

Report of Staff Recommendation

File No.: 9-B-22-TOB

Applicant: STUART ANDERSON, AIA GEORGE ARMOUR EWART ARCHITECT

Request: BUILDING PERMIT

Meeting Date: 9/6/2022

Address: 10542 Murdock Dr.

Map/Parcel Number: 118 17315

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

Existing Zoning: PC (Planned Commercial)

Proposed Zoning: N/A

Existing Land Use: Vacant land

Proposed Land Use: Harper Auto Collision Center

Appx. Size of Tract: 10.92 acres

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 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.

Design Guideline Conformity:

With the recommended conditions and approval of the requested waivers, this request is in compliance with TTCDA Guidelines.

Waivers and Variances Requested:

1) Reduce the minimum number of spaces to 60.

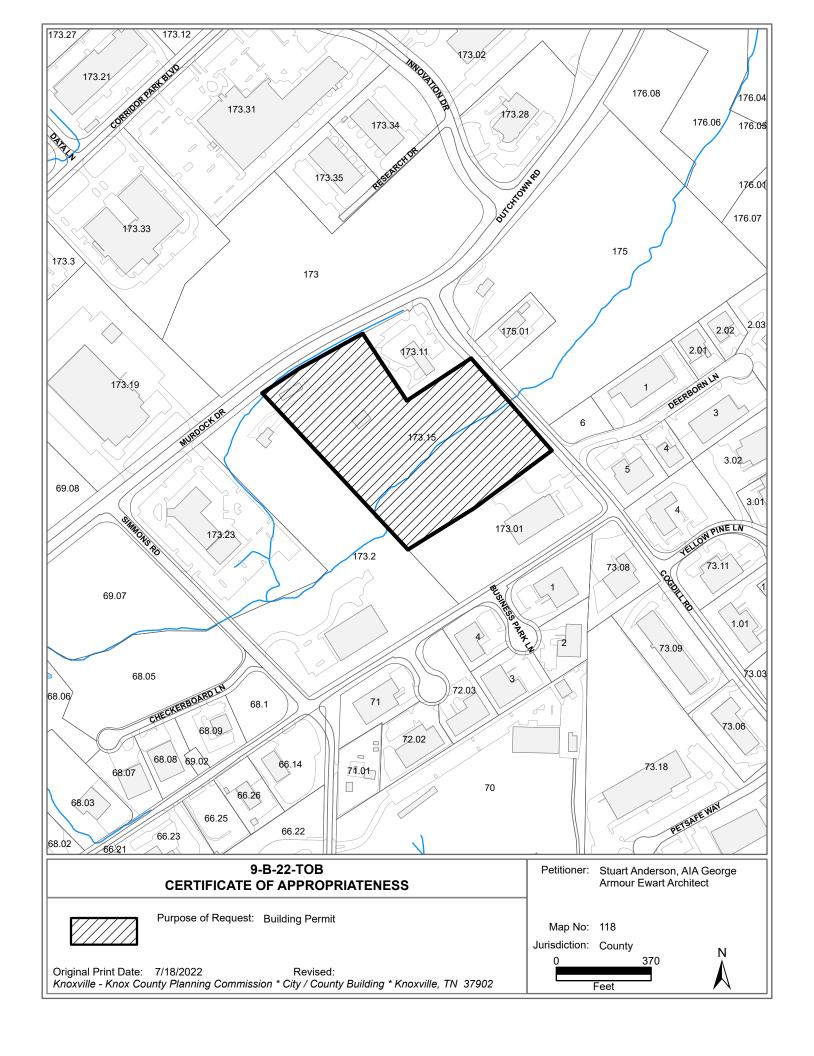
Staff Recommendation:

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.

