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May 10, 2022

**Knoxville-Knox County Planning**  
City-County Building, Suite 403  
400 Main Street  
Knoxville, TN 37902

Re: Agenda Item No. 29  
File No. 5-E-22-UR  
10542 Murdock Drive/Parcel ID 118 (the "Property")

Dear Commissioners,

I represent Harper Collison, LLC ("Harper") in its proposed use on review request for the development of a certified collision center on the Property. Planning Staff recommends approval of this use on review subject to five conditions as set forth within the Use on Review Report. Harper is agreeable to these five conditions.

The proposed certified collision center is an appropriate use within the BP zoning district. The BP zoning district provides that:

"it is intended to provide for a **wide range of land uses** which are generally categorized in business, industrial and/or office classifications of use .... The permitted land uses are intended to include those businesses which require building spaces characterized by offices, research and development, manufacturing, and/or combinations of such uses. The permitted uses include, but are not limited to, those which reflect particular emphasis on scientific and engineering applications in product and/or process."

**[emphasis added].**

Harper specializes in the remanufacturing of steel, aluminum and electric vehicles. Harper has the ability reassemble and rebuild all makes and models of automobiles, however it is certified and specialized in Porsche, Jaguar, Audi, Tesla, Lucid, Acura, Infiniti, Volkswagen and Fiat. In fact, Harper is one of only two certified collision centers approved by Porsche in the State of Tennessee and one of only three certified collision centers approved by Tesla in east Tennessee.

Harper utilizes advanced engineering applications in the reassembling/remanufacturing/rebuilding of these automobiles especially related to the mechanical and electric components of the automobiles. The advanced electrical components associated with the Tesla and Lucid vehicles requires specialized electrical and mechanical engineering applications and a heightened understanding of the same to complete the remanufacture/rebuild.

Harper submits that its proposed use of the Property aligns with the intent and requirements of the BP zoning district. The BP zoning district identifies permitted uses related to the manufacturing and assembly of automobiles and automobile parts and accessories. Steve Elliot, the Director of Codes for Knox County ("Mr. Elliot"), duties include interpreting the ordinances to determine what uses are permitted in the zoning districts of Knox County. Mr. Elliot has opined that the proposed use is a permitted use in the BP zoning district. The Planning Staff for Knoxville-Knox County Planning Commission has also concluded that the instant request is appropriate in the BP zone.

As noted in the Use on Review Report, the BP zone allows for various uses including not only manufacturing but also "[o]ther assembly or limited manufacturing uses, of a similar nature, 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." Harper contends that the proposed certified collision center is consistent with the uses contemplated therewith. Attached hereto as **Exhibit A** is a conceptual rendering of the certified collision center. In addition, when considering all storage is required to be confined within the interior of buildings, as well as the more extensive screening and landscape requirements associated with the TTCDA approval there should not be any impact on the surrounding properties.

We appreciate your consideration and hope that you will support to approval of our Use on Review request for the certified collision center on the Property.

Respectfully yours,

LONG, RAGSDALE & WATERS, P.C.

By: \_\_\_\_\_

Taylor D. Forrester



**2** MURDOCK DRIVE VIEW  
HARPER CERTIFIED COLLISION CENTER  
HARPER AUTO