



# USE ON REVIEW REPORT

► **FILE #:** 5-E-22-UR

**AGENDA ITEM #:** 29

**AGENDA DATE:** 5/12/2022

► **APPLICANT:** TAYLOR D. FORRESTER

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

TAX ID NUMBER: 118 17315

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 10542 Murdock Dr.

► **LOCATION:** South side of Murdock Drive and west side of Dutchtown Road, east of Simmons Road

► **APPX. SIZE OF TRACT:** 10.62 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 Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

► **ZONING:** BP (Business and Technology) TO (Technology Overlay) & PC (Planned Commercial) / TO (Technology Overlay)

► **EXISTING LAND USE:** AgForVac (Agriculture/Forestry/Vacant Land)

► **PROPOSED USE:** Certified Collision Center

HISTORY OF ZONING: None noted.

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 request for an office-warehouse development in the PC (Planned Commercial) / BP (Business Park) zone, subject to five conditions.**

- 1) 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.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Meeting all requirements and conditions of the TTCDA approval.
- 5) Obtaining approval of signage in a separate application if signage is desired in the future.

With the conditions noted, this plan meets the requirements for approval in the BP district and the criteria for approval of a use on review.

**COMMENTS:**

The applicant is requesting approval of an auto collision center with an area of approximately 48,815 sq ft. on a 10.92-acre site zoned BP (Business and Technology Park) / TO (Technology Overlay). The BP zone allows various manufacturing uses and “assembly or limited manufacturing uses when located and arranged according to a plan providing for aesthetic or other conditions in harmony with the neighborhood and approved by the planning commission.” Knox County staff determined the auto collision center could be allowed under this section of the ordinance, but per Section 5.50.12 of the Knox County Zoning Ordinance, applications in the BP zone require approval through the use on review process. Additionally, applications in the TO zone require approval by the TTCDA (Section 5.90.01). The request was approved by the TTCDA on May 9, 2022 (Case 5-C-22-TOB).

The site is somewhat constrained with a stream running through the site and a stream protection area designated over part of the property. A 50-ft buffer is required on either side of the stream. 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 site is bounded by three small retaining walls ranging in height from 18 inches to 11 ft.

There are two access points proposed off of Murdock Drive, a minor arterial. Parking is located to the front, side, and rear of the building. A 20-ft parking lot setback is required when parking is located in front of a building. The TTCDA approved a waiver to reduce this requirement to 8 ft on the eastern edge of the parking lot and 19 ft on the western edge due to the site constraints to keep the development further from the stream and the stream protection area.

The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the BP zoning requirement and the TTCDA Design Guidelines.

The building is set back more than 60 ft from the front property line, which meets the TTCDA Design Guidelines and the BP zone’s 50-ft peripheral setback.

There are six roll-up garage doors on the building, with two each located on the front and side facades. A 10-ft fence is proposed along the sides and rear of the property and will screen the side doors from the street. The fence is proposed to be dark, coated chain link fencing around the sides and rear of the site, and white metal panels that match the building along the front of the site to secure the vehicles on the premises. Metal panels are discouraged but not prohibited in the TTCDA Guidelines.

TTCDA requires between 98 and 142 spaces, and the County Zoning Ordinance would require a minimum of 181 spaces with no maximum. Plans propose 144 spaces, and the TTCDA approved a waiver to increase the parking space requirement by two spaces. Since the increase is minimal and the parking is screened from the street, staff supports this waiver. The parking along the sides and front of the building are screened by the fencing.

The landscape plan and lighting plan meet TTCDA Guideline requirements. The BP zone has additional landscaping requirements apart from those of the TTCDA, which the plan also meets.

**DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)**

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. For this special use application to be approved in the TP land use classification, the Planning Commission must find that the proposed use is "consistent with, and not in conflict with" the sector plan.

B. The property is designated TP (Technology Park) on the Northwest County Sector Plan. The TP land use has the following description: "This land use primarily includes offices and research and development facilities. The target area for such development has been the Pellissippi Technology Corridor."

C. The TP land use classification allows the BP zone, which in turn allows this use.

D. The proposed auto collision center is consistent with the sector plan and One Year Plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The BP (Business and Technology Park) zone is intended to provide for a wide range of land uses which are generally categorized in business, industrial and/or office classifications of use, whether in the public or private sectors...Potential impacts are addressed within this district through site-specific planning and design, consistent with the regulations contained herein specific to, but not limited to: area requirements, maximum lot coverage and building height limits, landscaping, utilities, signs, and off-street parking regulations.

B. The proposed development plans meets the aforementioned requirements of the BP zone.

C. The BP zone permits the proposed manufacturing facility, though development plans require approval by the Planning Commission through the use on review process.

D. There are no additional, supplementary standards for an auto repair facility unless the facility is located in the CN (Neighborhood Commercial) zone.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed auto collision center is compatible with the surrounding area. The surrounding area consists of mostly office-warehouse buildings and small office buildings, though there is a new apartment complex under construction across the street.

B. The building will be a one-story structure of similar square footage as some of the surrounding buildings in the vicinity, though there are also some smaller structures than what is proposed.

C. This building will have a similar aesthetic as other buildings in the vicinity. Two buildings of a similar aesthetic were recently approved for properties directly across the street

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed auto collision center is not expected to significantly injure the value of adjacent properties. The property features adequate screening and landscaping to buffer the visual impact of a car repair facility from the street. Surrounding properties consist of office, light industrial, and commercial uses.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. No traffic through residential subdivisions or side streets is required to access this property since Murdock Drive is a minor arterial with direct access onto Pellissippi Parkway less than ½ a mile to the east.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

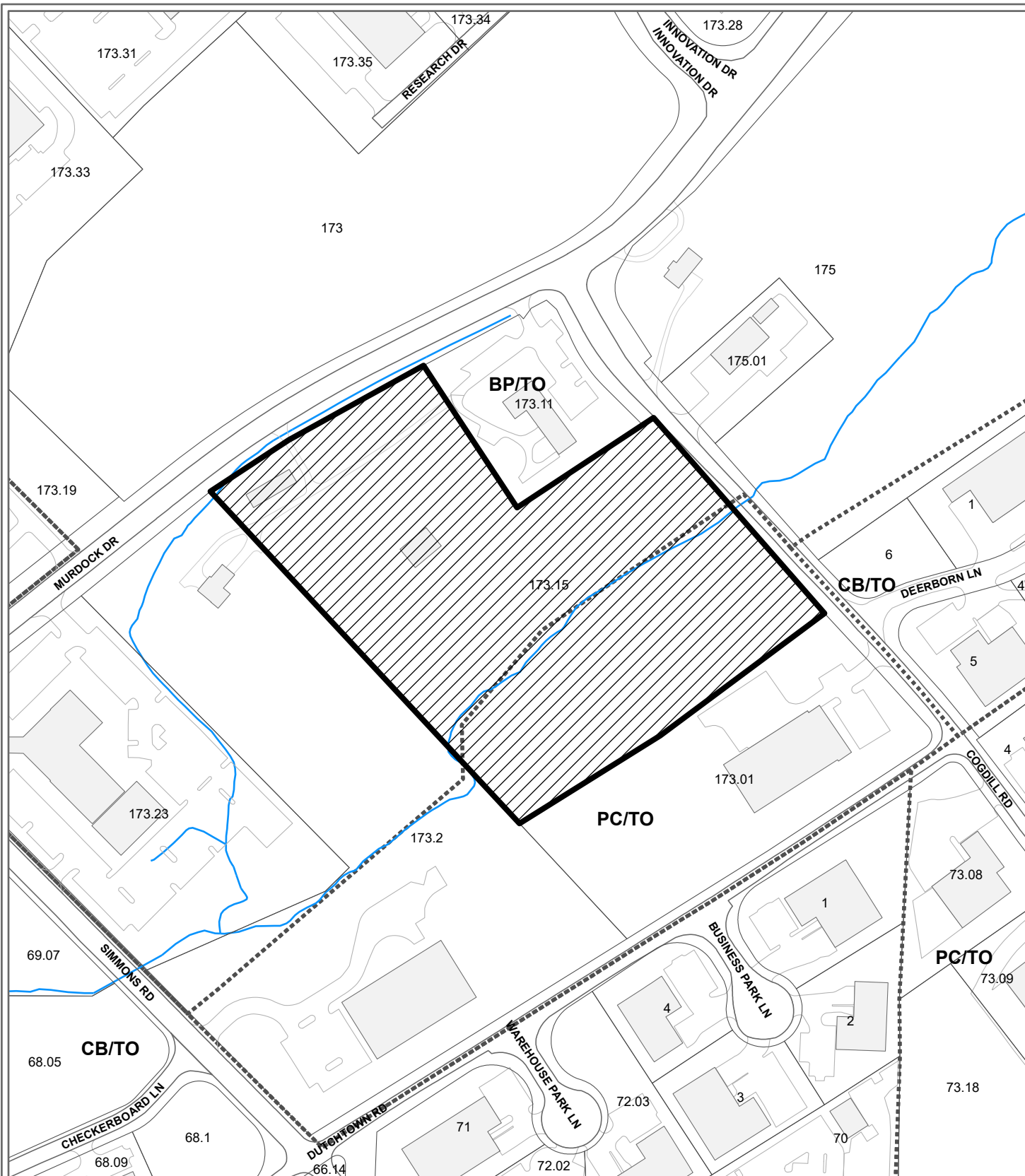
A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed development.

