

Applicant: STUART ANDERSON, AIA GEORGE ARMOUR EWART ARCHITECT

Request: BUILDING PERMIT

Meeting Date: 5/9/2022

Address: 10542 Murdock Dr.

Map/Parcel Number: 118 17315

Location: South side of Murdock Drive and west side of Dutchtown Road, east of Simmons Road

Existing Zoning: BP (Business and Technology), PC (Planned Commercial) and TO (Technology Overlay)

Proposed Zoning: N/A

Existing Land Use: Single family residence

Proposed Land Use: Auto collision center

Appx. 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.

Surrounding Zoning and Land Uses: North: BP (Business and Technology Park) / TO (Technology Overlay) - vacant property (scheduled to be an office warehouse, recently approved)

South: PC (Planned Commercial) / TO (Technology Overlay) - Office building

East: BP (Business and Technology Park), CB (Business and Manufacturing), and TO (Technology Overlay) - Office building and a residence

West: BP (Business and Technology Park), PC (Planned Commercial), and TO (Technology Overlay) - Vacant property

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 8 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.

**Design Guideline
Conformity:**

With approval of the waivers and conditions, the proposed development plan will be in conformity with the Design Guidelines.

**Waivers and Variances
Requested:**

- 1) Reduce the front parking setback to 8 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.
-

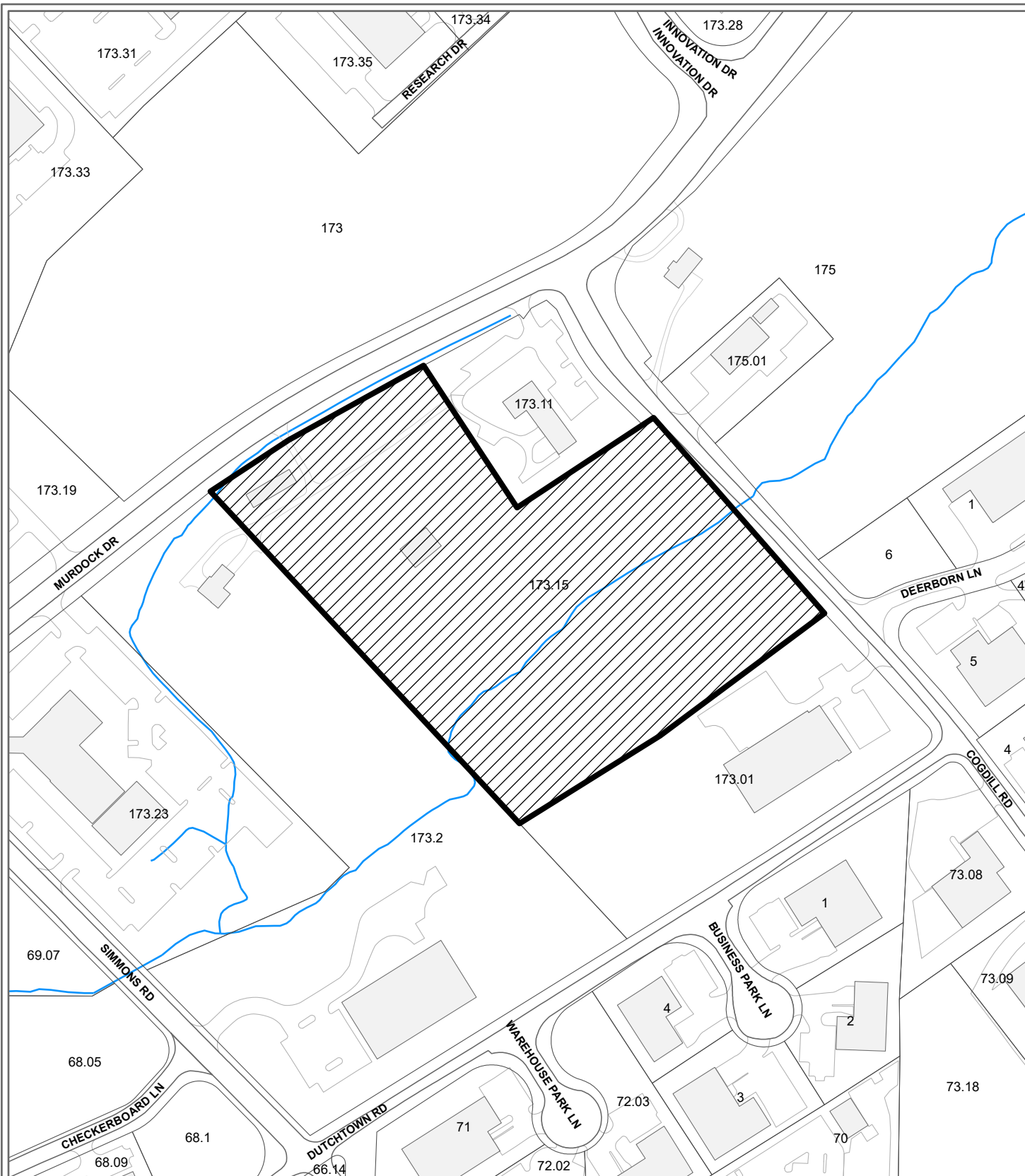
Staff Recommendation:

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

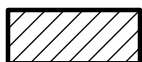
- 1) Approve the waiver to reduce the parking lot setback to 8 and 18 ft as requested due to topographic conditions on the site.
- 2) Approve the waiver to increase the number of allowed parking spaces to 144.

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.



**5-C-22-TOB
CERTIFICATE OF APPROPRIATENESS**



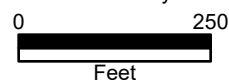
Purpose of Request: Building Permit

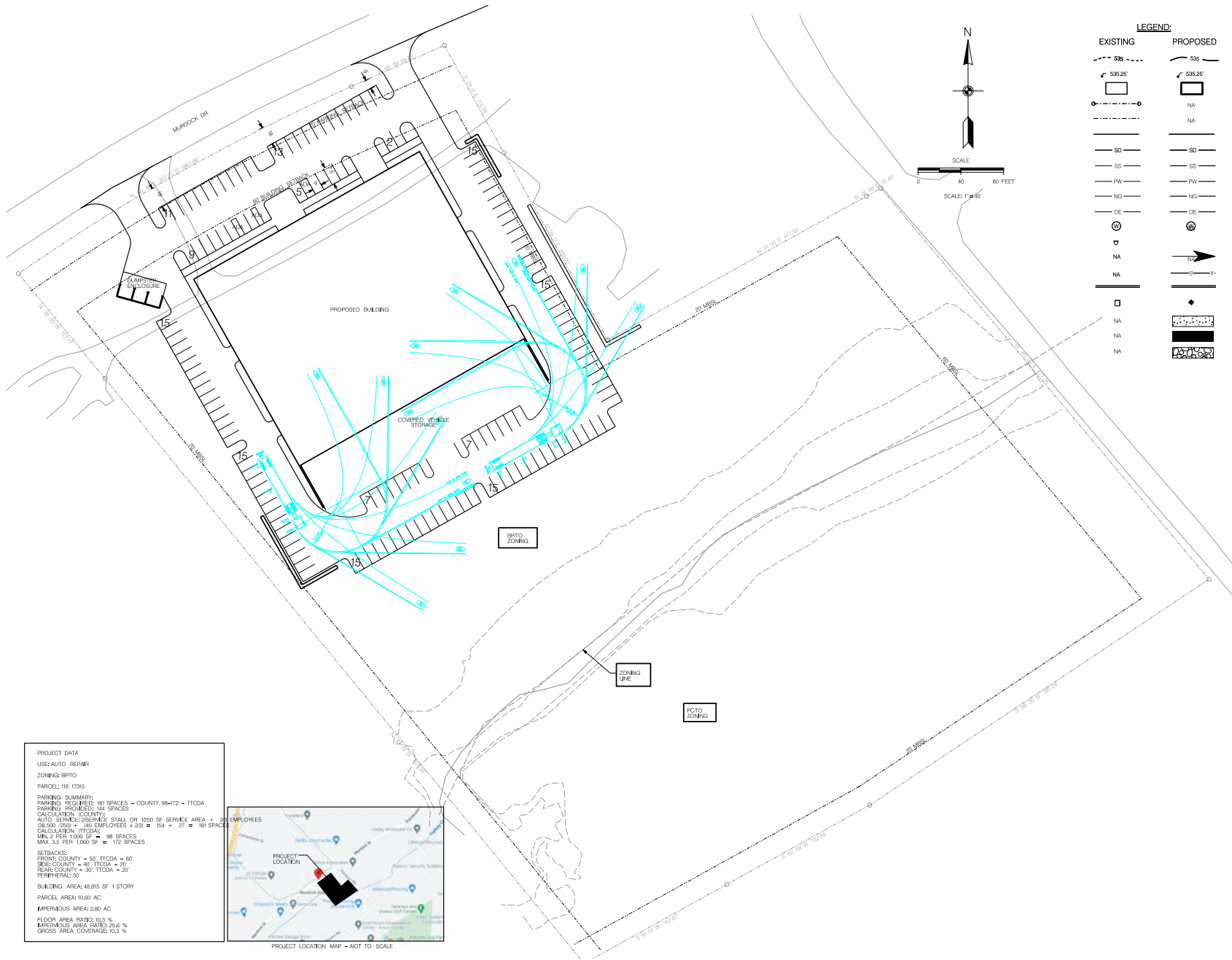
Original Print Date: 4/18/2022
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Stuart Anderson, AIA George
 Armour Ewart Architect

Map No: 118
 Jurisdiction: County



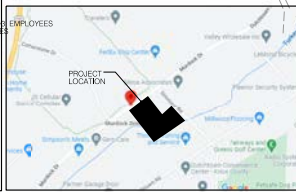


PROJECT DATA:
 USE: AUTO REPAIR
 ZONING: BMD
 PARCEL: 118 17315

PARKING SUMMARY:
 PARKING REQUIRED: 181 SPACES - COUNTY 86-472 - TTCDA
 PARKING PROVIDED: 144 SPACES
 CALCULATION (COUNTY):
 AUTO SERVICE-SERVICE STALL OR 1250 SF SERVICE AREA + 28 EMPLOYEES
 (3650 / 250) + (40 EMPLOYEES x 25) = 154 + 27 = 181 SPACES
 CALCULATION (TTCDA):
 MIN. 2 PER 1,000 SF = 98 SPACES
 MIN. 3.5 PER 1,000 SF = 172 SPACES

SETBACKS:
 FRONT: COUNTY = 80' TTCDA = 60'
 SIDE: COUNTY = 40' TTCDA = 20'
 REAR: COUNTY = 30' TTCDA = 20'
 PERIPHERAL: 50'

BUILDING AREA: 48,815 SF 1 STORY
 PARCEL AREA: 10.93 AC
 IMPERVIOUS AREA: 2.80 AC
 FLOOR AREA RATIO: 10.3 %
 IMPERVIOUS AREA RATIO: 25.6 %
 GROSS AREA COVERAGE: 10.3 %



GEORGE ARMOUR EWART ARCHITECT
 404 Bearden Park Circle
 Knoxville, TN 37919
 865.602.7771
 Fax 865.602.7712
 www.georgeewart.com

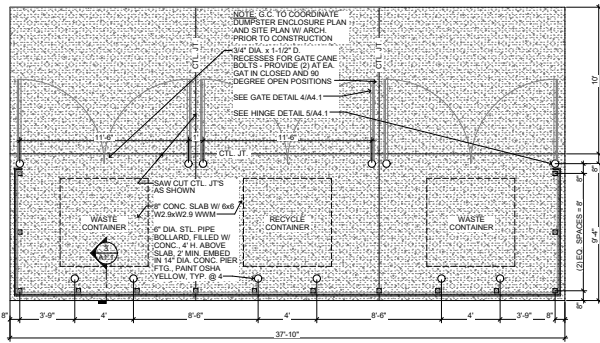
A NEW BUILDING FOR
HARPER COLLISION
 MURDOCK DRIVE
 KNOX COUNTY, TN
 TTCDA FILE # 5-C-22-TOB PC # 5-E-22-UR



Concept Site Plan

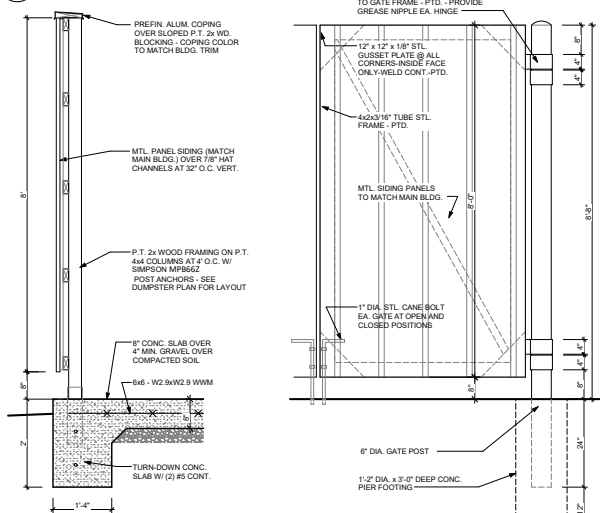
DATE: 14 APR 2022
 PROJECT NO.: 22056
 PROJECT MGR.: STUART

PL01



2 DUMPSTER ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



3 ENCLOSURE SECTION

SCALE: 3/4" = 1'-0"

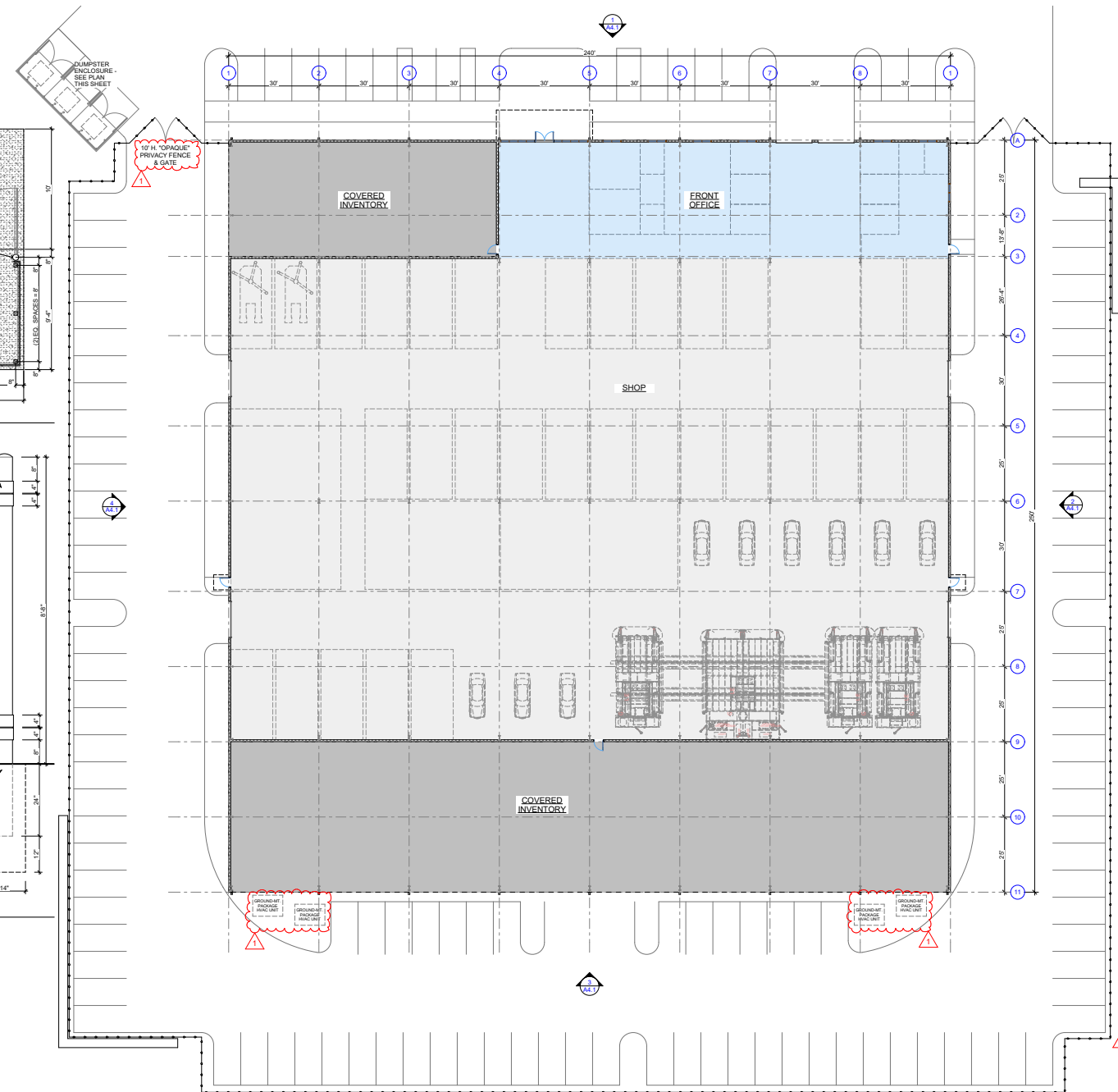


5 HINGE DETAIL

SCALE: 3/4" = 1'-0"

4 GATE ELEVATION

SCALE: 3/4" = 1'-0"



1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



**GEORGE
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ARCHITECT**

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A NEW BUILDING FOR
HARPER COLLISION

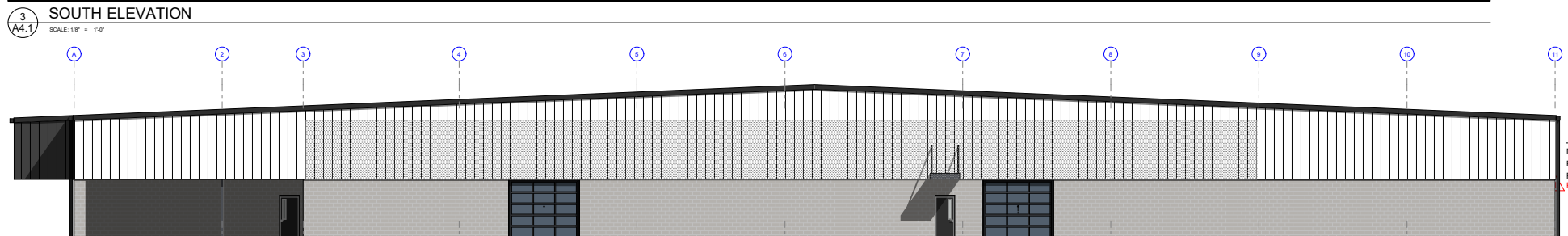
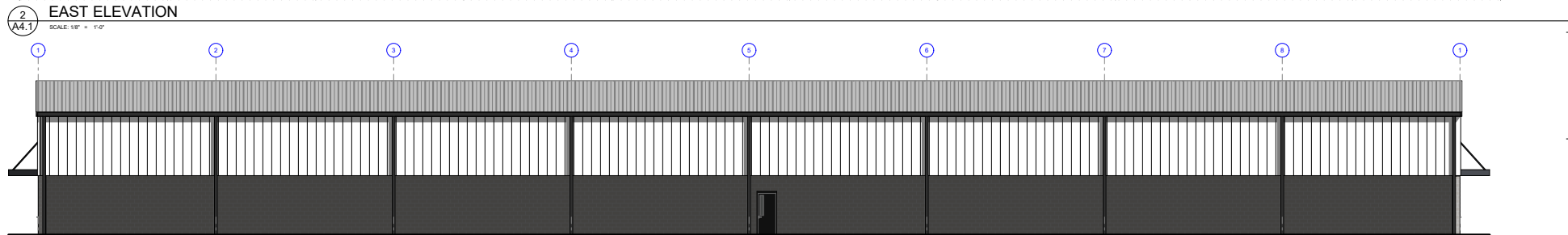
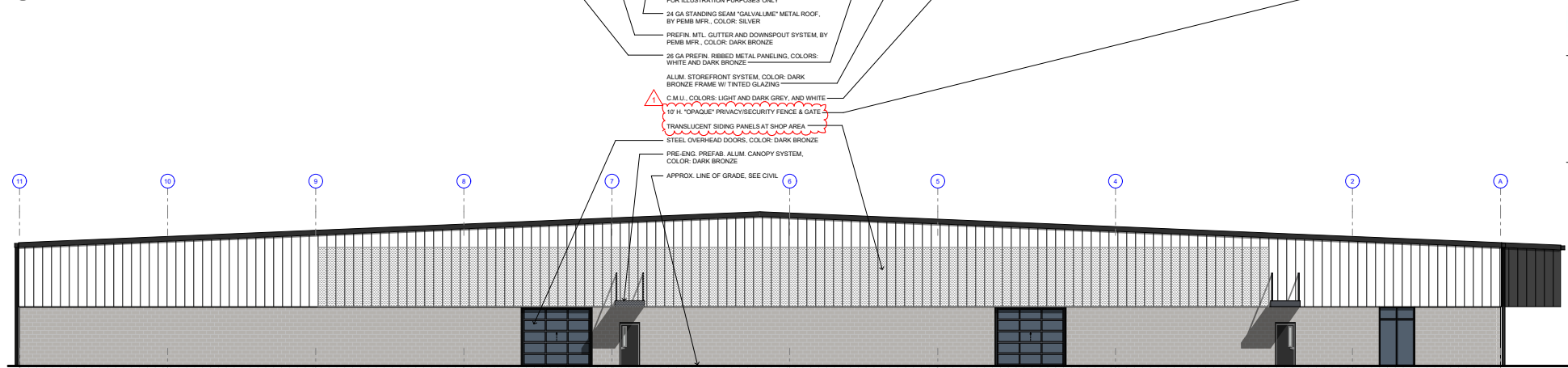
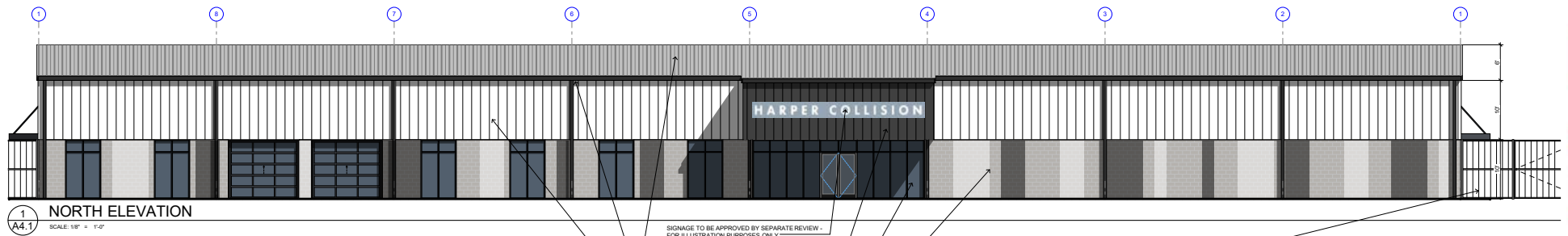
10542 MURDOCK DRIVE
KNOXVILLE, TN 37919
TDDA FILE #S-C-22-108
PLANNING COMM. 5-E-22-UR

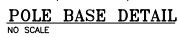


FLOOR PLAN

DATE: 28 MAR 2022
PROJECT NO.: 22056
PROJECT MGR.: STUART
REVISION #1 18 APR 2022

A1.1



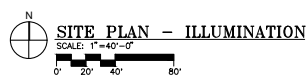
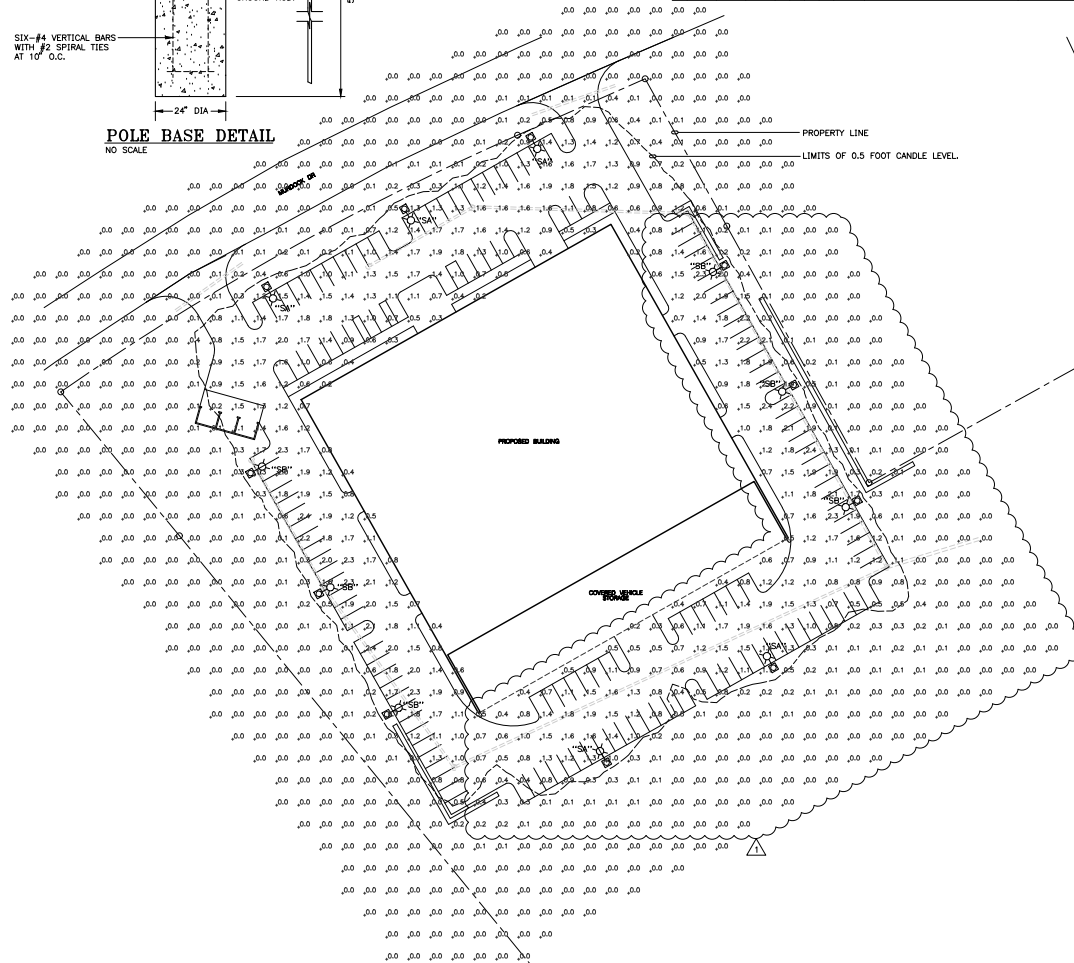
[illegible]

NOTES:

1. VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOTCANDELS; USING A TOTAL MAINTENANCE FACTOR UTILIZED OF 0.81.
2. FOOTCANDLE LEVELS SHOWN INDICATE CONTRIBUTIONS FROM NEW LUMINAIRES ILLUSTRATED ON THIS DRAWING ONLY.

SIGNAGE NOTE:

ANY AND ALL EXTERIOR SIGNAGE FOR THE DEVELOPMENT SHALL COMPLY WITH TTCDA SIGNAGE REQUIREMENTS AND SHALL BE APPROVED AT A LATER DATE.



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ARCHITECT**

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A NEW BUILDING FOR
HARPER COLLISION
MURDOCK DRIVE
KNOX COUNTY, #Site State
TTCDA FILE #

SITE PLAN - ILLUMINATION

DATE: 28 MAR 2022
PROJECT NO.: 22056
PROJECT MGR.: STUART
1 TTCDA COMM. 4-11-22

SE1.1

Vreeland Engineers Inc

 3107 Sutherland Ave.
P.O. Box 10648
Knoxville, TN 37939
865-637-4451
1-800-382-9789
vreelandengineers.com



Michelle Portier <michelle.portier@knoxplanning.org>

Review response for Harper Collision/5-C-22-TOB

Stuart Anderson <sanderson@georgeewart.com>

Fri, Apr 15, 2022 at 8:57 AM

To: Michelle Portier <michelle.portier@knoxplanning.org>

Cc: "Shannon Harper (shannon.harper3@gmail.com)" <shannon.harper3@gmail.com>

Good morning, Michelle...I have attached the review response package for the Harper Collision project on Murdock. Please let me know if you have any comments about it.

Below is the waiver request for Harper Collision that we are submitting for approval:

Our site has topographic issues and the road is skewed to the parking lot. These two issues make it costly and difficult to comply with the 20' landscape buffer along Murdock Road. The alternatives to the current design would involve reduced parking quantity or moving the building back which would increase the slope height and retaining wall heights on the south side of the development. Therefore we are requesting a waiver to reduce the landscape buffer at the front parking lot to 8' at the eastern edge, and 19' at the western edge as shown on landscape drawing L100.

Thanks, and have a wonderful Easter!

Stuart H. Anderson, AIA, LEED AP

GEORGE ARMOUR EWART, ARCHITECT

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George Armour Ewart, Architect | Facebook | Instagram

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From: Michelle Portier <michelle.portier@knoxplanning.org>

Sent: Friday, April 8, 2022 5:38 PM



- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input type="checkbox"/> REZONING | <input type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION | <input type="checkbox"/> SIGNAGE | <input type="checkbox"/> BOARD REVIEW |
| <input type="checkbox"/> BUILDING PERMIT - GRADING PLAN | <input type="checkbox"/> ZONING VARIANCE | |

Stuart Anderson, AIA

PUBLISHED APPLICANT NAME - no individuals on behalf of -

28 March 2022

May 9, 2022

5-C-22-TOB (5-E-22-UR)

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

- ☐ APPLICANT ☐ OWNER ☐ OPTION HOLDER ☐ SURVEYOR ☐ ENGINEER ☒ ARCHITECT/LANDSCAPE ARCHITECT ☐ ATTORNEY

Stuart Anderson, AIA

George Armour Ewart Architect

NAME

COMPANY

404 Bearden Park Circle

Knoxville

TN

37919

ADDRESS

CITY

STATE

ZIP

865-602-7771

sanderson@georgeewart.com

PHONE

EMAIL

CURRENT PROPERTY INFO

- ☐ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

JENNINGS ALLISON H & HAYS KATHERINE L

390 FOREST AVE RYE NY 10580

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

10542 MURDOCK DR

PROPERTY ADDRESS

118 17315

N

10.92

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

South side of Dutchtown Rd and west side of Murdock Dr, east of Simmons Rd

- ☐ CITY ☒ COUNTY

3rd

GENERAL LOCATION

DISTRICT

BP/TO and PC/TO

TP/SP

ZONING

**SECTOR PLAN
LAND USE CLASSIFICATION**

Northwest County

Single family residential

PLANNING SECTOR

EXISTING LAND USE

REQUEST

BUILDING PERMIT

- ☒ NEW CONSTRUCTION
☐ EXPANSION OR RENOVATION
☐ GRADING PLAN

- ☐ REZONING
☐ SIGNAGE
☐ ZONING VARIANCE

PLAN MATERIALS:

- ☒ DEVELOPMENT PLAN
☒ BUILDING ELEVATIONS
☒ FLOOR PLAN
☒ LANDSCAPE PLAN
☐ SIGNAGE PLAN
☒ OFF-STREET PARKING

☒ OTHER:
site lighting

WAIVERS OR VARIANCES REQUESTED? ☐ YES ☐ NO

ADMINISTRATIVE REVIEW: ☐ LIGHTING ☐ LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

Construction of new auto collision center
for Harper Auto

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- | | | |
|------------------------------------|--|-------------------------------------|
| <input type="checkbox"/> YARD SIGN | <input type="checkbox"/> BUILDING SIGN | <input type="checkbox"/> OTHER SIGN |
| AREA: _____ | AREA: _____ | AREA: _____ |
| HEIGHT: _____ | HEIGHT: _____ | HEIGHT: _____ |
| FINISH: _____ | FINISH: _____ | TYPE: _____ |

STAFF USE ONLY

- ☐ TTCDA Checklist
☐ Property Owners/Option Holders

CODE

FEE

801/\$450.00

CODE

FEE

TOTAL

\$450.00

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.

Stuart Anderson, AIA

George Armour Ewart Architect

28 March 2022

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-602-7771

sanderson@georgeewart.com

PHONE NUMBER

EMAIL



Michelle Portier

3/28/2022 swm

STAFF SIGNATURE

PRINT NAME

DATE PAID