

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-E-22-UR **Related File Number:**
Application Filed: 3/28/2022 **Date of Revision:**
Applicant: TAYLOR D. FORRESTER

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: 10.62 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: AgForVac (Agriculture/Forestry/Vacant Land)
Surrounding Land Use:
Proposed Use: Certified Collision Center **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** TP (Technology Park) / SP (Stream Protection)
Growth Policy Plan: Planned Growth Area
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.

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) TO (Technology Overlay) & PC (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Michelle Portier

Staff Recomm. (Abbr.):

Approve the request for an auto collision center in the PC (Planned Commercial) / BP (Business Park) zone, subject to five conditions.

Staff Recomm. (Full):

- 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 14, 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.

Action: Approved **Meeting Date:** 5/12/2022

Details of Action: Approve the request for an auto collision center in the PC (Planned Commercial) / BP (Business Park) zone, subject to five conditions.

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

Date of Approval: 5/12/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 5/26/2022

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

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: