



DEVELOPMENT PLAN REPORT

► **FILE #:** 8-B-22-DP

AGENDA ITEM #: 27

AGENDA DATE: 8/11/2022

► **APPLICANT:** TAYLOR D. FORRESTER

OWNER(S): Allison J Elfman & Katherine H Pearle

TAX ID NUMBER: 118 173.15

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 10542 MURDOCK DR

► **LOCATION:** South side of Murdock Dr, west side of Dutchtown Rd, east of Simmons Rd

► **APPX. SIZE OF TRACT:** 10.97 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is proposed off of Murdock Drive, a minor arterial with a 34-ft pavement width inside a right-of-way that is approximately 85 ft wide but varies in width.

UTILITIES: Water Source: FIRST UTILITY WATER

Sewer Source: FIRST UTILITY SEWER

WATERSHED: Turkey Creek

► **ZONING:** BP (Business and Technology Park), TO (Technology Overlay), PC (Planned Commercial); Rezoning to PC/TO pending

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Certified Collision Center

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING:

North: Vacant property (scheduled to be an office warehouse, recently approved) - BP (Business and Technology Park) / TO (Technology Overlay)

South: Office building - PC (Planned Commercial) / TO (Technology Overlay)

East: Office building and a residence - BP (Business and Technology Park), CB (Business and Manufacturing), and TO (Technology Overlay)

West: Vacant property - BP (Business and Technology Park), PC (Planned Commercial), and TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area consists of a mix of uses, including the nearby Lincoln Memorial University complex, several office buildings, and office warehouses. Pellissippi Parkway is nearby to the east.

STAFF RECOMMENDATION:

► **Approve the development plan for an auto collision center, subject to seven conditions.**

- 1) Obtaining TTCDA approval for the proposed revision of the development plans; this request will be on the September 6, 2022 TTCDA Agenda.
- 2) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 3) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 4) Installation of all sidewalks as identified on the site plans.
- 5) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 7) Obtaining approval of signage in a separate application at a future time.

COMMENTS:

The applicant is requesting approval of revised plans for the Harper Auto Collision Center comprising 48,815 sq ft. on a 10.93-acre site. The parcel currently has dual zoning, with BP (Business and Technology Park) / TO (Technology Overlay) on the front of the property, and PC / TO on the rear. The applicant has a pending rezoning request to the PC (Planned Commercial) zone on the entire parcel.

Development plans were approved for this facility in May 2022 by the TTCDA (Case 5-C-22-TOB) and Planning Commission (5-E-22-UR). There was opposition to both cases, and both decisions were appealed. However, the applicant has reached an agreement with the opposition and has revised a few aspects of the site and building design.

Proposed changes to the design consist of the following:

- a) Moving the dumpster location so that it is farther from the street. It is now proposed in the fenced rear parking area.
- b) Changing the front (north) facade material from metal panels to painted, split-face smooth CMU block.
- c) Changing the overhang at the main customer entry on the north facade from metal to EIFS.
- d) Move the metal gate and fencing back roughly 30 feet further into the site.
- e) Revision of the landscaping plan by removing the dumpster screening since it is no longer near the street and is not readily visible from the street. The rest of the landscaping plan remains unchanged.
- f) Modification of the parking lot configuration due to the relocation of the fence. The original plans proposed 142 parking spaces. However, in reviewing the function of those spaces, staff has determined they are more for vehicle storage and would not be used for customer or employee parking. Therefore, they can be counted as vehicular storage spaces. The applicant now needs a waiver to reduce the minimum number of parking spaces from 77 to 60 so it is more closely aligned with the needs of the business. Staff supports this waiver since it precludes unnecessary parking spaces located on the site raising the amount of impervious surface.

The site is somewhat constrained with a stream running through the rear of the site and a stream protection area designated over part of the property. Site development occurs to the north of the stream and leaves the stream area largely intact with no grading to occur within the stream buffer area or south of that.

The rest of the development plans remain unchanged from the approved plans and remain in compliance with the TTCDA regulations. The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines, as are the landscape and lighting plans.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) KNOX COUNTY ZONING ORDINANCE

A. The Knox County Zoning Ordinance describes the PC (Planned Commercial) zone as, "intended to provide for a unified grouping of commercial buildings which do not require or desire a central business district location...It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers." Staff does not find the proposed auto collision center incompatible with the uses listed since it is similar to a light distribution center in terms of traffic generated and will be mostly contained beyond an opaque fence with storefront facing the street.

2) GENERAL PLAN – DEVELOPMENT POLICIES

A. Policy 9.3: Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The collision center would be a one-story structure with a proposed height of 26 ft, which is consistent with the allowed height in the TO zone and other buildings in the area.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property is classified with the TP (Technology Park) and SP land use classifications.

1. The TP land use classification description includes offices and research and development facilities as primary uses. The TP land use is primarily used in the Pellissippi Technology Corridor, which includes a variety of commercial and industrial uses. The proposed auto collision center is not incompatible with the specified land use classes since most of the business occurs beyond an opaque fence and a storefront faces the street.
2. The SP area is to the south of the proposed development. No grading is proposed in that area and the stream buffer is noted on the plans.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

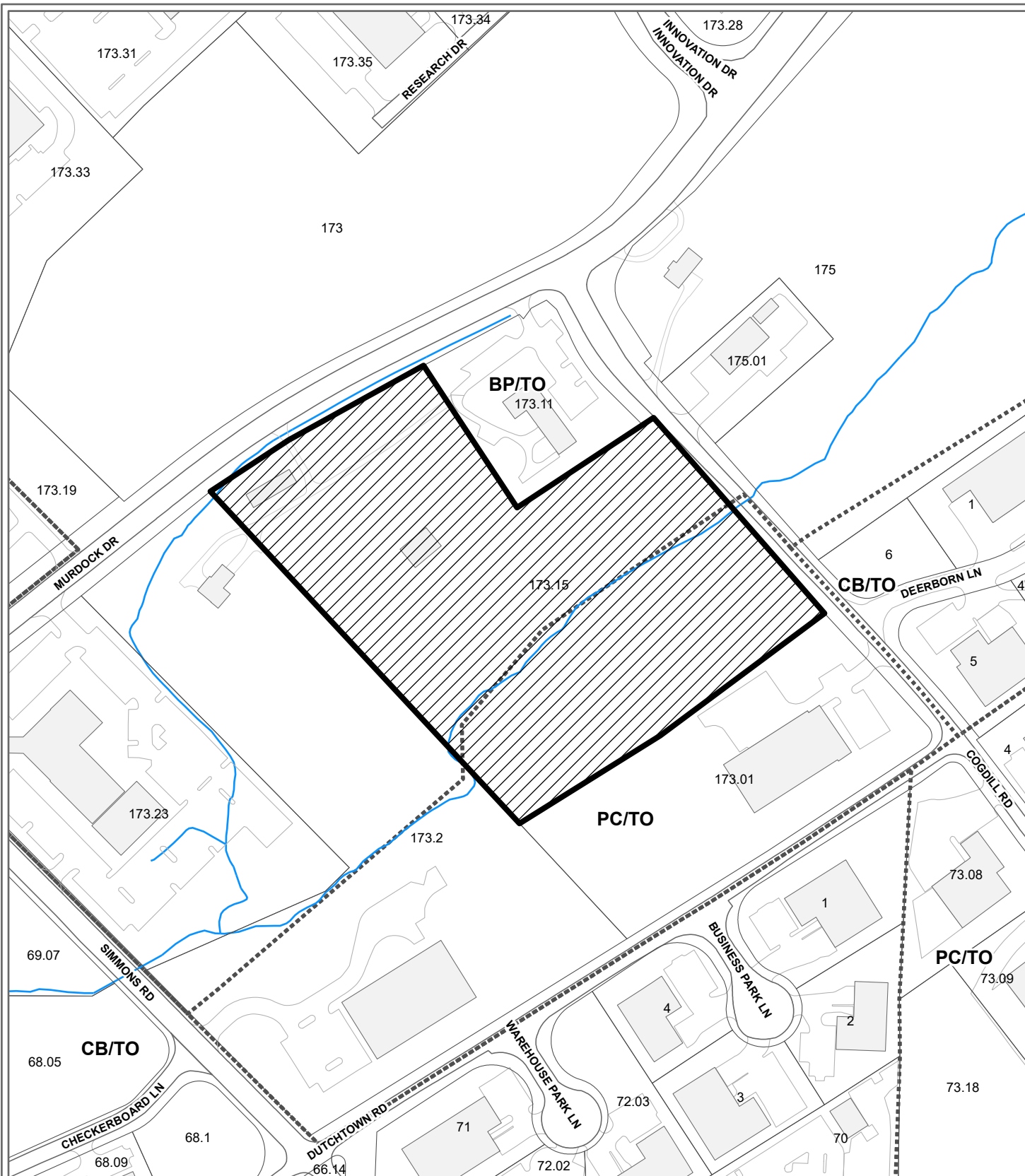
5) The planning commission may deny a development plan or use permitted on review where the above cannot be shown or where it can be shown that approval would have an adverse impact on the character of the neighborhood in which the site is located. The proposed auto collision center is not expected to generate any adverse impacts on the surrounding area. It is located on a minor arterial that has direct access to Pellissippi Parkway about a half-mile to the east, so no traffic would be required through residential areas to access the site. The development would be required to comply with Section 4.10, Section of the Knox County Zoning Ordinance pertaining to noise, pollution, odors, and other similar considerations.

ESTIMATED TRAFFIC IMPACT: 1392 (average daily vehicle trips)

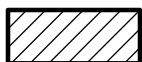
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**8-B-22-DP
DEVELOPMENT PLAN**



Certified Collision Center in BP (Business and Technology Park), TO (Technology Overlay), PC (Planned Commercial)

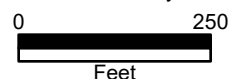
Original Print Date: 7/7/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Taylor D. Forrester

Map No: 118

Jurisdiction: County





Michelle Portier <michelle.portier@knoxplanning.org>

Site plans for Harper Auto Collision Center on Murdock Drive

Edwin Deyton <EDeyton@fudknox.org>

Fri, Jul 22, 2022 at 9:11 AM

To: Michelle Portier <michelle.portier@knoxplanning.org>

Michelle,

No, we have not received a complete submittal for use in reviewing and approving the connection to the system. I had emailed Will Robinson & Associates on 7/8/22 to request a complete submittal. We'll keep waiting them out until someone comes to us asking for service.



Edwin Deyton, PE

Project Engineer

Ph. 865.966.9741|Direct 865.218.3690

From: Michelle Portier <michelle.portier@knoxplanning.org>

Sent: Friday, July 15, 2022 7:57 AM

To: Edwin Deyton <EDeyton@fudknox.org>

Subject: Site plans for Harper Auto Collision Center on Murdock Drive

Good morning, Edwin.

Mike shared FUD's comments with me for the August Planning Commission cases. It looks like you all have contacted the engineer for site plans. Have you received those, yet? I assume what you need was not contained in the set we sent out for review, so let me know if there's anything I can do to facilitate your request.

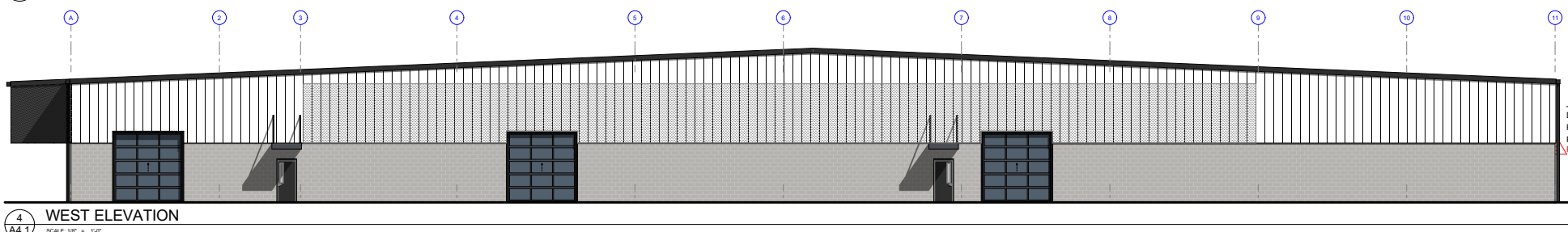
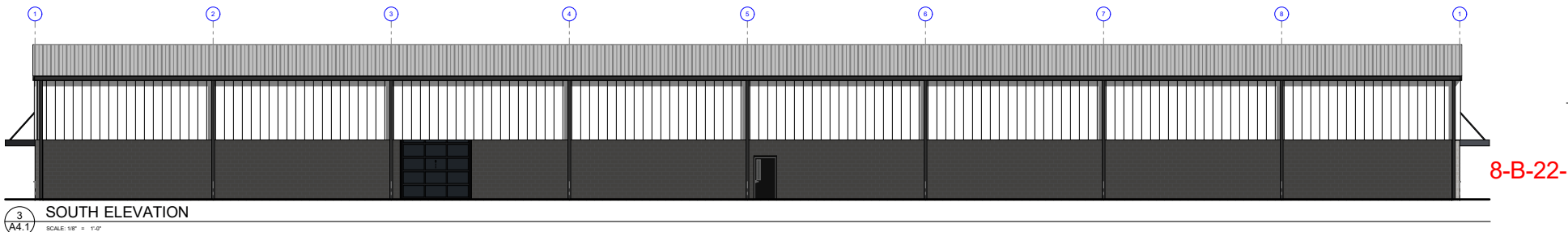
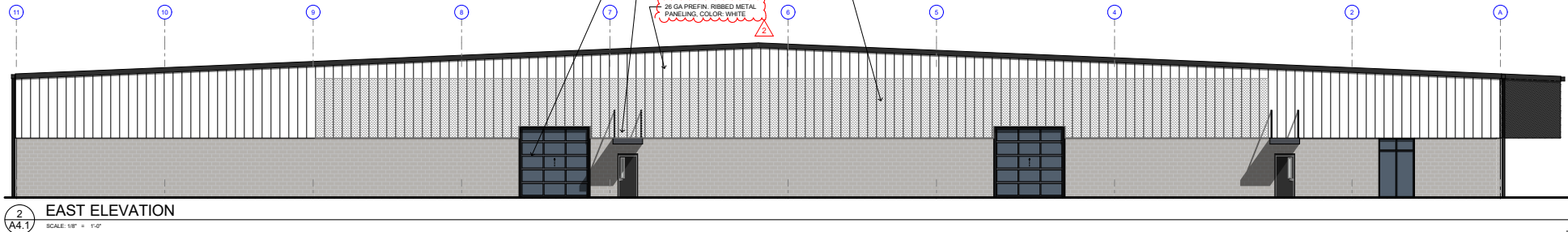
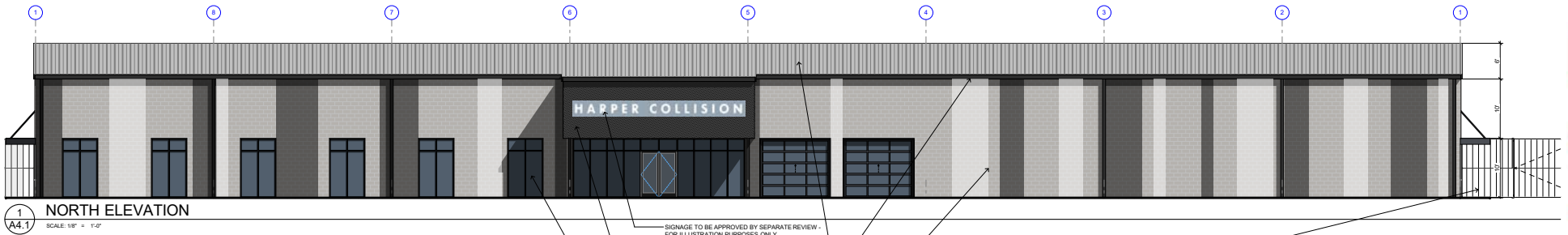
Thanks,

