



Certificate of Appropriateness For a Building Permit Administrative Review

On October 18, 2024, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Robert Higgins Barkley Hall Construction, hereinafter referred to as the Applicant, on its application filed on September 18, 2024 with Application No. 11-A-24-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.

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:

N/A

Chair

N/A

Attested to by

Approval date: 10/18/2024

COA expiration date (3 years): 10/18/2027

Report of Staff Recommendation

Administrative Review

File No.: 11-A-24-TOA

Applicant: ROBERT HIGGINS BARKLEY HALL CONSTRUCTION

Request: BUILDING PERMIT

Meeting Date: 11/12/2024

Address: 10600 Castlepointe Way

Map/Parcel Number: 131 06908

Location: North 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: Multifamily (under construction)

Proposed Land Use: N/A

Appx. Size of Tract: 12.35 acres

Accessibility: Access is via Murdock Dr, a minor arterial with a pavement width of 50 ft within a right-of-way width of 100 ft. Access is also via Cornerstone Drive, a local street with a pavement width of 34 ft within a right-of-way width of 60 ft.

Surrounding Zoning and Land Uses: North: Single Family Residential, Agriculture/Forestry/Vacant Land, Office - A (Agricultural), BP (Business Park), RA (Low Density Residential), TO (Technology Overlay)

South: Office - CB (Business and Manufacturing), TO (Technology Overlay)

East: Multi-Family Residential - OB (Office, Medical, and Related Services), TO (Technology Overlay)

West: Single Family Residential, Agriculture/Forestry/Vacant Land - CA (General Business), TO (Technology Overlay)

Comments: PURSUANT TO ARTICLE VIII, SECTION 7 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 SIGN 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 has requested approval to revise previously approved landscaping plans for a multifamily development off of Cornerstone Dr and Murdock Dr. This will be the first administrative approval since the original site plans were approved in March 2021 (Case 3-A-21-TOB). The conditions attached to the original approvals still apply.

2. The number of trees planted has exceeded the number in the approved plan, but a significant deviation occurred, requiring another review. The number of installed trees is 229, whereas the original approval was for 167 trees. The small-to-large tree ratio remains the same: small trees (55%) and large trees (45%).

3. The number of shrubs and ground cover installed was 2,193 plantings. The approved plan had 2,559 plantings. In this case, nearly 100% of the areas around the building were planted with trees and shrubs, which exceeded the minimum requirement (Guideline 3.3.3). In addition to the

planting of required canopy trees, planting areas for trees and shrubbery shall be no less than 5% (Guideline 3.4.4). Based on the parking lot size, a minimum of 5,530 sq ft of planting is required. The original plan provided 12,750 sq ft of plantings. The revised plan includes 5,589 sq ft of plantings, meeting the minimum.

4. All other landscape design guidelines have been met.

B. THE PROPOSED CHANGE DOES NOT RESULT IN AN INCREASE OF MORE THAN 5% OF THE SQUARE FOOTAGE IN THE APPROVED DEVELOPMENT PLAN, AND ANY OTHER CHANGES RESULTING FROM SUCH AN INCREASE WILL COMPLY WITH ALL APPLICABLE REQUIREMENTS.

1. The administrative approval is for the landscape plan only. The lot layout remains the same.

C. THE PROPOSED CHANGE COMPLIES WITH THE REQUIREMENTS OF EITHER THE KNOXVILLE ZONING ORDINANCE OR THE KNOX COUNTY ZONING ORDINANCE FOR APPROVAL OF MINOR CHANGES IN EITHER THE TO-1 OR TO ZONE.

1. 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).

