



Certificate of Appropriateness For a Building Permit Administrative Review

On June 28, 2023, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Dominion Group, LLC, hereinafter referred to as the Applicant, on its application filed on May 31, 2023 with Application No. 7-C-23-TOA, this Certificate of Appropriateness for the following described property, 875 Cornerstone Dr. / Parcel ID 131 069. 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 June 28, 2023, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a building permit, subject to the following condition:

- 1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.**

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

Approval date: 6/28/2023

COA expiration date (3 years): 6/27/2026

Applicant: DOMINION GROUP, LLC

Request: BUILDING PERMIT

Meeting Date: 7/5/2023

Address: 875 Cornerstone Dr.

Map/Parcel Number: 131 069

Location: Northeast side of Cornerstone Dr, east side of Lovell Rd

Existing Zoning: OB (Office, Medical, and Related Services) / TO (Technology Overlay)

Proposed Zoning: N/A

Existing Land Use: Public Parks, though it has been approved for a multifamily development

Proposed Land Use: Multifamily Residential

Appx. Size of Tract: 10.95 acres

Accessibility: Access is via Lovell Road, a minor arterial with a center turn lane and 59 ft of pavement width within a right-of-way that varies from 115 ft to 154 ft in width, and via Cornerstone Drive, a local street with 39.2 ft of pavement width within a 50-ft.

Surrounding Zoning and Land Uses: North: A (Agricultural), RA (Low Density Residential), and TO (Technology Overlay) - Single family residential

South: OB (Office, Medical and Related Services) / TO (Technology Overlay) - Public Parks (though it has been approved for a multifamily development)

East: BP (Business and Technology Park) / TO (Technology Overlay) - Agriculture/forestry/vacant land and office

West: CB (Business and Manufacturing) / TO (Technology Overlay) - Office

Comments: PURSUANT TO ARTICLE V, SECTION 2 OF THE TTCDA ADMINISTRATIVE RULES AND PROCEDURES, THE TTCDA STAFF MAY REVIEW AND APPROVE MINOR CHANGES TO PREVIOUSLY APPROVED APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS FOR BUILDING, GRADING, AND SIGNS PERMITS, CONSISTENT WITH THE FOLLOWING REQUIREMENTS:

A. The proposed change complies with all relevant requirements of the Design Guidelines, Knoxville Zoning Ordinance and Knox County Zoning Ordinance, as appropriate. As such, waivers to the Design Guidelines and zoning variances would not be needed.

1) The applicant is requesting approval of minor revisions to previously approved development plans for an apartment complex. The original plans were approved by the TTCDA in January, 2022 (Cases 12-B-22-TOB). Plans were also approved by the Planning Commission (Case 12-B-22-UR).

2) Proposed modifications included:

a. Slight modification to the Community Building design.

b. Slight rearrangement of the apartment buildings: the Community Building moved to the side, replacing a "Type B" building, and a "Type A" building moved from the southern group to where the Community Building was. That "Type A" building was replaced with a "Type B" building. There are the same number of buildings of each building type.

c. The landscape plan was modified to incorporate these minor changes to the site plan.

d. The site layout plan was updated to reflect the shifts in the locations of the building types

and the new IAR (reduced by 2% from the approved plans).

E. New elevations of the Community Building were provided reflecting in the changes in design.

3) All plans remain in accordance with the TTCDA Design Guidelines.

B. The proposed change does not result in an increase of more than 5% of the square footage, and any other changes resulting from such an increase will comply with all applicable requirements.

1) The change to the community building did not result in an increase of more than 5%, and the other building types remain unchanged.

C. The proposed change complies with the requirements of the Knox County Zoning Ordinance for approval of minor changes in the TO zone. Article 5.90.11 of the Knox County Zoning Ordinance states that minor revisions to development plans may be approved by the TTCDA executive director, or designee, provided such changes: a) do not alter the basic relationship of the proposed development to adjacent property or streets and roads; b) do not alter the uses permitted; c) do not increase the area of development by more than 5% of the previously approved square footage; and d) do not require the approval of a waiver to the Tennessee Technology Corridor Design Guidelines, or a variance to the zoning ordinance for Knox County.

1) The proposed revision does not alter any of the above standards, does not require a waiver from the TTCDA or a variance from the Knox County Zoning Ordinance, and is therefore in compliance with the TO zone requirements for minor changes to previously approved plans.

**Design Guideline
Conformity:**

This request is in compliance with the TTCDA Design Guidelines.

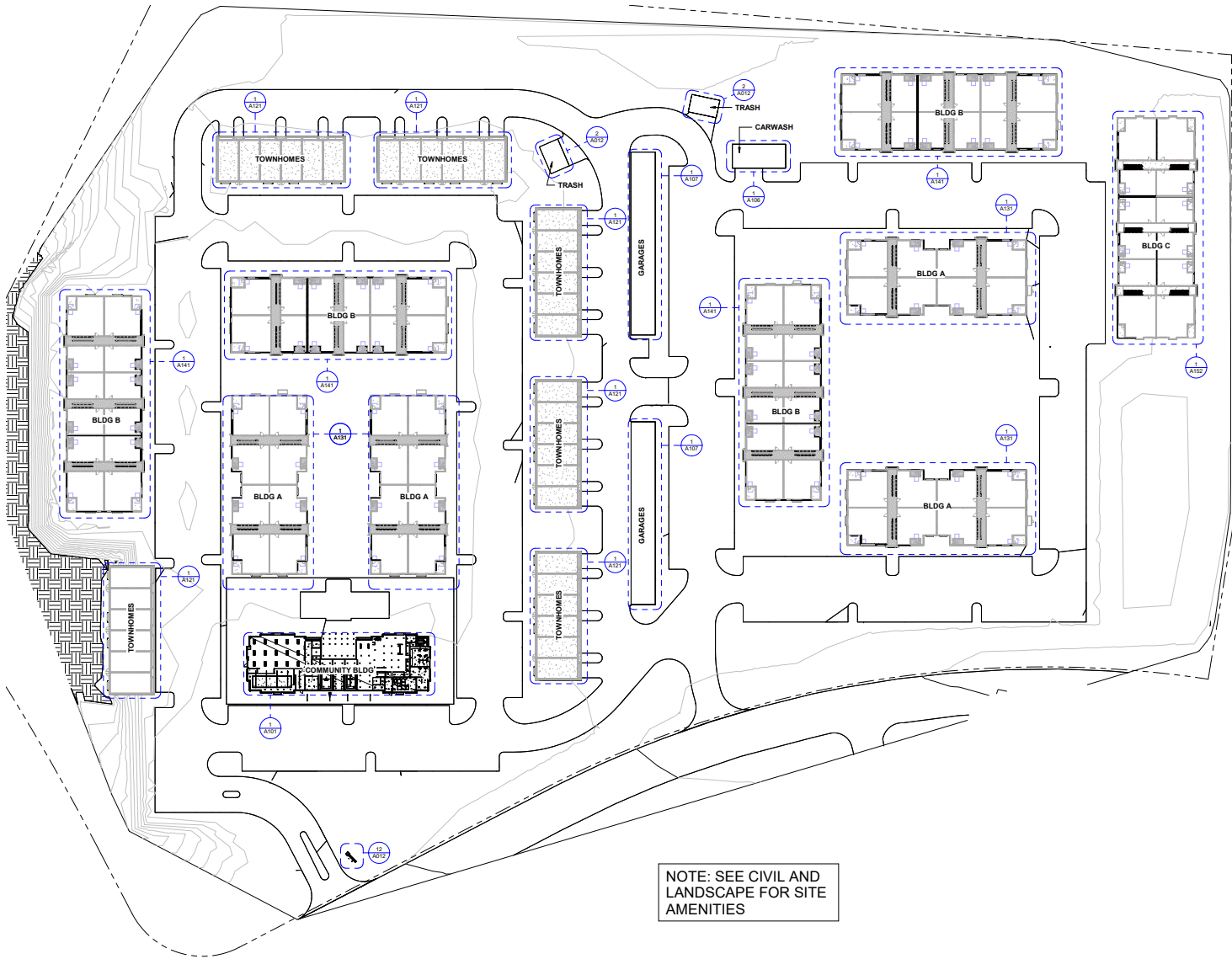
**Waivers and Variances
Requested:**

N/A

Staff Recommendation:

APPLICATION APPROVED June 28, 2023, pursuant to Article VIII, Section 7 of the Administrative Rules and Procedures of the Tennessee Technology Corridor Development Authority (Staff Review and Approval of Minor Changes to Previously Approved Applications), for a Certificate of Appropriateness for a grading permit, subject to the following condition:

1) Meeting all relevant requirements of the Knoxville Zoning Ordinance, as appropriate.



NOTE: SEE CIVIL AND LANDSCAPE FOR SITE AMENITIES

1 SITE PLAN
1" = 40'-0"

APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
Marking Date: 6/28/2023
(administrative approval)

DKLEVY
architecture + design
3523 Maloney Rd., Knoxville, TN 37920
p. 865.474.9264 www.dklevy.com

NOT FOR
CONSTRUCTION
04.18.23

CORNERSTONE MULTI-FAMILY

PERMIT SET
TTCDA FILE NUMBER: (7-C-23-TOA)

REVISIONS		
NO	DESCRIPTION	DATE

22151 CORNERSTONE MULTI-FAMILY	
ISSUE DATE	04.18.23
CLIENT	DOMINION DEVELOPMENT GROUP
ADDRESS	Cornerstone Dr. Knoxville, TN 37932
SCALE	1" = 40'-0"

A011

ARCHITECTURAL SITE PLAN

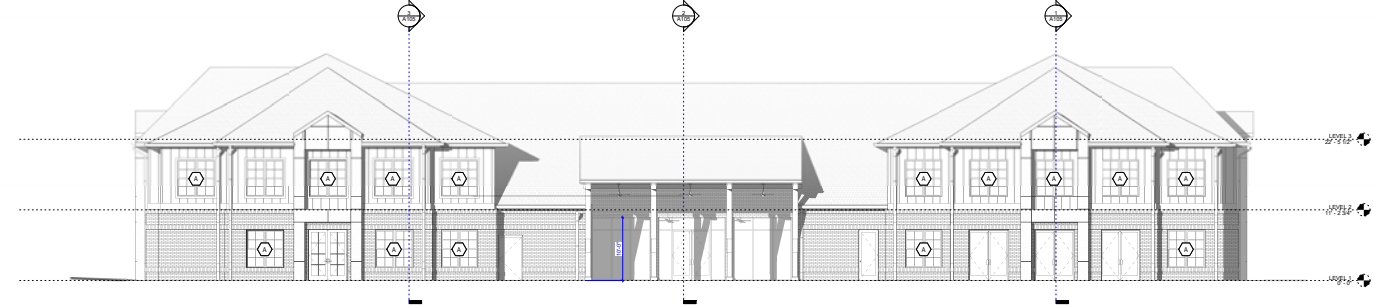
EXTERIOR MATERIALS LEGEND	
	BOARD AND BATTEN FIBER CEMENT SIDING (WHITE) BASIS OF DESIGN: JAMES HARDIE PANEL AND BATTEN SIDING
	HARDIE LAP SIDING (GREY) 1/2 INCH REVEAL BASIS OF DESIGN: JAMES HARDIE LAP SIDING
	BRICK VENEER
	HARDIE PANEL REVEAL EDGE (TAN) 1/4" OR GREATER

NOTE: ALL FINISHES AND COLORS TO BE VERIFIED WITH OWNER

APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
 DEVELOPMENT AUTHORITY
 Meeting Date: 6/28/2023
 (administrative approval)



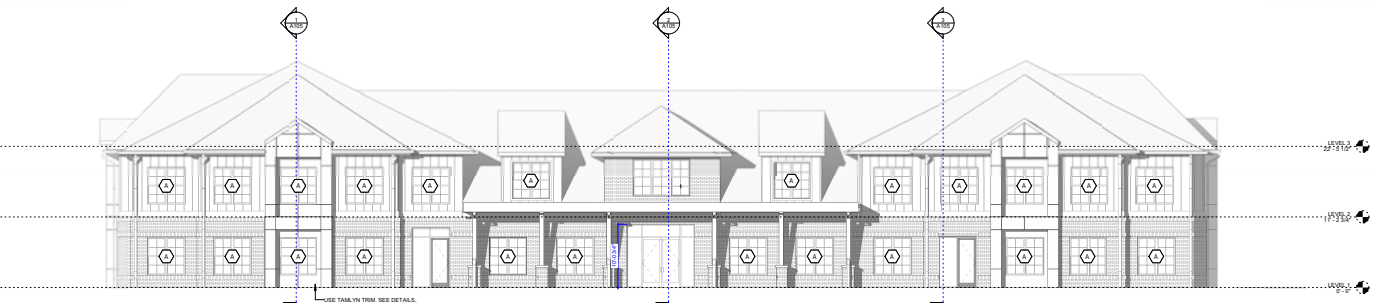
4 BUILDING ELEVATION - COMMUNITY BUILDING - SIDE ELEVATION
 1/8" = 1'-0"



3 BUILDING ELEVATION - COMMUNITY BUILDING - REAR
 1/8" = 1'-0"



2 BUILDING ELEVATION - COMMUNITY BUILDING - SIDE ELEVATION
 1/8" = 1'-0"



1 BUILDING ELEVATION - COMMUNITY BUILDING - FRONT
 1/8" = 1'-0"

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NOT FOR
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CORNERSTONE MULTI-FAMILY
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REVISIONS			22151 CORNERSTONE MULTI-FAMILY	
NO	DESCRIPTION	DATE	ISSUE DATE	04.18.23

CLIENT	DOMINION DEVELOPMENT GROUP
ADDRESS	Cornerstone Dr. Knoxville, TN 37932
SCALE	1/8" = 1'-0"

A104
 COMMUNITY BUILDING - ELEVATIONS

SHEET L101

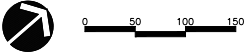
SHEET L102

SHEET L103

SHEET L104

SHEET L105

SHEET L106



APPROVED BY
 TENNESSEE TECHNOLOGY CORRIDOR
 DEVELOPMENT AUTHORITY
 Meeting Date: 6/28/2023
 (Administrative approval)

TTCDA File #: 7-C-23-TOA



L100

DOMINION DEVELOPMENT GROUP, LLC.
 CORNERSTONE DRIVE
 PROPOSED MULTI-FAMILY DEVELOPMENT
 875 CORNERSTONE DRIVE,
 KNOXVILLE, TN 37932

CEE
 Civil & Environmental Consultants, Inc.
 2724 Cherokee Park Way, Suite 101 - Knoxville, TN 37926
 Ph: 865.977.8897 Fax: 865.977.8919
 www.ceeinc.com

REVISION RECORD

DATE	DESCRIPTION	BY	APPROVED BY
06/28/2023	ISSUED FOR PERMIT	LEE E. SMITH, III	LEE E. SMITH, III
06/28/2023	ADMINISTRATIVE APPROVAL	AD SHAW	AD SHAW
06/28/2023	PROJECT TO	382727	382727
06/28/2023	PROJECT TO	382727	382727

C:\Users\jason.davis\OneDrive\Documents\Projects\7-C-23-TOA\7-C-23-TOA.dwg - 14:30:2023 - AutoCAD LT 2023



TTCDA File #: 7-C-23-TOA

APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
Meeting Date: 6/28/2023
(administrative approval)

REVISION RECORD
DATE
DESCRIPTION

CEE
Staff & Consultants
2724 Cherokee Way, Suite 101 - Knoxville, TN 37926
Ph: 865.977.9897 Fax: 865.977.9819
www.ceeinc.com

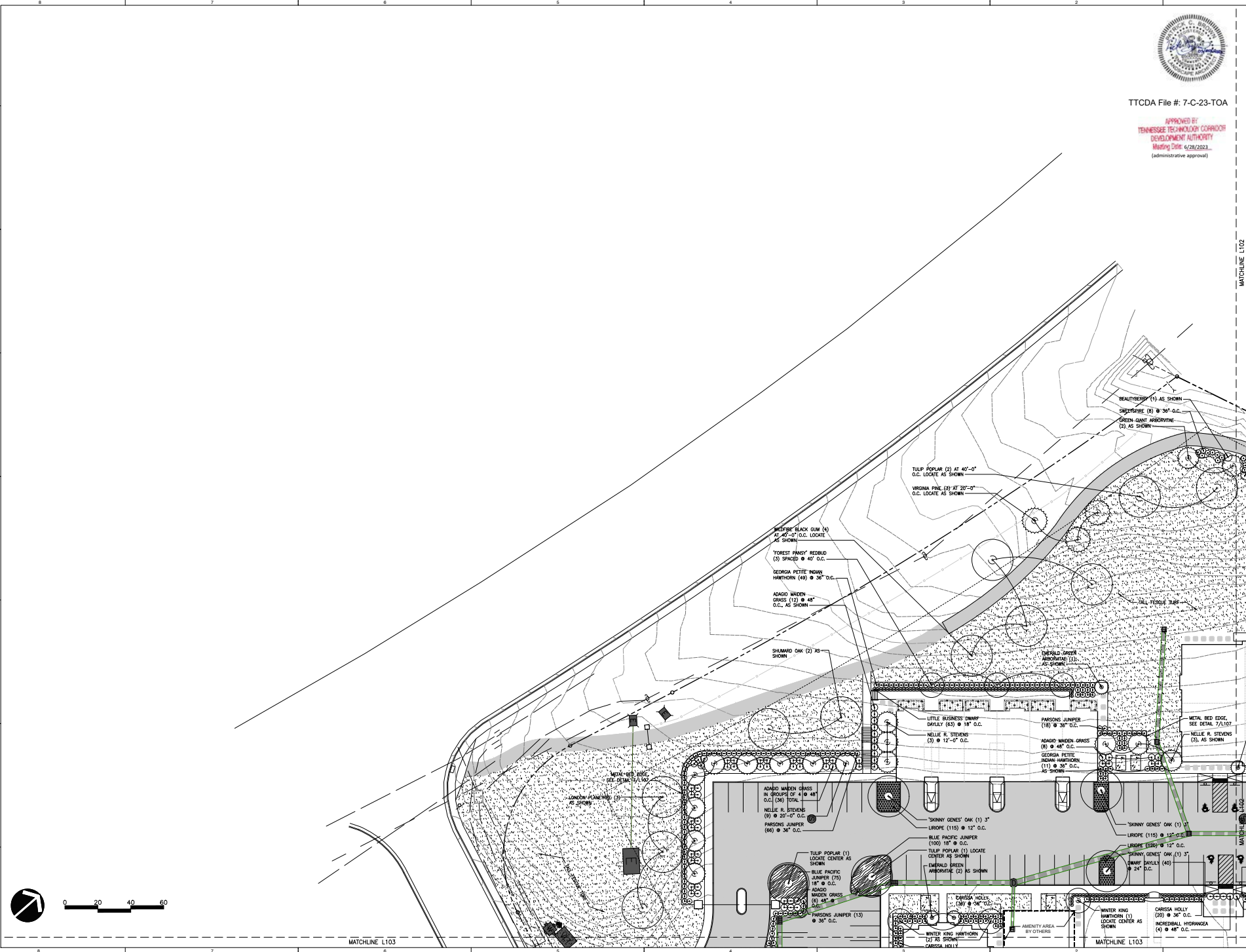
DOMINION DEVELOPMENT GROUP, LLC.
CORNERSTONE DRIVE
PROPOSED MULTI-FAMILY DEVELOPMENT
875 CORNERSTONE DRIVE,
KNOXVILLE, TN 37932

