

CASE SUMMARY

APPLICATION TYPE: TTCDA

BUILDING PERMIT



File Number: 9-B-22-TOB Related File Number:
Application Filed: 6/22/2022 Date of Revision:
Applicant: STUART ANDERSON, AIA GEORGE ARMOUR EWART ARCHITECT

PROPERTY INFORMATION

General Location: South side of Murdock Dr. and west side of Dutchtown Rd., east of Simmons Rd
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: Vacant land
Surrounding Land Use:
Proposed Use: Harper Auto Collision Center Density:
Sector Plan: Northwest County Sector Plan Designation: TP (Technology Park) and 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: PC (Planned Commercial)
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

Variances Requested: 1) Reduce the minimum number of spaces to 60.

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 minimum number of parking spaces required to 60.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to six conditions:

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) 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.
- 3) Installation of all sidewalks as identified on the site plans. Sidewalks connecting those along the right-of-way with those at the church entry may be required by the Knox County Engineering Department during the permitting review stage and would be coordinated at that time. Knox County Engineering reserves the right to waive the sidewalks due to the steep topography if found to be unreasonable to install.
- 4) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) Obtaining approval of signage in a separate application at a future time.

Comments:

- 1) The applicant is requesting approval of revised plans for the Harper Auto Collision Center with an area of approximately 48,815 sq ft. on a 10.93-acre site. The parcel previously had dual zoning – the front part of the parcel was zoned BP (Business and Technology Park) / TO (Technology Overlay) and the rear of the parcel was zoned PC (Planned Commercial) / TO (Technology Overlay). The front part of the parcel was recently rezoned to PC, retaining the TO zone (Case # 7-Q-22-RZ), so that the entire parcel is now zoned PC. All developments within the PC zone require Planning Commission approval of the development plan, and the Planning Commission approved the plans at the August 11, 2022 meeting (Case # 8-B-22-DP).
- 2) A previous version of the development plans was approved for this facility in May 2022 by the TTCDA (Case 5-C-22-TOB) and Planning Commission (5-E-22-UR). However, there was opposition to both cases, and both decisions were appealed. The applicant has since reached an agreement with the opposition and has revised a few aspects of the site design, requiring TTCDA approval again.
- 3) Changes 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) Moving the metal gate and fencing back roughly 30 feet further into the site.
 - e) The landscaping plan has been revised accordingly, with the dumpster screening removed 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) The parking lot configuration was modified slightly 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, which would increase the amount of impervious surface.
- 6) The rest of the development plans remain unchanged.
- 7) 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.
- 8) The proposed ground area coverage (GAC), Floor Area Ratio (FAR), and Impervious Area Ratio

(IAR) are in compliance with the Design Guidelines.

9) The landscape plan and lighting plan remain in compliance with the TTCDA Guidelines.

10) Signage is depicted on the buildings but is not part of this request. A signage package would need to be submitted at a future time and would be required to meet all applicable requirements of the TTCDA.

Action: Approved

Meeting Date: 9/6/2022

Details of Action:

Staff recommends the following actions on the required waivers from the Design Guidelines:

1) Approve the waiver to reduce the minimum number of parking spaces required to 60.

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to six conditions:

1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.

2) 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.

3) Installation of all sidewalks as identified on the site plans. Sidewalks connecting those along the right-of-way with those at the church entry may be required by the Knox County Engineering Department during the permitting review stage and would be coordinated at that time. Knox County Engineering reserves the right to waive the sidewalks due to the steep topography if found to be unreasonable to install.

4) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.

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

6) Obtaining approval of signage in a separate application at a future time.

Summary of Action:

Date of Approval: 9/6/2022

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: