

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 5-C-22-TOB Related File Number:
Application Filed: 4/4/2022 Date of Revision:
Applicant: STUART ANDERSON, AIA GEORGE ARMOUR EWART ARCHITECT

PROPERTY INFORMATION

General Location: South side of Murdock Drive and west side of Dutchtown Road, east of Simmons Road
Other Parcel Info.:
Tax ID Number: 118 17315 Jurisdiction: County
Size of Tract: 10.92 acres
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.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residence
Surrounding Land Use:
Proposed Use: Auto collision center Density:
Sector Plan: Northwest County Sector Plan Designation: TP (Technology Park) / SP (Stream Protection)
Growth Policy Plan:
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 10542 Murdock Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology), PC (Planned Commercial) and TO (Technology Overlay)
Former Zoning:
Requested Zoning: N/A
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

- Variations Requested:**
- 1) Reduce the front parking setback to 9 ft on the eastern edge of the parking lot and 19 ft on the western edge.
 - 2) Increase the maximum number of parking spaces allowed to 144 spaces.

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends the following actions on the required waivers from the Design Guidelines:

- 1) Approve the waiver to reduce the parking lot setback to 9 and 18 ft as requested due to topographic conditions on the site.
- 2) Approve the waiver to increase the number of allowed parking spaces to 144.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to four 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) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

Comments:

- 1) The applicant is requesting approval of an auto collision center with an area of approximately 48,815 sq ft. on a 10.93-acre site zoned BP (Business and Technology Park) / TO (Technology Overlay).
- 2) Knox County staff determined that this use would be allowed in the BP zone, but all site plans within the BP zone require approval by the Planning Commission, and this item is scheduled for the May 9th Planning Commission meeting (Case 5-E-22-UR).
- 3) 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. 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.
- 4) The site is bounded by small retaining walls. A short wall approximately 18 inches tall is on the front eastern end of the parking area, and another wall ranging from 18 inches to 6.5 ft is located just below that on the plans. Another wall ranging from 1 to 11 ft in height is located at the southwest corner of the parking lot towards the rear of the site. Since the site is not in a Hillside Protection area, there are no restrictions or design guidelines pertaining to the retaining walls.
- 5) 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 applicant is requesting a waiver to reduce this requirement to 9 ft on the eastern edge of the parking lot and 19 ft on the western edge. Staff supports this waiver due to the site constraints to keep the development further from the stream and the stream protection area.
- 6) The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines.
- 7) There are six roll-up garage doors on the building, with two each located on the front and side facades. The garage doors feature glass panes with dark mullions, which take on more of a storefront window quality when closed.
- 8) A 10-ft fence is proposed along the sides and rear of the property to secure the vehicles on the site and screen them from the street. The fence is proposed to be coated chain link fence of a dark color on the sides, with white metal panels that match the building on the front fence. Metal panels are discouraged, but not prohibited in the TTCDA Guidelines. A row of trees is proposed in front of the fence and parking area, which serves to screen both the parking area, metal panel fence, and front garage doors from the street.
- 9) Parking is proposed to the side and rear of the building. The front parking is screened from the street by landscaping, and the side parking is screened by the fencing.
- 10) TTCDA would require 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 a waiver is required to increase the TTCDA parking requirement by two spaces. Since the increase is minimal and the parking is screened from the street, staff supports this waiver.
- 11) The landscape plan meets the landscaping requirements of the TTCDA Guidelines. The Plan proposes plantings along the street rights-of-way, the front and side foundations of the building, and

along the edges of the parking areas.

12) The building facade features split-face masonry block below metal panels in alternating sections of light gray, dark gray, and white. The standing seam metal roof features a shallow pitch. Storefront windows on the front façade area are placed along the front façade, and the entry features a section of storefront windows capped with a dark bronze metal awning that matches the gutter spouts.

13) The proposed lighting includes 11 light poles along the perimeter of the parking areas for safety and security. Proposed light fixtures are full cut-off, utilize LED lighting, and meet the TTCDA Guidelines. Lighting levels likewise meet the TTCDA Guidelines.

14) No signage is proposed at this time. Should signage be desired in the future, it would need to be submitted in a separate application at a future time.

Action: Approved

Meeting Date: 5/9/2022

Details of Action:

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3) Meeting all applicable requirements of the Knox County Zoning Ordinance.

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Summary of Action:

Date of Approval: 5/9/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:** 5/11/2022

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: 10/24/2022

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Withdrawn

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: