

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 <u>View map on KGIS</u>

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.

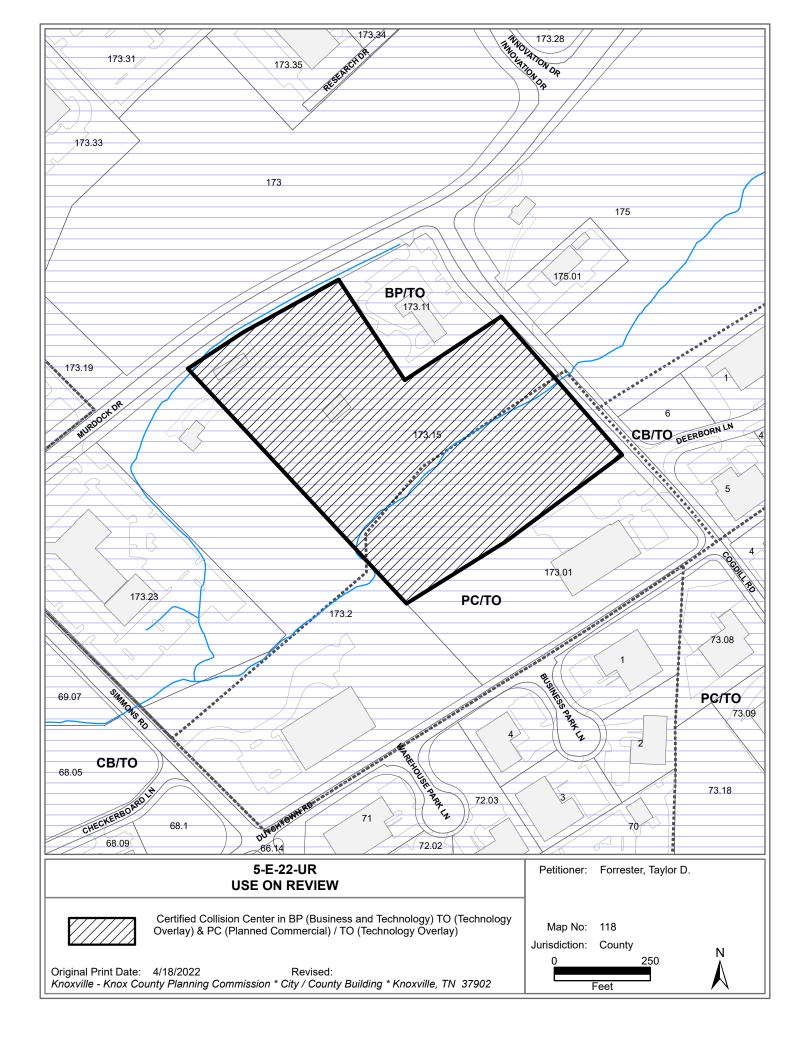
A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed development.

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.



TO: MPC Staff

FROM: Harper Collision, LLC and Harper Realty, LLC

RE: Proposed Auto Remanufacturing Facility

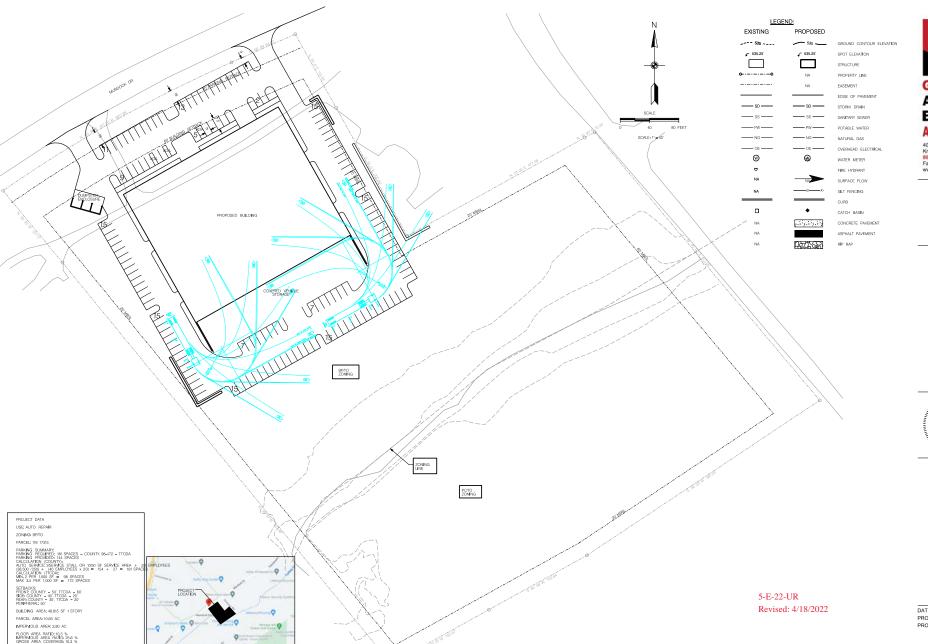
DATE: April 28, 2022

Harper Collison, 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 Collison, 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.



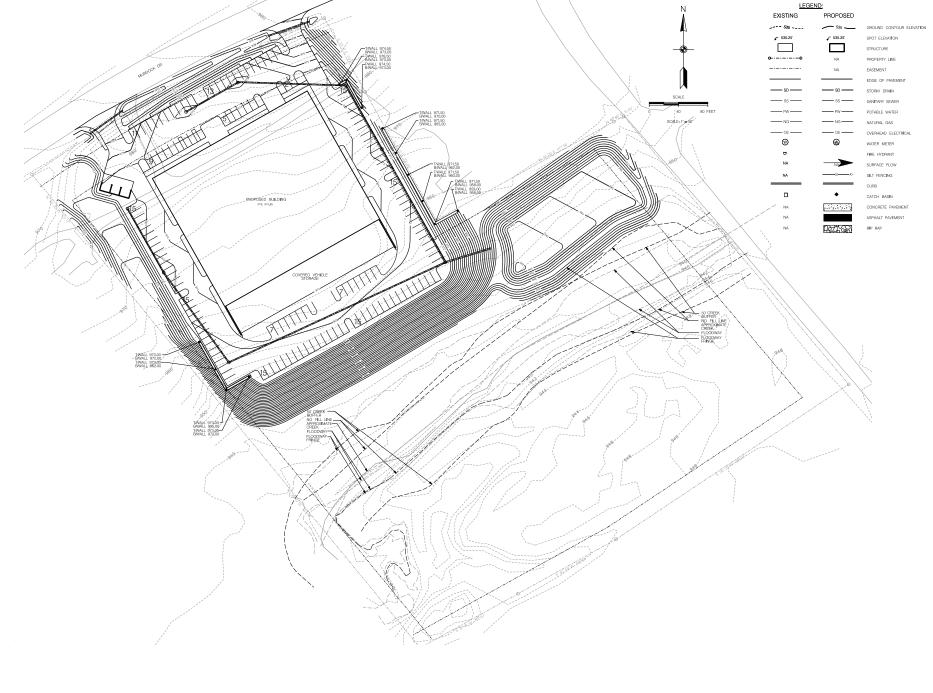


A NEW BUILDING FOR
H A R P E R C O L L I S I O N
WHORDOK DRIVE
KNOX COUNTY, TN
TTCDA FILE # 5-C-22-TOB PC # 5-E-22-UR



Concept Site Plan

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



2 Bracken's Mangolia

10 Drift Poor

TTCDA - LANDSCAPE REQUIREMENT NOTES:

- 3.1.4 in order to provide year-round greenery, at least 25% of newly planted or conserved trees should be evergreen
- 69 trees proposed 37 evergreen = 54%
- 3.1.5 When planting trees on a development site, a roughly equal combination of large, medium and small trees (see Appendix B) should be planted, with at least 10 large maturing trees per acre of yard space.

 2.1 acres 17 or 3 trees (note: calculation does not include undistured portion of site)

 31 large trees proposed

 30 medium trees proposed

- 3.1.8 The required front yard for a 1, 2- or 3-story building with no parking in front shall be landscaped. A minimum 20-foot landscaped yard shall be placed between the right-of-way and a parking area in front of a building. landscape yard provided
- 3.2.1 The arrival areas should be landscaped to make an introductory statement about each site landscape provided at driveway entrance and front of building
- 3.2.2 Landscaping should be used to accentuate entryways to the site and the building(s) and to provide areas of shade all entry areas landscaped, shade provided where adequate room for tree growth is available
- 3.3.2 Entrances into buildings should be accented by plantings.
 all entry areas landscaped
- 3.3.3 Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees.

Side Elevation = 5,625

shrubbery and bedding plants (see Appendix B).
- Front Elevation = 5.000 Side Elevation = 5.625
- Total Front and Side Elevations = 16,250

Required Square Footage of Landscape = 8,125 Total Proposed Landscape Beds = 8,480 square fee

- 3.3.4 Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer
- 3.3.5 Landscaping should buffer the building from the microclimate of the parking area
- 3.3.6 Landscaping should be used to screen mechanical equipment or other unsightly exterior building elements
- 3.4.1 Parking areas should be screened from public rights-of-way by landscaped berms, low level shrubbery or a combination of the landscape proposed
- 3.4.2 If surface parking in necessary, oxisting tress both upslops and downslops should be conserved for environmental and seathetic purposes. In cases where existing vegetation cannot be saved, or does not exist, medium and large maturing canopy trees should be planted between parking areas.

 rees proposed neer all parking areas.
- 3.4.3 Trees shall be required at the rate of one (1) medium or large maturing canopy tree for every ten parking spaces provided.

 145 parking space proposed, 15 trees required, 31 large trees proposed
- 3.4.4 in addition to the planting of required canopy trees, planting areas for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking.
- Total Parking Lot and Vehicular Use Area = 60,082 square feet Total Landscape Bed Area = 8,480 square feet

and dense and dense and dense

and dense and dense and well branched and well branched

3.4.5 Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.

3.3.6 Mature trees that are preserved within eight feet of the parking area may be used to satisfy up to 50% of the required number of canopy trees, as described in (a) above. In all other respects, however, the number of trees and other plantings required for parking areas shall be in addition to those required under Section 3.1.

-NVA, no trees preserved

3.3.7 Required carropy trees shall be located within the parking areas a terminal islands, interior islands, interior walls, medians, traffic delineators, between rows of parkings spaces, or in planting areas adjacent to buildings in a manner such that no parking space is located more than sixty (60) feet from the trunk of a large canopy tree.

- rees purposed within 60° of all parking spaces

3.3.8 Interior islands at the rate of one for every 200 feet of parking shall be installed to break up long rows of parking stalls.



PRIME PRIME Construction 306 Westfield Drive Knoxville, TN 37919 (865) 679-2126

easle

NEW BUILDING FOR MURDOCK DRIVE KNOX COUNTY, TN TTCDA FILE #



28 MAR 2022 TTCDA (5-C-22-TOB

PC (5-E-22-UR)

PLANTING NOTES:

Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.

10 Clethra

- Contractor to provide allowance for soil ammendments, percolation tests, soil tests, mulch and irrigation. Irrigation system to be drip unless otherwise noted and approved.
- Contractor to complete work within schedule established by owner.

- Irrigation system to be drip unless otherwise noted and approved.
 Contractor to complete work within schelule established by owner.
 Contractor to provide one year warranty for all plant material from date of substantial completion.
 Contractor to provide interim mainternace (watering puring, fertilizing, gaying, mowing, trimming, adequate driange of ponding areas, edging, weeding, mulching, application of insecticides/herbicides,
 The contractor shall locate and worly all existing utilities prior to planting and report any conflicts to the landscape architect.
 The contractor shall locate and worly all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having living disclosion over such work and provide for permits required by local authorities.
 All plant material to be specimen quality as established by the American Association of Nurseymen, horticultural standards, latest edition, quality of the plant material to be invalided for of disease, week and misrect pests.
 No planting plant alter place until to be rejected.
 No planting plant alter place until onlying adds has been reviewed and approved by the landscape architect. The plant the planting of the planting planting and the planting planting planting planting the planting planting planting planting planting the planting pl

- 20. All ciec Starts Over 1-1/2/5 shift in Experience and use to use re-propriet.
 21. All shifts but to defense and full. All trees to have a symmetrical growth labit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
 22. Remove a lexcess growth of trees and shrubs as directed by landscape architect. On not cut central leader.
 32. If rootabll is wrapped in non-biodegradeable bursing, rowne entire ways after placed in pit.

PLANTING LEGEND:

Rotanical Name

	ous Trees			
6	Acer rubrum	Red Maple	2" cal.	central leader, full
8	Cercis canadensis	Redbud	2" cal.	central leader, full
10	Quercus phellos	Willow Oak	2" cal.	central leader, full
8	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full
Evergre	en Trees			
22	Ilex x attenuata	Foster Holly	6' hgt.	central leader, full
4	Magnolia grandiflora 'Brackens Brown B	leauty'Bracken's Brown Magnolia	6' hgt.	central leader, full
11	Pinus taeda	Loblolly	6' hgt.	central leader, full
Deciduo	ous Shrubs			
35	Clethra alnifolia	Sweet Pepperbush	3 gallon	full and dense
11	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 gallon	full and dense
10	Hydrangea panniculata 'Jame'	Little Lime Hydrangea	3 gallon	full and dense
Evergre	en Shrubs			
38	Abelia	Rose Creek Abelia	3 gallon	full and dense
15	Cleyera japonica	Cleyera	3 gallon	full and dense
16	llex comuta	Carissa Holly	3 gallon	full and dense
29	Ilex glabra	Inkberry Holly	3 gallon	full and dense
19	Prunus laurocerasus 'Schipkaensis'	Shipka Laurel	3 gallon	full and dense
20	Rosa hybrida	Pink Drift Rose	3 gallon	full and dense
54	Taxus x media 'Densiformis'	Densiformis Yew	3 gallon	full and dense
102	Pennisetum alopecuroides	Cassian Pennisetum	3 gallon	full and dense

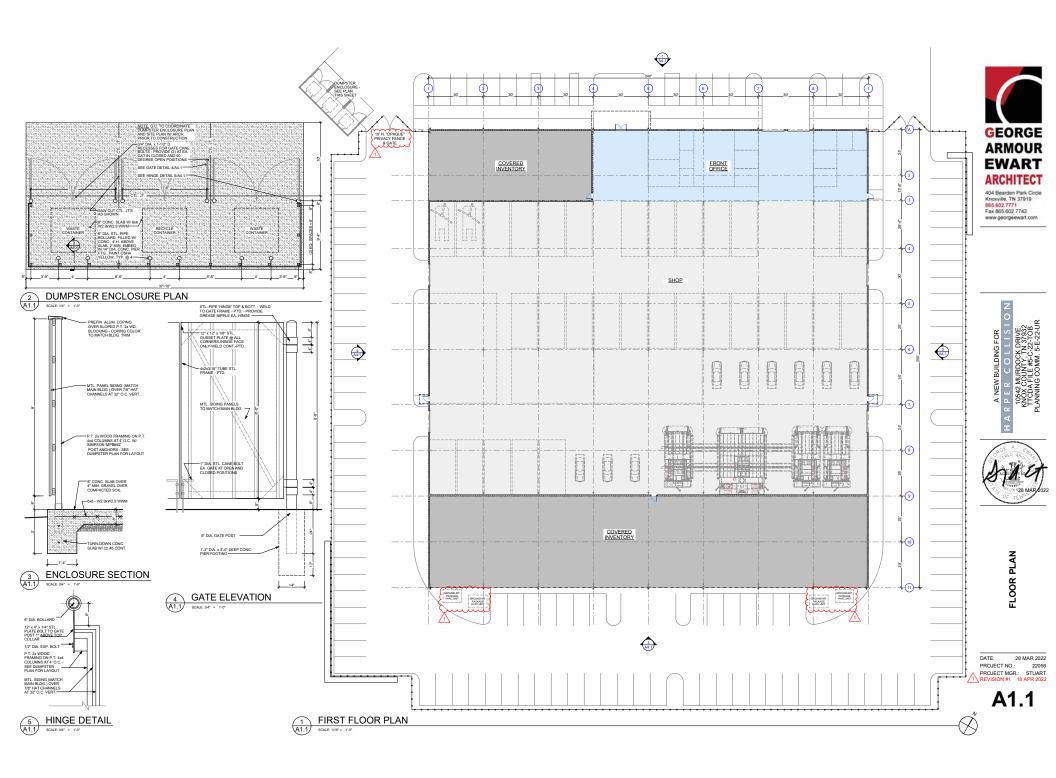
- This landscape plan is designed to meet minimum TTCDA landscape

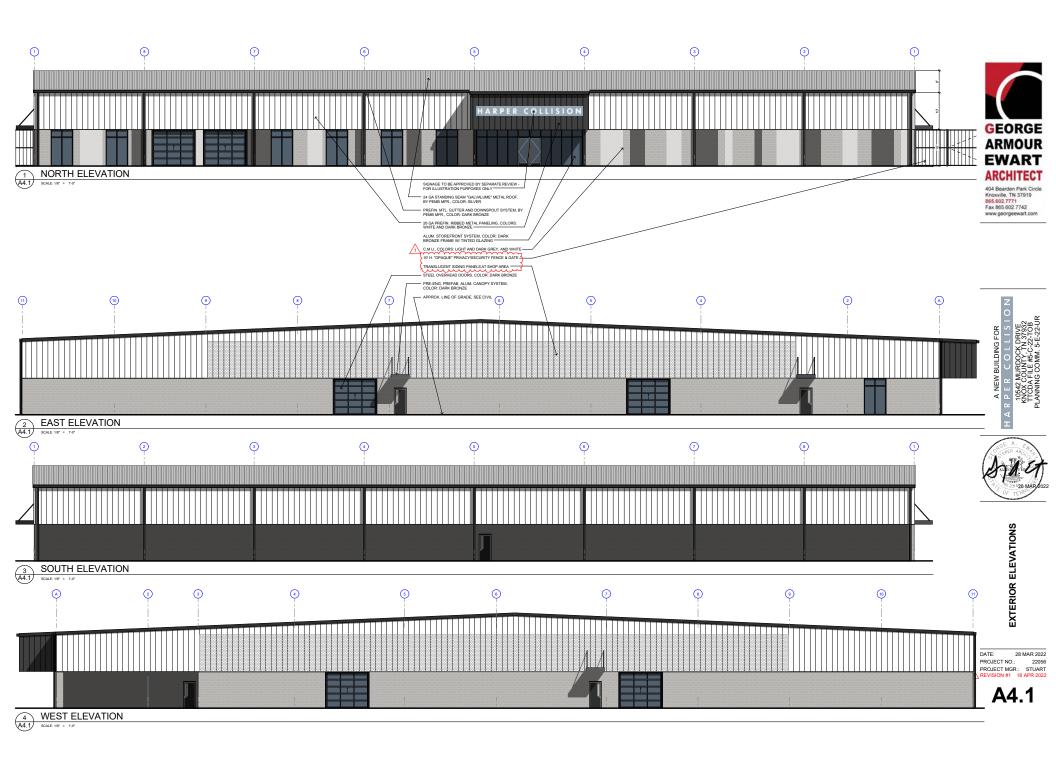
requirements only.

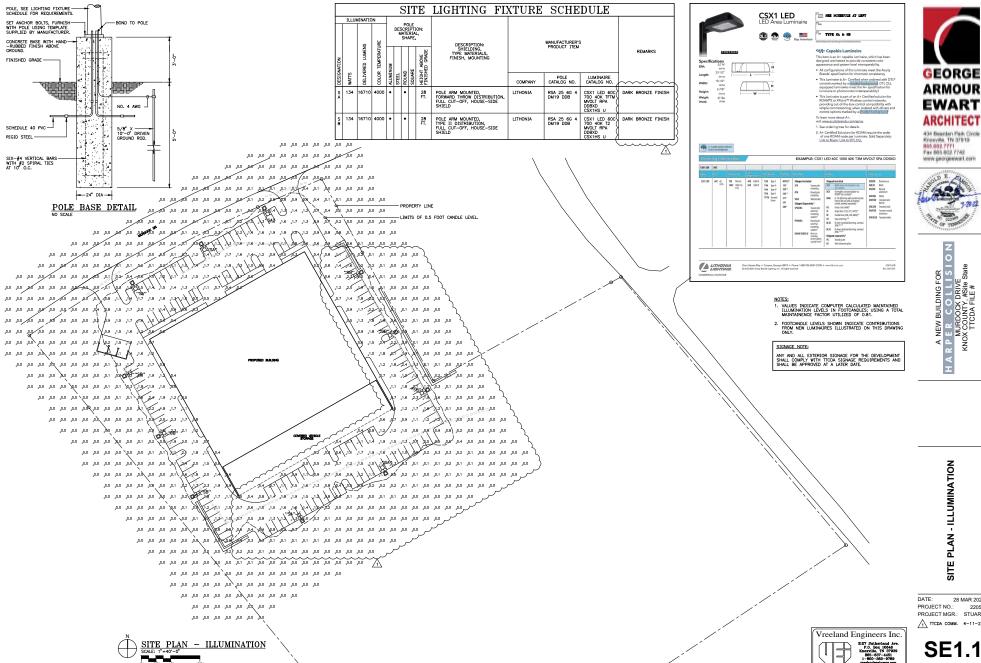
- All HVAC units shall be screened with vegetation as per TTCDA landscaping ordinance. Location and screening material TBD.

