the same waiver.

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**Staff Recommendation:**

APPLICATION APPROVED September 23, 2020, pursuant to Article 5, Section 5.90.11 (Revisions to Development Plans), Knox County Zoning Ordinance, and all relevant requirements of the Design Guidelines.



**11-C-20-TOA  
CERTIFICATE OF APPROPRIATENESS**



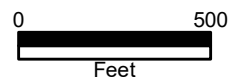
Purpose of Request: Signage

Original Print Date: 10/26/2020      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Colburn/T and T Signs, Lori

Map No: 103

Jurisdiction: County









# CERTIFICATE OF APPROPRIATENESS

Name of Applicant: T and T Signs, Inc  
Date Filed: 9/23/2020 Fee Paid: \$150 File Number: 11-C-20-TOA  
Map Number: 103 Zoning District: PC/TO  
Jurisdiction: ☐ City \_\_\_\_\_ Councilmanic District ☒ County 6 Commission District

## PROPERTY INFORMATION

ADDRESS: 10867 HARDIN Valley Rd  
STREET NUMBER AND NAME  
GENERAL LOCATION: Near Pellissippi State main campus  
PARCEL NUMBER(S): 103  
SIZE OF TRACT: 4.1 ☒ ACRES ☐ SQUARE FEET

## PURPOSE OF REQUEST

- ☐ BUILDING PERMIT — New Construction  
☐ BUILDING PERMIT — Expansion or Renovation  
☐ BUILDING PERMIT — Grading Plan  
☐ REZONING  
From: \_\_\_\_\_  
To: \_\_\_\_\_  
☒ SIGNAGE  
☐ ZONING VARIANCE — (Describe and give reason)

NOTE: Four (4) copies of all plan materials are required to process the application. Please check all that apply:

- ☐ DEVELOPMENT PLAN  
☐ BUILDING ELEVATIONS  
☐ FLOOR PLAN  
☐ LANDSCAPE PLAN WITH SCHEDULE  
☒ SIGNAGE PLAN  
☐ OFF-STREET PARKING PLAN  
☐ OTHER:

## APPLICATION CORRESPONDENCE

 — All correspondence relating to this application should be sent to:

PLEASE PRINT  
Name: Loei Colboren Phone: 865-977-7095 Fax: 865-233-3939  
Mailing Address: PO BOX 1094 ALCOA, TN 37701

## APPLICATION AUTHORIZATION

 — I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Loei Colboren  
PLEASE PRINT  
Name: Loei Colboren Phone: 865-977-7095 Fax: 865-233-3939  
Mailing Address: PO BOX 1094 ALCOA, TN 37701

## APPLICATION ACCEPTANCE

 — Staff Member who accepted this application: Michelle Foster



Michelle Portier <michelle.portier@knoxplanning.org>

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**Sherwin Williams**

3 messages

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**Lori Collins** <lcollins@tandtsigns.com>  
To: Michelle Portier <michelle.portier@knoxplanning.org>

Wed, Sep 23, 2020 at 11:34 AM

Good afternoon,

I am not sure if this is the application that you were needing or not. Just let me know and who I need to call to make the payment. Thank you!!

Lori Colborn

T and T Signs, Inc.

865-977-7095

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**2 attachments**

**Doc1.pdf**  
495K



**Certificate of Appropriateness.pdf**  
41K

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**Michelle Portier** <michelle.portier@knoxplanning.org>  
To: Lori Collins <lcollins@tandtsigns.com>

Wed, Sep 23, 2020 at 12:56 PM

Lori,

Do you know how far the sign will be from the right-of-way? I'll need to note that in my staff report.

[Quoted text hidden]

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**Michelle Portier, AICP**  
Senior Planner  
865.215.3821



**Knoxville-Knox County Planning** | [KnoxPlanning.org](https://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

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**Lori Collins** <lcollins@tandtsigns.com>  
To: Michelle Portier <michelle.portier@knoxplanning.org>

Wed, Sep 23, 2020 at 2:06 PM

We're 15 . from right of way.

*Lori Colborn*

P.O. Box 1094

Alcoa, TN 37701

865-977-7095

[lcollins@tandtsigns.com](mailto:lcollins@tandtsigns.com)

**\*\*Please note our new shipping address:** [3026 N Park Blvd Alcoa, TN 37701](#)



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