

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 8-B-22-DP Related File Number:
Application Filed: 6/22/2022 Date of Revision:
Applicant: TAYLOR D. FORRESTER

PROPERTY INFORMATION

General Location: South side of Murdock Dr, west side of Dutchtown Rd, east of Simmons Rd
Other Parcel Info.:
Tax ID Number: 118 173.15 **Jurisdiction:** County
Size of Tract: 10.97 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: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Certified Collision Center **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** TP (Technology Park), STPA (Stream Protection A
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 Park), TO (Technology Overlay), PC (Planned Commercial); Rezoning to PC/TO pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

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 development plan for an auto collision center, subject to seven conditions.

Staff Recomm. (Full):

- 1) Obtaining TTCDA approval for the proposed revision of the development plans; this request will be on the September 6, 2022 TTCDA Agenda.
- 2) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 3) 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.
- 4) Installation of all sidewalks as identified on the site plans.
- 5) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 7) Obtaining approval of signage in a separate application at a future time.

Comments:

The applicant is requesting approval of revised plans for the Harper Auto Collision Center comprising 48,815 sq ft. on a 10.93-acre site. The parcel currently has dual zoning, with BP (Business and Technology Park) / TO (Technology Overlay) on the front of the property, and PC / TO on the rear. The applicant has a pending rezoning request to the PC (Planned Commercial) zone on the entire parcel.

Development plans were approved for this facility in May 2022 by the TTCDA (Case 5-C-22-TOB) and Planning Commission (5-E-22-UR). There was opposition to both cases, and both decisions were appealed. However, the applicant has reached an agreement with the opposition and has revised a few aspects of the site and building design.

Proposed changes to the design consist of the following:

- a) Moving the dumpster location so that it is farther from the street. It is now proposed in the fenced rear parking area.
- b) Changing the front (north) facade material from metal panels to painted, split-face smooth CMU block.
- c) Changing the overhang at the main customer entry on the north facade from metal to EIFS.
- d) Move the metal gate and fencing back roughly 30 feet further into the site.
- e) Revision of the landscaping plan by removing the dumpster screening since it is no longer near the street and is not readily visible from the street. The rest of the landscaping plan remains unchanged.
- f) Modification of the parking lot configuration due to the relocation of the fence. The original plans proposed 142 parking spaces. However, in reviewing the function of those spaces, staff has determined they are more for vehicle storage and would not be used for customer or employee parking. Therefore, they can be counted as vehicular storage spaces. The applicant now needs a waiver to reduce the minimum number of parking spaces from 77 to 60 so it is more closely aligned with the needs of the business. Staff supports this waiver since it precludes unnecessary parking spaces located on the site raising the amount of impervious surface.

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. 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 rest of the development plans remain unchanged from the approved plans and remain in compliance with the TTCDA regulations. The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio (IAR) are in compliance with the Design Guidelines, as are the landscape and lighting plans.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) KNOX COUNTY ZONING ORDINANCE

A. The Knox County Zoning Ordinance describes the PC (Planned Commercial) zone as, "intended to provide for a unified grouping of commercial buildings which do not require or desire a central business district location...It is not the intent of this zone to restrict potential development by limiting uses. In general, uses permitted shall include office, commercial services and light distribution centers." Staff does not find the proposed auto collision center incompatible with the uses listed since it is similar to a light distribution center in terms of traffic generated and will be mostly contained beyond an opaque fence with storefront facing the street.

2) GENERAL PLAN – DEVELOPMENT POLICIES

A. Policy 9.3: Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The collision center would be a one-story structure with a proposed height of 26 ft, which is consistent with the allowed height in the TO zone and other buildings in the area.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property is classified with the TP (Technology Park) and SP land use classifications.

1. The TP land use classification description includes offices and research and development facilities as

primary uses. The TP land use is primarily used in the Pellissippi Technology Corridor, which includes a

variety of commercial and industrial uses. The proposed auto collision center is not incompatible with

the specified land use classes since most of the business occurs beyond an opaque fence and a storefront faces the street.

2. The SP area is to the south of the proposed development. No grading is proposed in that area and

the stream buffer is noted on the plans.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development is not in opposition to any of these criteria.

5) The planning commission may deny a development plan or use permitted on review where the above cannot be shown or where it can be shown that approval would have an adverse impact on the character of the neighborhood in which the site is located. The proposed auto collision center is not expected to generate any adverse impacts on the surrounding area. It is located on a minor arterial that has direct access to Pellissippi Parkway about a half-mile to the east, so no traffic would be required through residential areas to access the site. The development would be required to comply with Section 4.10, Section of the Knox County Zoning Ordinance pertaining to noise, pollution, odors, and other similar considerations.

Action: Approved

Meeting Date: 8/11/2022

Details of Action:

Summary of Action: Approve the development plan for an auto collision center, subject to seven conditions.

Date of Approval: 8/11/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Not applicable

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: