



# Certificate of Appropriateness For a Building Permit Administrative Review

On March 17, 2022, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Carvana, hereinafter referred to as the Applicant, on its application filed on February 2, 2022 with Application No. 4-A-22-TOA, this Certificate of Appropriateness for the following described property, 10628 Dutchtown Rd. / Parcel ID 131 06621. This Certificate of Appropriateness is granted to the Applicant for the purpose of a Building 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 three 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 three 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 March 17, 2022, pursuant to Article 5, Section 5.90.11 of the Knox County Zoning Ordinance (regarding Revisions of Development Plans in the TO zone) , 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 review)

Attested to by

A handwritten signature in blue ink, appearing to be "H. J. Portier", is written over a horizontal line.

Approval date: 3/17/2022

COA expiration date (3 years): 3/16/2025

# Report of Staff Recommendation

## Administrative Review

File No.: 4-A-22-TOA

**Applicant:** CARVANA  
**Request:** BUILDING PERMIT  
**Meeting Date:** 4/11/2022

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**Address:** 10628 Dutchtown Rd.  
**Map/Parcel Number:** 131 06621  
**Location:** Southeast side of Dutchtown Rd, west of Simmons Rd  
**Existing Zoning:** CB (Business and Manufacturing) / TO (Technology Overlay)  
**Proposed Zoning:** N/A  
**Existing Land Use:** Commercial  
**Proposed Land Use:** Carvana  
**Appx. Size of Tract:** 2.7 acres  
**Accessibility:** Access is via Dutchtown Road, a minor arterial with a 16-ft pavement width inside a 60-ft right-of-way.  
**Surrounding Zoning and Land Uses:**  
North: CB (Business and Manufacturing) - Office-warehouse building  
South: CB (Business and Manufacturing) / TO (Technology Overlay) - Warehouse building with outdoor storage  
East: CB (Business and Manufacturing) / TO (Technology Overlay) - Office-warehouse building  
West: CB (Business and Manufacturing) / TO (Technology Overlay) - Office-warehouse building

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**Comments:**

- 1) This is a request to repaint the existing building. The proposed colors are white and gray with a royal blue band matching the logo painted around the perimeter of the building. The predominant color will be white with the other 2 colors used as trim.
- 2) There is a band around the building that protrudes slightly from the rest of the walls, providing a small architectural detail. This is where the blue is proposed, and would form a blue band around the building.
- 3) No signage is proposed at this time. There is a sign on the images submitted with this application, but signage approval is not part of this request. If signage is desired in the future, it will need to come through as a separate review.
- 4) The TTCDA Guidelines state that building colors shall be subdued. The blue color is somewhat bright but it matches the Carvana logo and is only proposed as an accent color. Its use is minimal and will not be out of character with the area, particularly since the building is set far from Dutchtown Road.
- 5) Staff approved the color palette administratively.

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**Design Guideline Conformity:** Plans are in conformance with the Design Guidelines

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**Waivers and Variances Requested:** N/A

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**Staff Recommendation:**

APPLICATION APPROVED March 17, 2022, pursuant to Article 5, Section 5.90.11 of the Knox County Zoning Ordinance (regarding Revisions of Development Plans in the TO zone) , and all relevant requirements of the Design Guidelines.



**4-A-22-TOA  
CERTIFICATE OF APPROPRIATENESS**



Purpose of Request: Building Permit

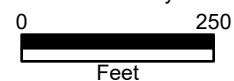
Original Print Date: 3/14/2022  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Carvana

Map No: 131

Jurisdiction: County





**STC Knoxville**  
10628 DUTCHTOWN ROAD  
KNOXVILLE, TN 37923

Key:

— Exterior Paint

— Added Signage



APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 3/17/2022 (administrative approval)



-  Carvana Brand Blue  
Specs TBD
-  Carvana White Paint Color  
Sherwin Williams SW7006 - "Extra White"
-  Carvana Gray Paint Color  
Pantone Cool Gray 9C - "Gray"

Carvana Brand Blue

Gray



CARVANA

Leave canopy existing

Extra White

APPROVED BY  
TENNESSEE TECHNOLOGY CORRIDOR  
DEVELOPMENT AUTHORITY  
Meeting Date: 3/17/2022 (administrative approval)



- |   |  |  |
|---|--|--|
| <input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION                   | <input type="checkbox"/> REZONING        | <input type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input checked="" type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION | <input type="checkbox"/> SIGNAGE         | <input type="checkbox"/> BOARD REVIEW          |
| <input type="checkbox"/> BUILDING PERMIT - GRADING PLAN                       | <input type="checkbox"/> ZONING VARIANCE |  |

Carvana

**PUBLISHED APPLICANT NAME** - no individuals on behalf of -

01/20/2022

3/7/2022

4-A-22-TOA

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

## CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

- ☒ APPLICANT ☐ OWNER ☐ OPTION HOLDER ☐ SURVEYOR ☐ ENGINEER ☐ ARCHITECT/LANDSCAPE ARCHITECT ☐ ATTORNEY

Amanda Bouchelle

Lane Valente Industries

NAME

COMPANY

98 Maple Ave

Smithtown

NY

11787

ADDRESS

CITY

STATE

ZIP

423-833-1291

abouchelle@lviusa.com

PHONE

EMAIL

## CURRENT PROPERTY INFO

- ☐ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

S&C Dutchtown GP

1217 Anthem View Ln. Knoxville T Carvana 800-333-4554

**OWNER NAME** - if different -

**OWNER ADDRESS**

**OWNER PHONE/EMAIL**

10628 Dutchtown Rd Knoxville TN 37932

**PROPERTY ADDRESS**

131 06621

N

~~59.11~~ 2.7 ac

**PARCEL ID(S)**

**PART OF PARCEL? (Y/N)**

**TRACT SIZE**

## STAFF USE ONLY

- ☐ CITY ☒ COUNTY

Southeast side of Dutchtown Rd

6th

**GENERAL LOCATION**

**DISTRICT**

CB/TO

LI

**ZONING**

**SECTOR PLAN  
LAND USE CLASSIFICATION**

Northwest County

Commercial

**PLANNING SECTOR**

**EXISTING LAND USE**

## REQUEST

### BUILDING PERMIT

- ☐ NEW CONSTRUCTION  
☒ EXPANSION OR RENOVATION  
☐ GRADING PLAN

- ☐ REZONING  
☐ SIGNAGE  
☐ ZONING VARIANCE

### PLAN MATERIALS:

- ☐ DEVELOPMENT PLAN  
☐ BUILDING ELEVATIONS  
☐ FLOOR PLAN  
☐ LANDSCAPE PLAN  
☐ SIGNAGE PLAN  
☐ OFF-STREET PARKING

☐ OTHER:

WAIVERS OR VARIANCES REQUESTED? ☐ YES ☐ NO

ADMINISTRATIVE REVIEW: ☐ LIGHTING ☐ LANDSCAPING PLAN

## RENOVATION OR EXPANSION

### SUMMARY OF WORK TO BE PERFORMED:

Pressure washing the exterior of the building, to  
prep for paint.  
Painting exterior of the building

## ZONING VARIANCE

### SUMMARY OF ZONING VARIANCE REQUEST:

## REZONING

REZONE FROM: \_\_\_\_\_

TO: \_\_\_\_\_

SECTOR PLAN AMENDMENT FROM: \_\_\_\_\_

TO: \_\_\_\_\_

## SIGNAGE

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> YARD SIGN<br>AREA: _____<br>HEIGHT: _____<br>FINISH: _____ | <input type="checkbox"/> BUILDING SIGN<br>AREA: _____<br>HEIGHT: _____<br>FINISH: _____ | <input type="checkbox"/> OTHER SIGN<br>AREA: _____<br>HEIGHT: _____<br>TYPE: _____ |
|---|---|--|

## STAFF USE ONLY

- ☐ TTCDA Checklist  
☐ Property Owners/Option Holders

CODE

FEE

CODE

FEE

TOTAL

## AUTHORIZATION

*By signing below*

*You certify that you are the property owner and/or authorized representative.*

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

PHONE NUMBER

EMAIL

STAFF SIGNATURE

PRINT NAME

DATE PAID

Michelle Portier

2/2/2022 swm