DATE: 28 MAR 2020 PROJECT NO.: PROJECT MGR.: STUART

L100







SE1.1 - Horper Collision Murdock - Site III A.L.S. 04/11/22 9:04 AM HD22121(HD)

DATE: PROJECT NO.: 22056 PROJECT MGR.: STUART 1 TTCDA COMM. 4-11-22

SITE

PLAN - ILLUMINATION

A NEW BUILDING FOR
H A R P E R C O L L I S I O N
MURDOCK DRIVE
KNOX COUNTY, #Site State
TTODA FILE #

SE1.1



File Number: 5-E-22-UR
Site: Harper Collision

Correspondent: Taylor Forrester Reviewed By: A Kupfer & D Hill

Review Date: 4/4/2022

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	ОК
	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.

Addressing Staff Contacts:

Donna Hill Andrea Kupfer Both staff donna.hill@knoxplanning.org andrea.kupfer@knoxplanning.org addressing@knoxplanning.org 865.215.3872 865.215.3797

865.215.2507



Development Request

DEVELOPMENT SUBDIVISION ZO

ZONING

	Planning Development Planned Devel Use on Review Hillside Protect		elopment		at	Plan Amendment SP OYP Rezoning	
Taylor D. Forres	ster				Attorney		
Applicant Name					Affiliation	24212	
February 28, 20	002	April 14, 2	022		5 5 00 LID	File Number(s)	
Date Filed		Meeting Dat	Meeting Date (if applicable)		5-E-22-UR (5-C-22-TOB)		
CORRESPONDE	ENCE All core	respondence relate	ed to this application s	hould be directe	d to the approve	d contact listed below.	
Applicant Taylor D. Forres		☐ Option Holder	☐ Project Surveyor	☐ Engineer Ragsdale & \		andscape Architect	
Name		11001	Compa	ny		1.05	
1111 N. Northsl	hore Drive, Suite	S-700	Knoxy	⁄ille	TN	37919	
Address			City		State	ZIP	
865-584-4040		tforrester	@lrwlaw.com				
Phone		Email					
CURRENT PROF							
	& Katherine H.						
Property Owner Na		Prop	perty Owner Address		Prop	erty Owner Phone	
10542 Murdock	Drive			118 17315			
Property Address				Parcel ID			
FUD			KUB			N	
Sewer Provider			Water Provider			Septic (Y/N)	
STAFF USE ONL	Y		-				
South side of Dut	chtown Rd and	west side of M	urdock Dr, east o	f Simmons R	d 9.63 acres		
General Location					Tract Size		
	6th	BP/TO & P	с/то	Vacant			
☐ City ☐ County	District	Zoning Distric	t	Existing Land	d Use		
Northwest County		TP/SP			Planned Gi	owth	
Planning Sector		Sector Plan La	Sector Plan Land Use Classification		Growth Policy Plan Designation		

DEVELOPMENT REQUEST		-			
☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protect☐ Residential ☐ Non-Residential	F	Related City Permit Number(s			
Home Occupation (specify)					
Certified Collision Center Other (specify)					
SUBDIVISION REQUEST					
		F	Related Rezoning File Number		
Proposed Subdivision Name					
Unit / Phase Number Combine Parcels Divide Parcel Total Number	mber 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	Fee 1		Total		
☐ Staff Review ☐ Planning Commission	401	\$1,500.0	0		
ATTACHMENTS	F 2	4	\$1,500.00		
☐ Property Owners / Option Holders ☐ Variance Request	Fee 2				
ADDITIONAL REQUIREMENTS		Ť			
☐ Design Plan Certification (Final Plat)		Jan 1986			
Use on Review / Special Use (Concept Plan)	Fee 3				
☐ Traffic Impact Study		r			
☐ COA Checklist (Hillside Protection)					
AUTHORIZATION					
Taylor D. Forrester Taylor D. Forrester			2.28.2022		
Applicant Signature Please Print			Date		
865-584-4040 tforrester@lrwlaw.	com				
Phone Number Email			1		
Kael Clifto Katherine Pear	18-	21	28 /22		
Property Owner Signature Please Print			Date		

Accepted by: MMP

3/28/2022 swm