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Michelle Portier, AICP

Principal Planner

865.215.3821



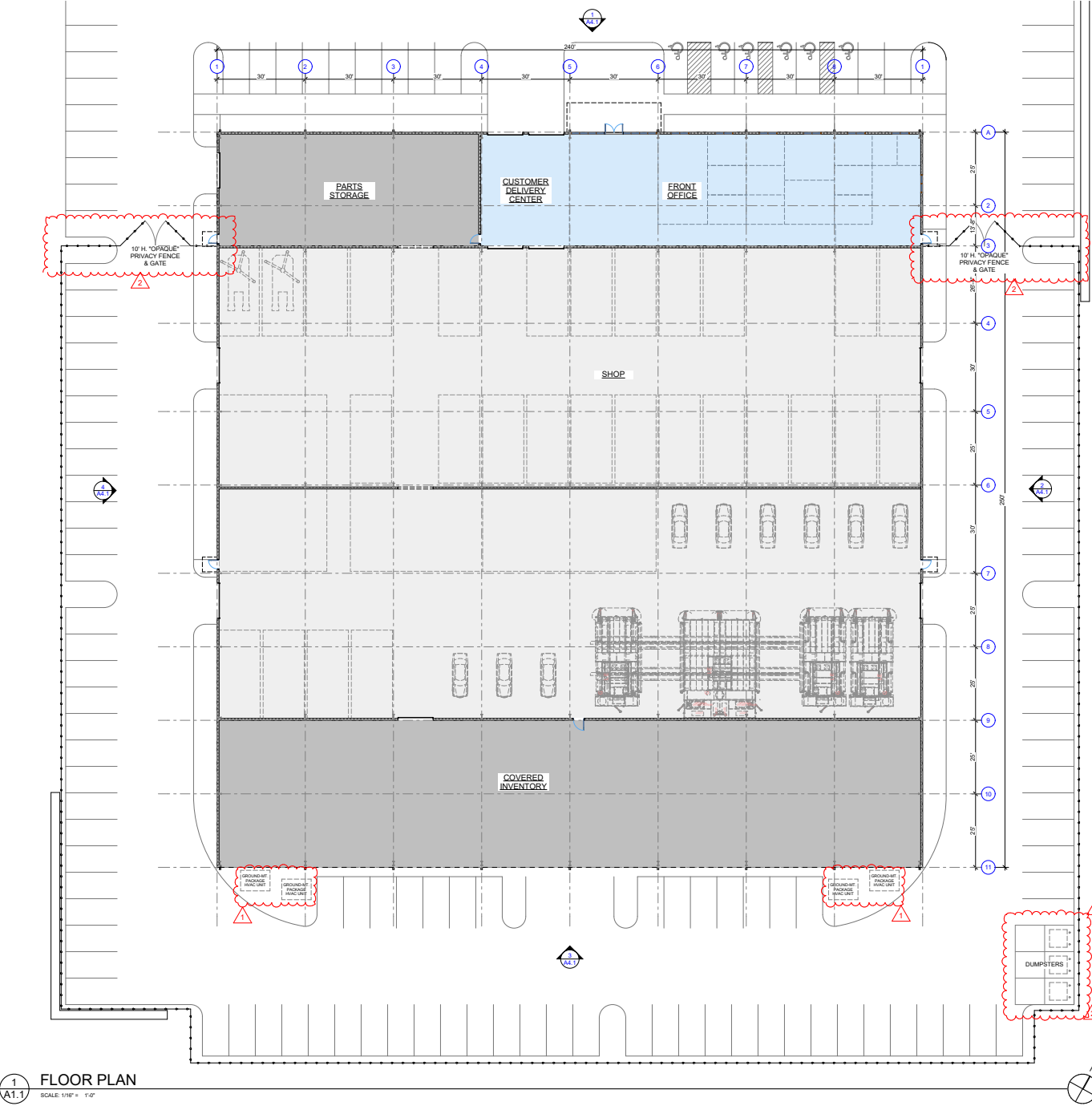
8-B-22-DP

EXTERIOR ELEVATIONS

DATE: 27 JUN 2022
PROJECT NO.: 22056
PROJECT MGR.: STUART
REVISION #2 08 JUL 2022

A4.1

8-B-22-DP



GEORGE ARMOUR EWART ARCHITECT
404 Bearden Park Circle
Knoxville, TN 37919
865.602.7771
Fax 865.602.7742
www.georgeewart.com