LEB ESB ET AL
AS SHOWN
DATE
BY
PROJECT NO.
387272
0119

DATE
BY
PROJECT NO.
387272
0119

DATE
BY
PROJECT NO.
387272
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DATE
BY
PROJECT NO.
387272
0119



MATCHLINE L103

MATCHLINE L103

L101

DATE
BY
PROJECT NO.
387272
0119

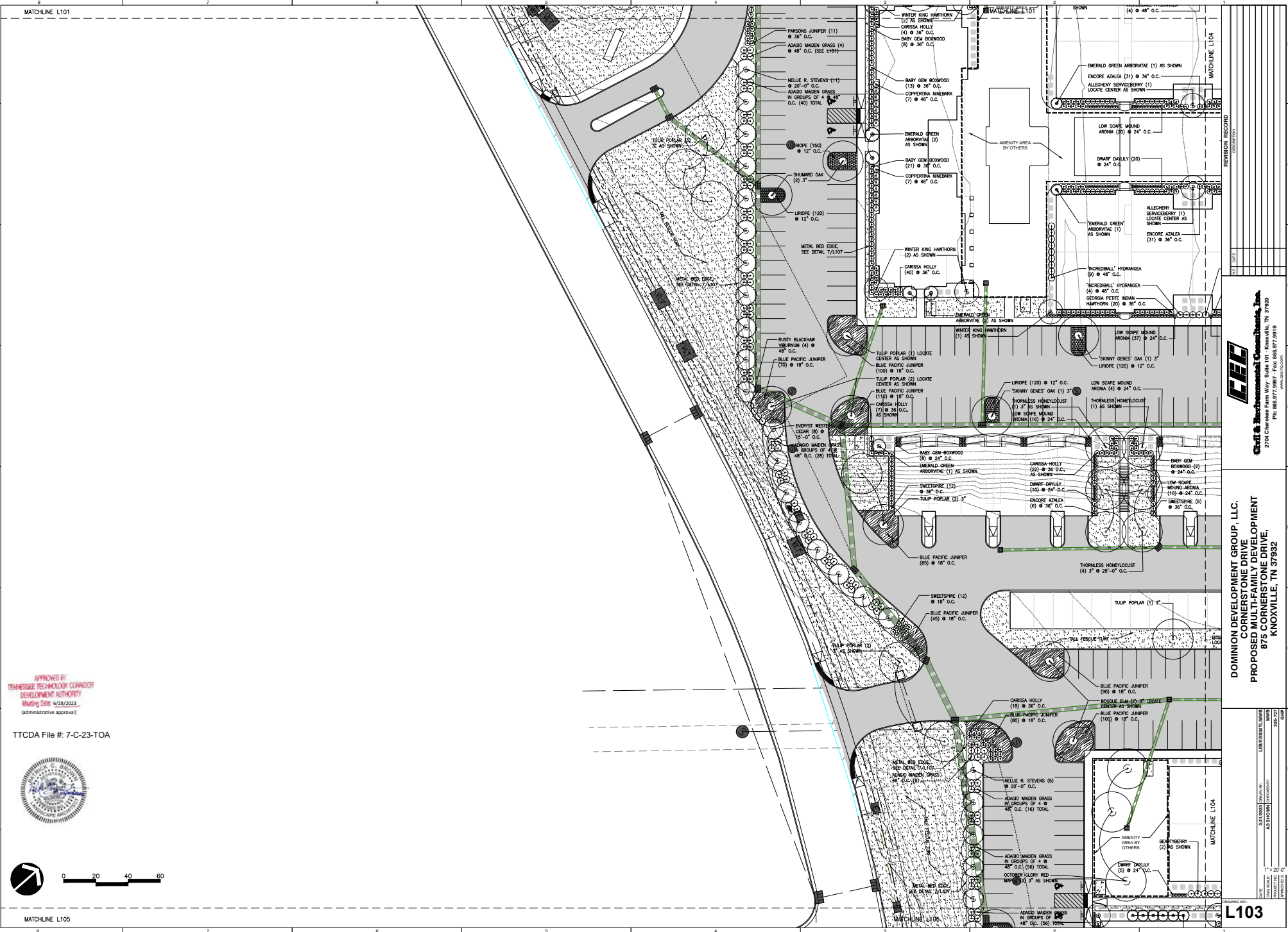
MATCHLINE L101

MATCHLINE L101

MATCHLINE L104

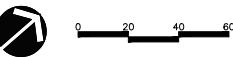
MATCHLINE L105

MATCHLINE L104



APPROVED BY
 TENNESSEE TECHNOLOGY CORRIDOR
 DEVELOPMENT AUTHORITY
 Meeting Date: 6/28/2023
 (administrative approval)

TTCCA File #: 7-C-23-TOA



CEE
 Staff & Environmental Consultants, Inc.
 2726 Charlotte Station Way, Suite 101, Knoxville, TN 37926
 Ph: 865.977.9897 Fax: 865.977.9819
 www.ceeinc.com

DOMINION DEVELOPMENT GROUP, LLC.
 CORNERSTONE DRIVE
 PROPOSED MULTI-FAMILY DEVELOPMENT
 875 CORNERSTONE DRIVE,
 KNOXVILLE, TN 37932

DATE: 8/1/2023
 DRAWN BY: LEP
 CHECKED BY: LEP
 PROJECT NO: 230727
 SHEET NO: 20 OF 20
 PROJECT TITLE: PROPOSED MULTI-FAMILY DEVELOPMENT

L103



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

Dominion Group, LLC

PUBLISHED APPLICANT NAME - no individuals on behalf of -

05/31/2023

N/A, administrative review

7-C-23-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

Patrick Brown

Ross/Fowler PC.

NAME

COMPANY

5103 Kingston Pike Suite 105

Knoxville

TN

37919

ADDRESS

CITY

STATE

ZIP

865-637-1100

pbrown@rossfowler.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Dominion Group, LLC.

3834 Sutherland Ave

865-225-6506

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

875 Cornerstone Dr. Knoxville, TN 37932

PROPERTY ADDRESS

131 069

No

10.95 acre

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

- CITY COUNTY

Northeast side of Cornerstone Dr, east side of Lovell Rd

3rd

GENERAL LOCATION

DISTRICT

OB/TO

O (Office)

ZONING

SECTOR PLAN
LAND USE CLASSIFICATION

Northwest County

Public parks

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:

Minor revisions to previously approved site and landscaping plans (TTCDA Case 12-B-22-TOB)

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- YARD SIGN BUILDING SIGN OTHER SIGN
- AREA: _____ AREA: _____ AREA: _____
HEIGHT: _____ HEIGHT: _____ HEIGHT: _____
FINISH: _____ FINISH: _____ TYPE: _____


STAFF USE ONLY

<input type="checkbox"/> TTCDA Checklist <input type="checkbox"/> Property Owners/Option Holders	CODE FEE 1106 \$250	CODE FEE	TOTAL \$250
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AUTHORIZATION

By signing below


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

Patrick Brown  Ross/Fowler, P.C. 05-31-2023

APPLICATION AUTHORIZED BY AFFILIATION DATE

865-637-1100 pbrown@rossfowler.com

PHONE NUMBER EMAIL

 Michelle Portier Patrick Brown SG, 06/09/2023

STAFF SIGNATURE PRINT NAME DATE PAID