**Design Guideline
Conformity:** This request is in compliance with the TTCCA Design Guidelines.

**Waivers and Variances
Requested:** N/A - Landscaping Administrative Review

Staff Recommendation:

Application approved October 18, 2024, 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 subject to the following conditions:

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

APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
Meeting Date: 10/18/2024

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DEVELOPMENT AUTHORITY
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CORRIDOR PARK
 220448310106891
 1101 KNOXVILLE REALTY
 2201008170010547

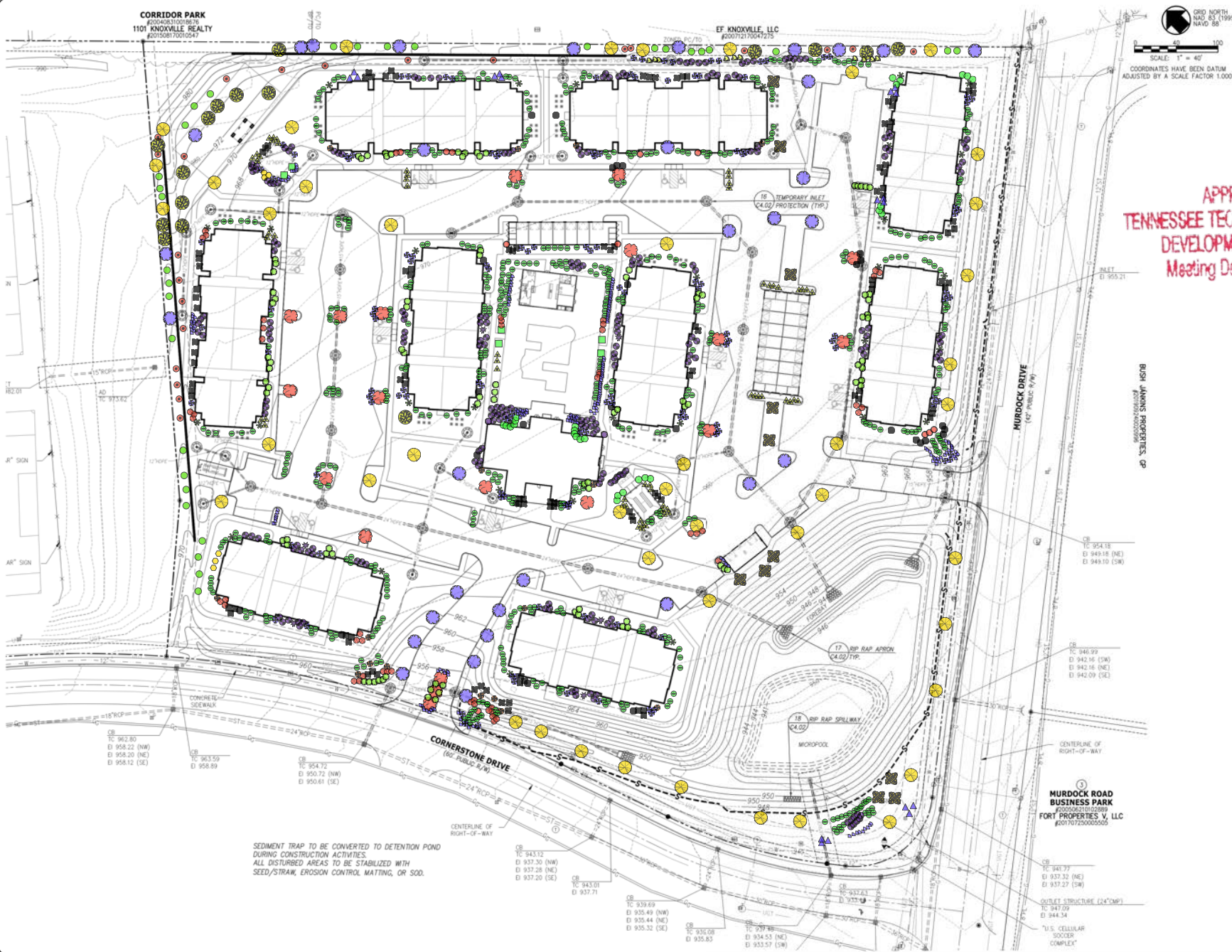
EF KNOXVILLE, LLC
 #20072170047275



COORDINATES HAVE BEEN DATUM
 ADJUSTED BY A SCALE FACTOR 1.0001

NOTES:
 1. REFER TO SHEET C2.01 FOR GENERAL NOTES.

APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
 Meeting Date: 10/18/2024



LEGEND

---	EXISTING CONTOUR
- - -	PROPOSED INDEX CONTOUR
97.50	PROPOSED SPOT ELEVATION
(1)	DETAIL REFERENCE (DETAIL NO./SHEET NO.)
TTTTT	DIVERSION BERM
→	DIRECTIONAL FLOW ARROW
⊙	TEMPORARY INLET PROTECTION
⊙	TEMPORARY ROCK CHECK DAM
- - -	TEMPORARY SEDIMENT BARRIER

REVISIONS	DATE
CANNON & CANNON INC. CONSULTING ENGINEERS - FIELD SURVEYORS 865.670.8555 8550 Kingston Pike www.cannon-cannon.com Knoxville, TN 37919	
CLIENT:	BERKLEY HALL COMPANIES 500 D STREET GREENSBORO, NORTH CAROLINA 27405 (336)511-9413
PROJECT:	RETREAT AT KNOXVILLE 875 CORNERSTONE DRIVE KNOXVILLE, TENNESSEE 37932

FINAL EROSION CONTROL PLAN

	CD PROJECT NO.	01534-0000
	DRAWING DATE	DECEMBER 9, 2024
	DESIGNED BY	AWG
	CHECKED BY	PC

C3.03

SEDIMENT TRAP TO BE CONVERTED TO DETENTION POND
 DURING CONSTRUCTION ACTIVITIES.
 ALL DISTURBED AREAS TO BE STABILIZED WITH
 SEED/STRAW, EROSION CONTROL MATING, OR SOG.

APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
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APPROVED BY
TENNESSEE TECHNOLOGY CORRIDOR
DEVELOPMENT AUTHORITY
Meeting Date: _____



- | | | |
|--|--|---|
| <input 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 type="checkbox"/> BUILDING PERMIT - GRADING PLAN | <input type="checkbox"/> ZONING VARIANCE | |

Robert Higgins

PUBLISHED APPLICANT NAME - no individuals on behalf of -

9/18/24

N/A

11-A-24-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

Robert Higgins

Berkley Hall Construction

NAME

COMPANY

500-D State Street

Greensboro

NC

27405

ADDRESS

CITY

STATE

ZIP

704-996-4552

Robert@bhcllc.net

PHONE

EMAIL

CURRENT PROPERTY INFO

- MULTIPLE OWNERS / OPTION HOLDERS PART OF PARCEL

Retreat at Knoxville, LLC

500-D State Street
Greensboro, NC 27405

336-420-3378
mike@bhcllc.net

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

875 Cornerstone Drive, Knoxville, TN 37932

PROPERTY ADDRESS

131 069

N

19.1

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

North side of Cornerstone Dr, east side of Lovell Rd

- CITY COUNTY

3rd

GENERAL LOCATION

DISTRICT

OB, TO

CMU

ZONING

LAND USE / PLACE TYPE

Northwest County

Multifamily (under construction)

PLANNING SECTOR

EXISTING LAND USE

REQUEST

BUILDING PERMIT

- NEW CONSTRUCTION
- EXPANSION OR RENOVATION
- GRADING PLAN

REZONING

- SIGNAGE
- ZONING VARIANCE

WAIVERS OR VARIANCES REQUESTED? (Y/N)

PLAN MATERIALS:

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

OTHER:

ADMINISTRATIVE REVIEW: LIGHTING LANDSCAPING PLAN

RENOVATION OR EXPANSION

PLEASE PROVIDE A SUMMARY OF THE WORK TO BE PERFORMED:

We were instructed by Michelle Portier with Knox Planning to submit a TTCCA Review Request due to a landscape deviation. Civil engineer did not give construction an approved Landscape Plan. What we installed exceeded the approved Landscape plan, only the locations changed. Per the inspector (David Willett) we have exceeded the landscape plan however since a deviation occurs we need to submit for review. Attached is the approved landscape plan and what is installed. Approved called for 167 trees, we installed 229 trees.

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

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

STAFF USE ONLY

- TTCCA Checklist
- Property Owners/Option Holders

CODE	CODE	TOTAL
FEE	FEE	
1106	\$250.00	\$250.00

AUTHORIZATION

By signing below

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

Robert Higgins

Purchasing Manager

9/18/24

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

704-996-4552

robert@bhcllc.net

PHONE NUMBER

EMAIL



Robert Higgins

09/18/2024, SG

STAFF SIGNATURE

PRINT NAME

DATE PAID