A NEW BUILDING FOR
HARPER COLLISION
10542 MURDOCK DRIVE
KNOXVILLE, TN 37922
TTODA FILE #8-C-22-108
PLANNING COMM. 5-E-22-UR



FLOOR PLAN

DATE: 27 JUN 2022
PROJECT NO.: 22056
PROJECT MGR.: STUART
REVISION #2 08 JUL 2022

A1.1





Development Request

DEVELOPMENT

- ☒ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Taylor D. Forrester

Applicant Name

6/22/2022

Date Filed

8/11/2022

()

Planning Commission
Meeting (if applicable)

Legislative Meeting (if applicable)

8-B-22-DP

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Taylor D. Forrester Long, Ragsdale and Waters, PC

Name / Company

1111 N. Northshore Dr. Dr. Suite S-700 Knoxville TN 37919

Address

865-584-4040 / tforrester@lrwlaw.com

Phone / Email

CURRENT PROPERTY INFO

Allison J Elfman & Katherine H Pearle

Owner Name (if different)

10542 Murdock Dr Knoxville TN 37932

Owner Address

Owner Phone / Email

10542 MURDOCK DR

Property Address

118 173.15

Parcel ID

Part of Parcel (Y/N)?

10.97 acres

Tract Size

FIRST UTILITY SEWER

Sewer Provider

FIRST UTILITY WATER

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Murdock Dr, west side of Dutchtown Rd, east of Simmons Rd

General Location

☐ City

Commission District 3

BP (Business and Technology Park), TO (Technology Overlay), PC (Planned Commercial)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

TP (Technology Park), STPA (Stream Protection Area)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☒ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☒ Non-residential

Home Occupation (specify) _____

Other (specify) **Certified Collision Center**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

- ☐ Zoning Change

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

- ☐ Plan Amendment Change

Proposed Plan Designation(s)

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☒ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$1,500.00

Total

Fee 2

Fee 3

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Allison J Elfman & Katherine H Pearle, 10542 Murdock Dr Knoxville TN 37

6/22/2022

Application Authorized By

Affiliation

Date

Phone / Email

Michelle Portier

Staff Signature

Please Print

Date Paid



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Taylor D. Forrester

Attorney

Applicant Name

Affiliation

22 June 2022

11 August 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

8-B-22-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Taylor D. Forrester

Long, Ragsdale & Waters, P.C.

Name

Company

1111 N. Northshore Drive, Suite S-700

Knoxville

TN

37919

Address

City

State

ZIP

865-584-4040

tforrester@lrwlaw.com

Phone

Email

CURRENT PROPERTY INFO

Allison J. Elfman & Katherine H. Pearle

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

10542 Murdock Drive

118 17315

Property Address

Parcel ID

FUD

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Murdock Dr and west side of Dutchtown Rd, east of Simmons Rd

9.63 acres

General Location

Rezoning to PC/TO over entire parcel is pending (Case 7-C-22-RZ)
~~BP/TO & PC/TO~~

Tract Size

Vacant

☐ City ☒ County

3rd

District

Zoning District

Existing Land Use

Northwest County

TP/SP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

- ☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☒ Non-Residential

Home Occupation (specify) _____

Other (specify) Certified Collision Center

Related City Permit Number(s) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created _____

Related Rezoning File Number _____

☐ Other (specify) _____☐ Attachments / Additional Requirements _____**ZONING REQUEST**☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

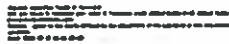
ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1		Total
401	\$1,500.00	
Fee 2		
Fee 3		

AUTHORIZATION

Taylor D. Forrester



Taylor D. Forrester

6-22-2022

Applicant Signature

Please Print

Date

865-584-4040

tforrester@lrwlaw.com

Phone Number

Email



Katherine Pearle

6/22/22

6/22/2022 pd.
MMP

Property Owner Signature

Please Print

Date

Accepted by: MMP