ESTIMATED TRAFFIC IMPACT: 1392 (average daily vehicle trips)

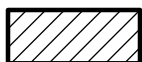
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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 Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**5-E-22-UR  
USE ON REVIEW**



Certified Collision Center in BP (Business and Technology) TO (Technology Overlay) & PC (Planned Commercial) / TO (Technology Overlay)

Original Print Date: 4/18/2022

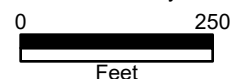
Revised:

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Forrester, Taylor D.

Map No: 118

Jurisdiction: County



TO: MPC Staff

FROM: Harper Collision, LLC and Harper Realty, LLC

RE: Proposed Auto Remanufacturing Facility

DATE: April 28, 2022

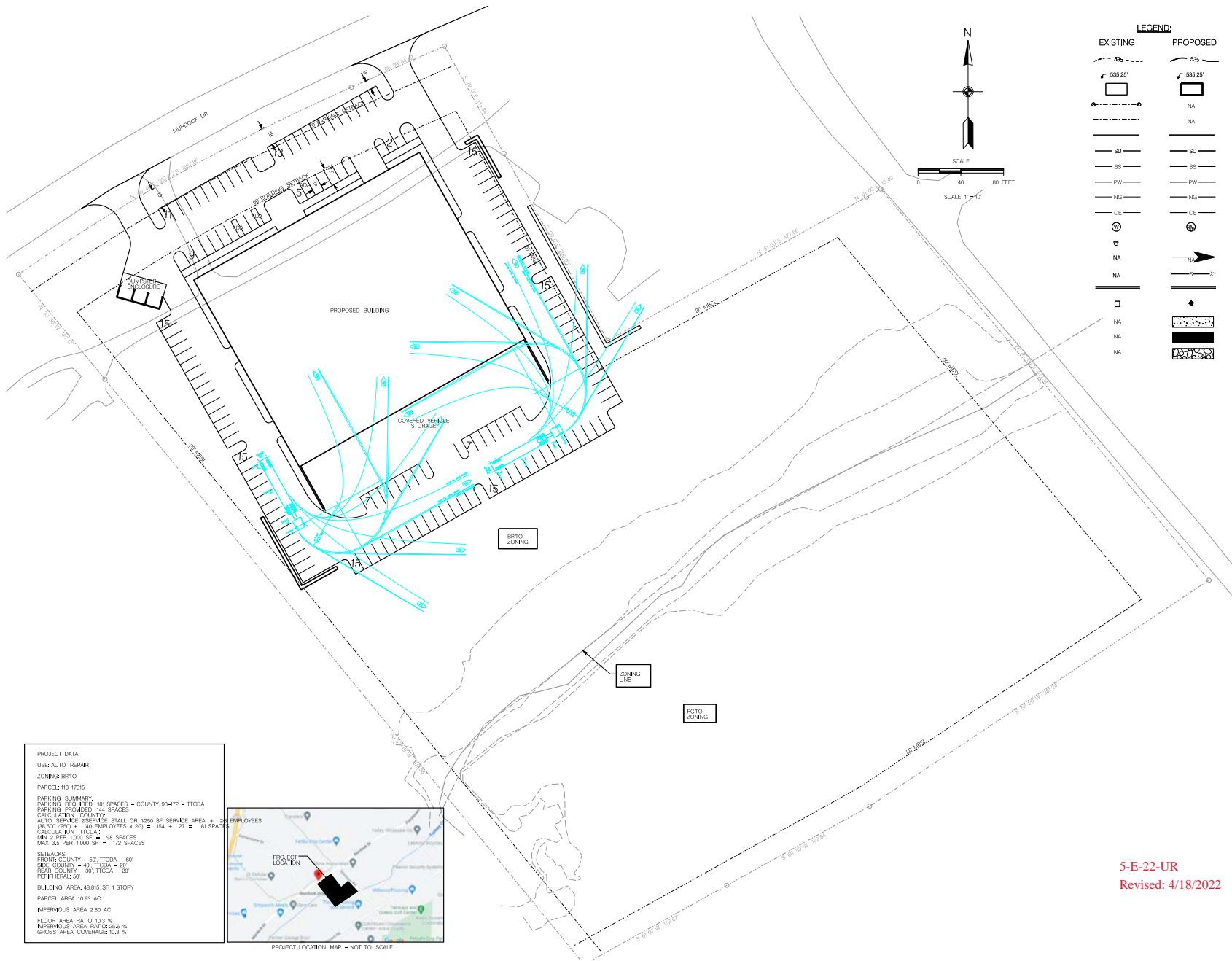
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Harper Collision, LLC is an auto remanufacturing facility, that is OEM (original equipment manufacturer) and adheres to manufactures specifications for remanufacturing to ensure safety and soundness. Harper Collision, LLC specializes in remanufacturing of steel, aluminum and electric vehicles.

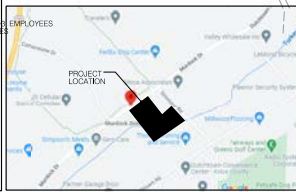
Our business model has been based upon offering high quality remanufacturing to Harper Auto Square clients. Our facility offers: superior tooling and equipment along with the latest manufacturer's technological advancements. While providing a world class client service experience based upon high quality repair and a luxury design aesthetic for our location.

Harper Collision, LLC currently has a team of 28 employees, with future growth plans upward to 40 full time employees.

We anticipate between 150 to 180 work orders per month. Normal business hours are 8:00 AM to 5:00 PM Monday through Friday, and by appointment on Saturdays.



PROJECT DATA:  
 USE: AUTO REPAIR  
 ZONING: BRYO  
 PARCEL: 118 17315  
 PARKING SUMMARY:  
 PARKING REQUIRED: 181 SPACES - COUNTY 86-472 - TTCDA  
 PARKING PROVIDED: 144 SPACES  
 CALCULATION (COUNTY):  
 AUTO SERVICE-SERVICE STALL OR 1250 SF SERVICE AREA + 28 EMPLOYEES  
 (3650 / 250) + (40 EMPLOYEES x 25) = 154 + 27 = 181 SPACES  
 CALCULATION (TTCDA):  
 MIN. 2 PER 1,000 SF = 98 SPACES  
 MIN. 3.5 PER 1,000 SF = 172 SPACES  
 SETBACKS:  
 FRONT: COUNTY = 80' TTCDA = 60'  
 SIDE: COUNTY = 40' TTCDA = 20'  
 REAR: COUNTY = 30' TTCDA = 20'  
 PERIPHERAL: 50'  
 BUILDING AREA: 48,815 SF 1 STORY  
 PARCEL AREA: 10.93 AC  
 IMPERVIOUS AREA: 2.80 AC  
 FLOOR AREA RATIO: 10.3 %  
 IMPERVIOUS AREA RATIO: 25.6 %  
 GROSS AREA COVERAGE: 10.3 %



**GEORGE ARMOUR EWART ARCHITECT**  
 404 Bearden Park Circle  
 Knoxville, TN 37919  
 865.602.7771  
 Fax 865.602.7712  
 www.georgeewart.com

A NEW BUILDING FOR  
**HARPER COLLISION**  
 MURDOCK DRIVE  
 KNOX COUNTY, TN  
 TTCDA FILE # 5-C-22-TOB PC # 5-E-22-UR



Concept Site Plan

5-E-22-UR  
 Revised: 4/18/2022

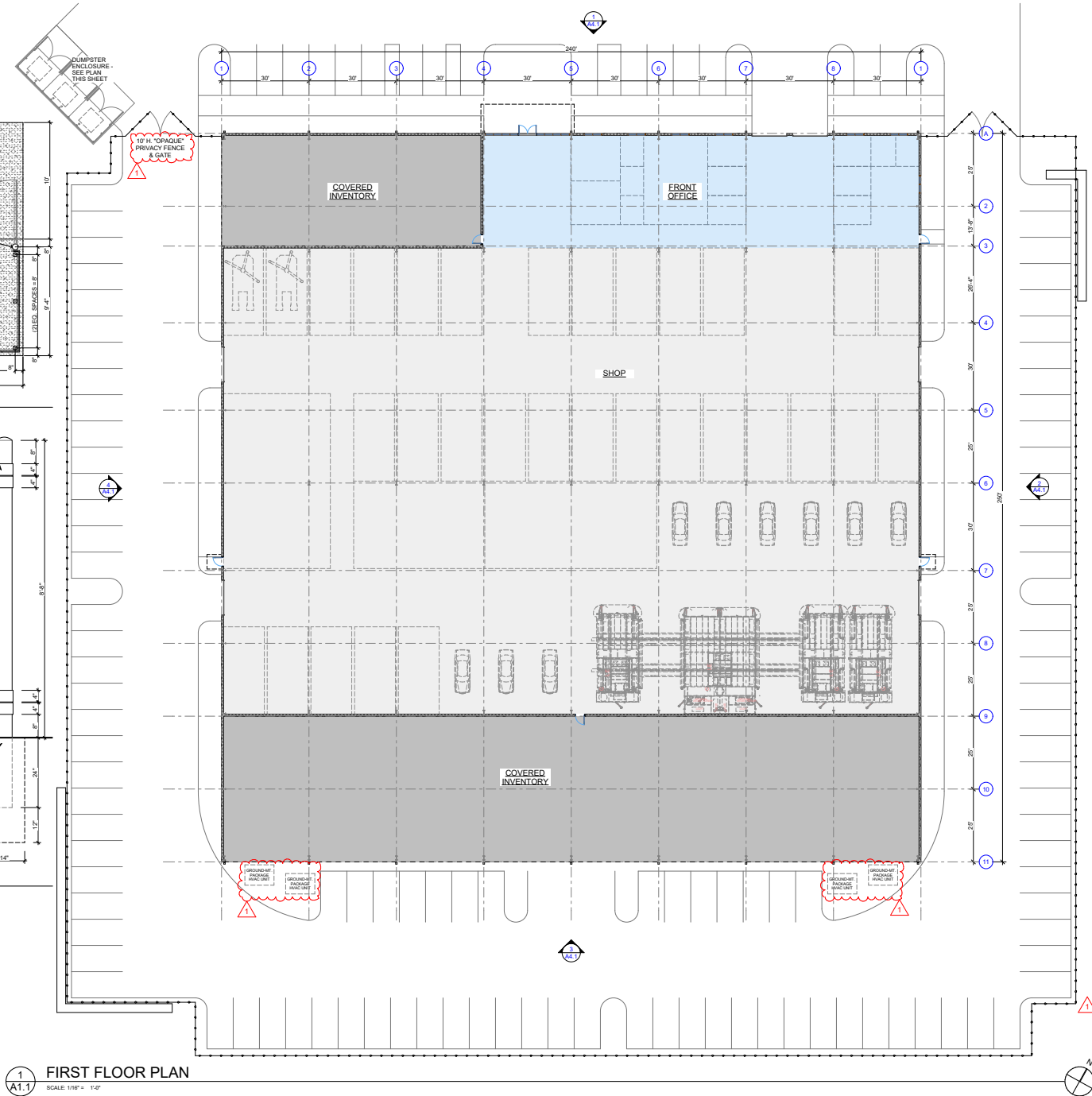
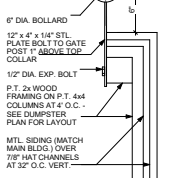
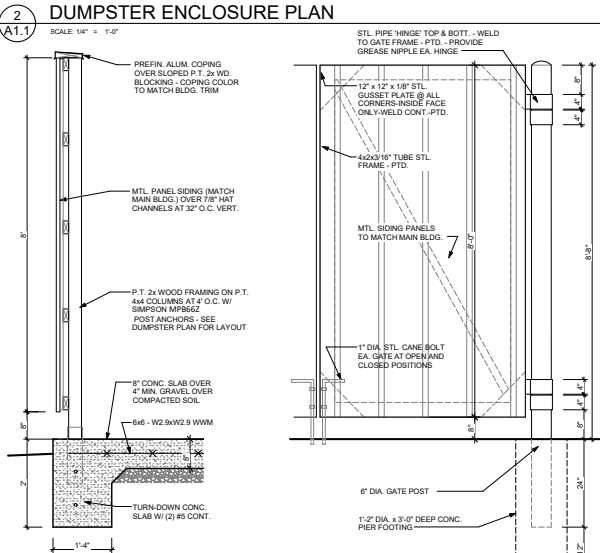
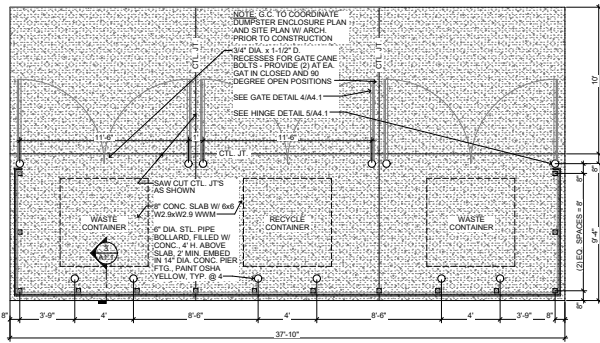
DATE: 14 APR 2022  
 PROJECT NO.: 22056  
 PROJECT MGR.: STUART

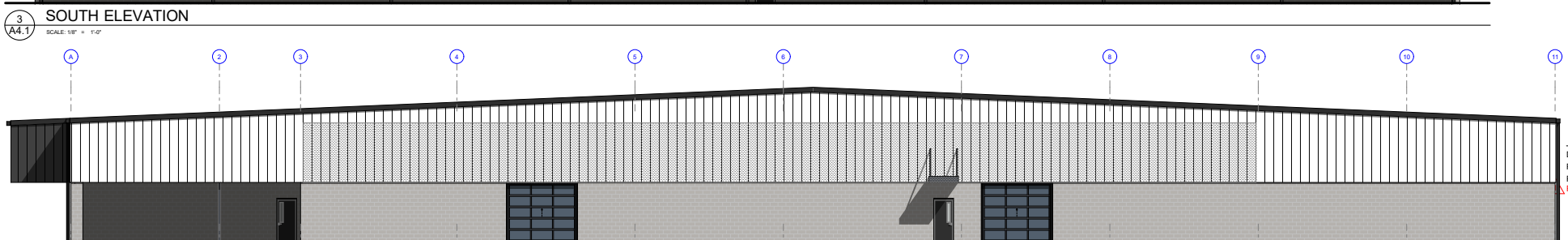
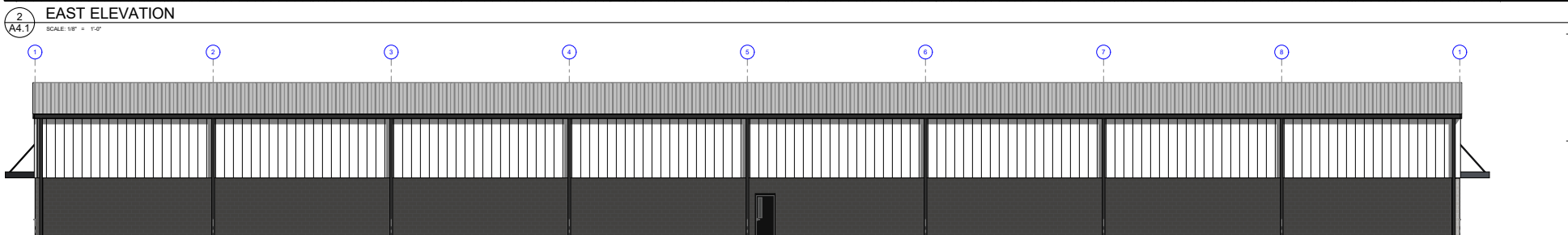
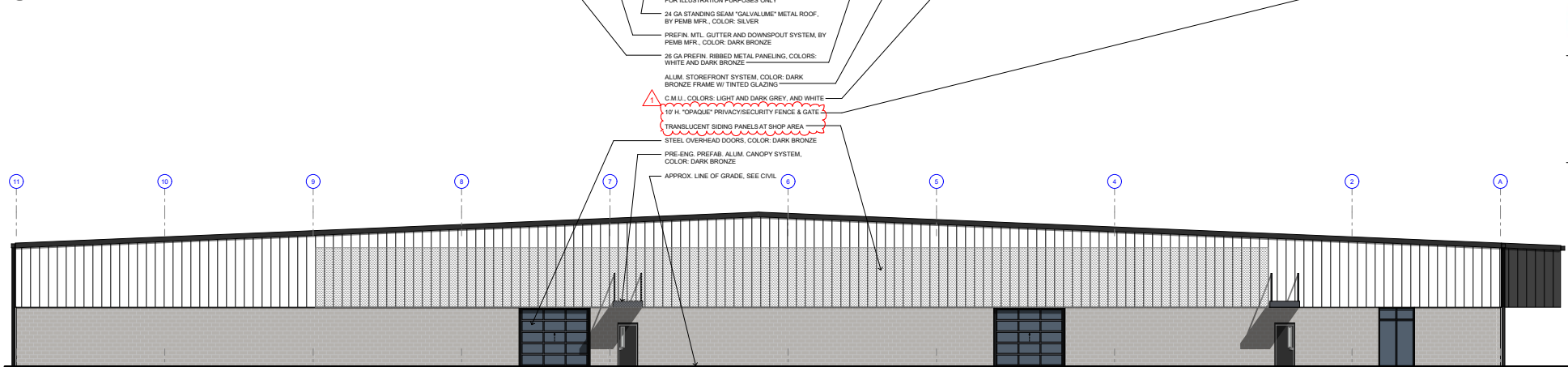
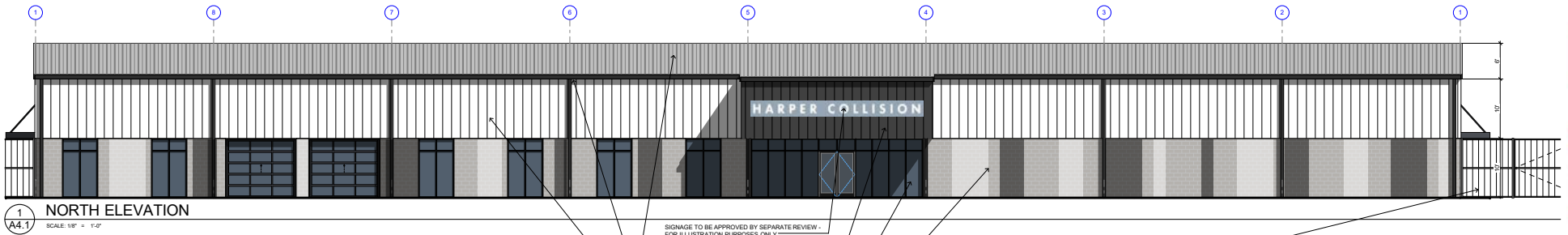
PL01





# L100





**GEORGE  
ARMOUR  
EWART  
ARCHITECT**

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Knoxville, TN 37919  
865.602.7771  
Fax 865.602.7742  
www.georgeewart.com

A NEW BUILDING FOR  
**HARPER COLLISION**

10542 WURROCK DRIVE  
KNOXVILLE, TN 37919  
TICDA FILE #5-C-22-108  
PLANNING COMM. 5-E-22-UR



**EXTERIOR ELEVATIONS**

DATE: 28 MAR 2022  
PROJECT NO.: 22056  
PROJECT MGR.: STUART  
REVISION #1: 18 APR 2022

**A4.1**

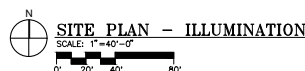
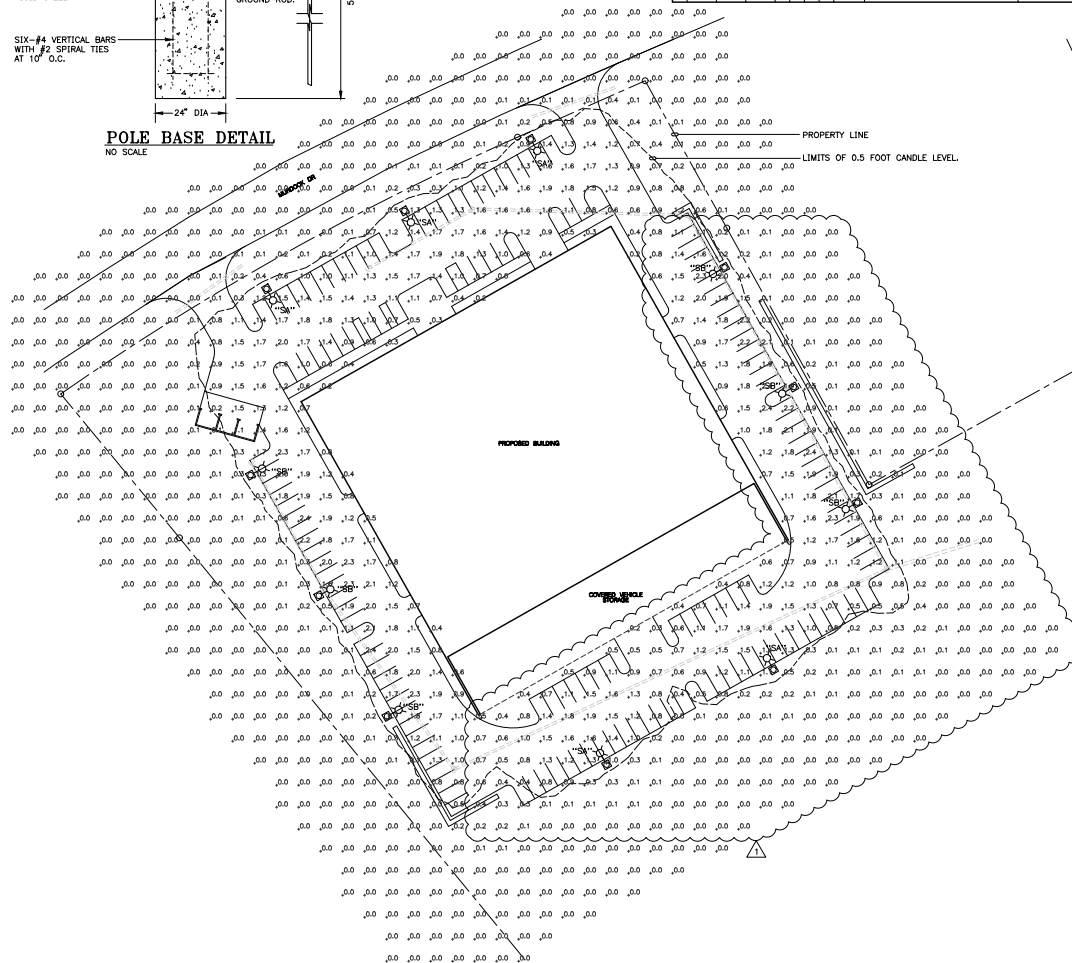
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NOTES:

1. VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOTCANDLES; USING A TOTAL MAINTAINANCE FACTOR UTILIZED OF 0.81.
2. FOOTCANDLE LEVELS SHOWN INDICATE CONTRIBUTIONS FROM NEW LUMINAIRES ILLUSTRATED ON THIS DRAWING ONLY.

SIGNAGE NOTE:

ANY AND ALL EXTERIOR SIGNAGE FOR THE DEVELOPMENT SHALL COMPLY WITH TTCDA SIGNAGE REQUIREMENTS AND SHALL BE APPROVED AT A LATER DATE.



**Vreeland Engineers Inc.**

 3107 Sutherland Ave.  
P.O. Box 10648  
Knoxville, TN 37939  
865-637-4451  
1-800-362-9789  
[vreelandengineers.com](http://vreelandengineers.com)



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A NEW BUILDING FOR  
**HARPER COLLISION**  
MURDOCK DRIVE  
KNOX COUNTY, #Site State  
TTCTDA FILE #

**SITE PLAN - ILLUMINATION**

DATE: 28 MAR 2022  
PROJECT NO.: 22056  
PROJECT MGR.: STUART  
TTCDA COMM. 4-11-22

## SE1.1

# Addressing Staff Review Comments

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

Proposed or Existing Subdivision or Street Name	Review Comments (Corrections, Reserved/Approved Date, Notes)
Murdock Drive	OK
	If the proposed use is approved by the Planning Commission, contact addressing staff for the official address prior to obtaining a building permit.
	Unresolved addressing issues may delay permitting.

**Comments may be modified based on new information from updated plans, field reviews or other agencies.**

<b>Addressing Staff Contacts:</b>	Donna Hill	<a href="mailto:donna.hill@knoxplanning.org">donna.hill@knoxplanning.org</a>	865.215.3872
	Andrea Kupfer	<a href="mailto:andrea.kupfer@knoxplanning.org">andrea.kupfer@knoxplanning.org</a>	865.215.3797
	Both staff	<a href="mailto:addressing@knoxplanning.org">addressing@knoxplanning.org</a>	865.215.2507





# 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

February 28, 2002

April 14, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

5-E-22-UR  
(5-C-22-TOB)

## 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 Dutchtown Rd and west side of Murdock Dr, east of Simmons Rd 9.63 acres

General Location

Tract Size

6th

BP/TO & PC/TO

Vacant

☐ City ☒ County

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) \_\_\_\_\_

Certified Collision Center

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name

- ☐ Combine Parcels    ☐ Divide Parcel

Unit / Phase Number

Total Number of Lots Created

☐ Other (specify) \_\_\_\_\_☐ Attachments / Additional Requirements**ZONING REQUEST**

Pending Plat File Number

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

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	\$1,500.00
Fee 2		
Fee 3		

**AUTHORIZATION**

Taylor D. Forrester

 I hereby authorize Taylor D. Forrester to prepare the plat for the proposed subdivision and to execute the same on behalf of the applicant. I understand that the applicant is responsible for the accuracy of the information provided and that the applicant is responsible for the payment of the required fees.
 

Taylor D. Forrester

2.28.2022

Applicant Signature

Please Print

Date

865-584-4040

tforrester@lrwlaw.com

Phone Number

Email

  
 Property Owner Signature

  
 Please Print

  
 Date

Accepted by: MMP

3/28/2022 swm