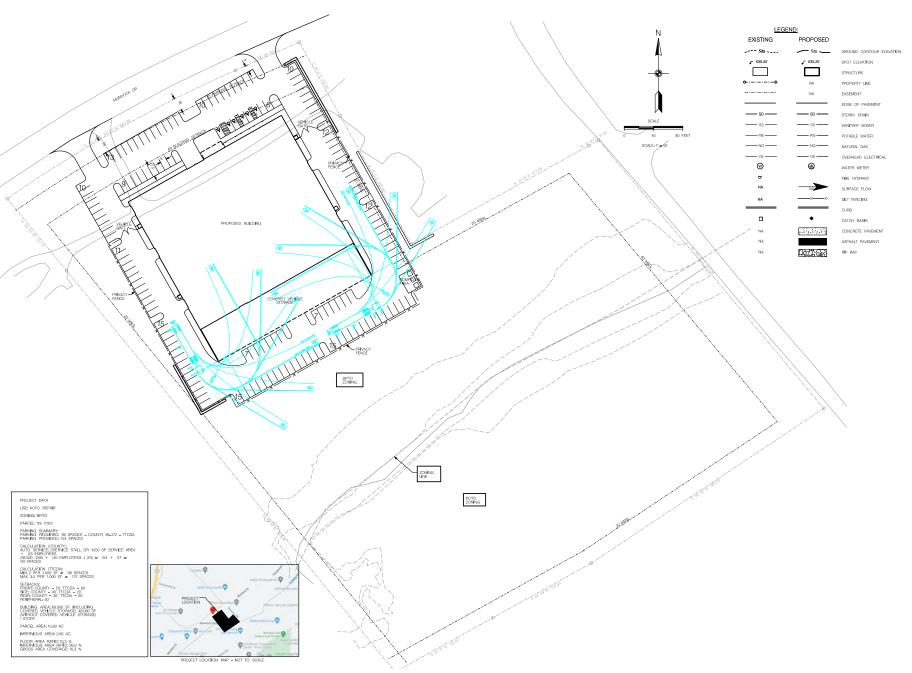




Concept Site Plan

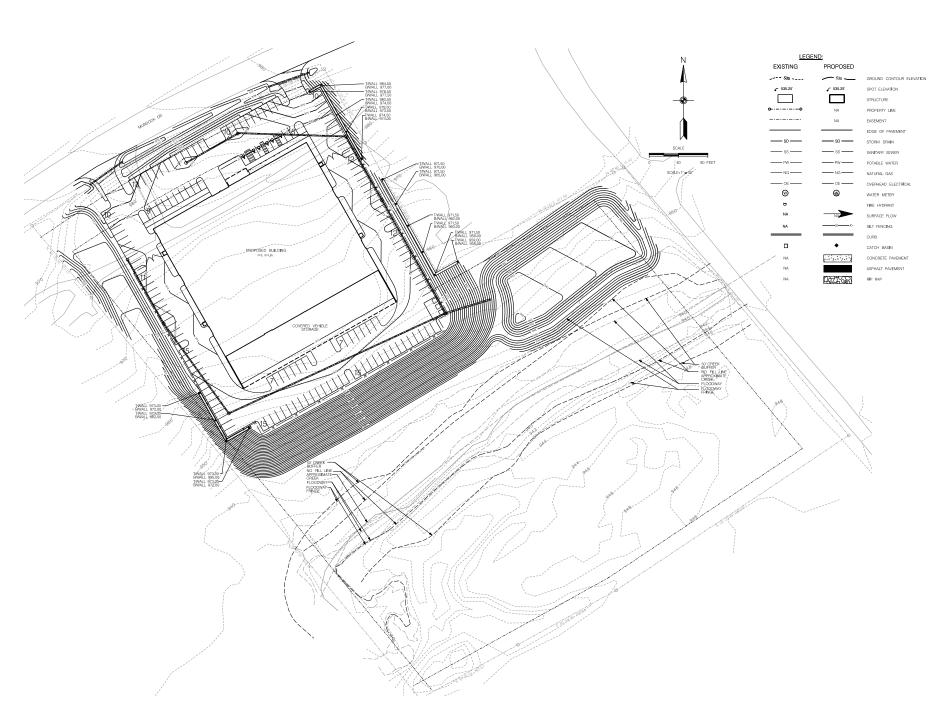
DATE: 07 JUL 2022 PROJECT NO.: 22056 PROJECT MGR: STUART

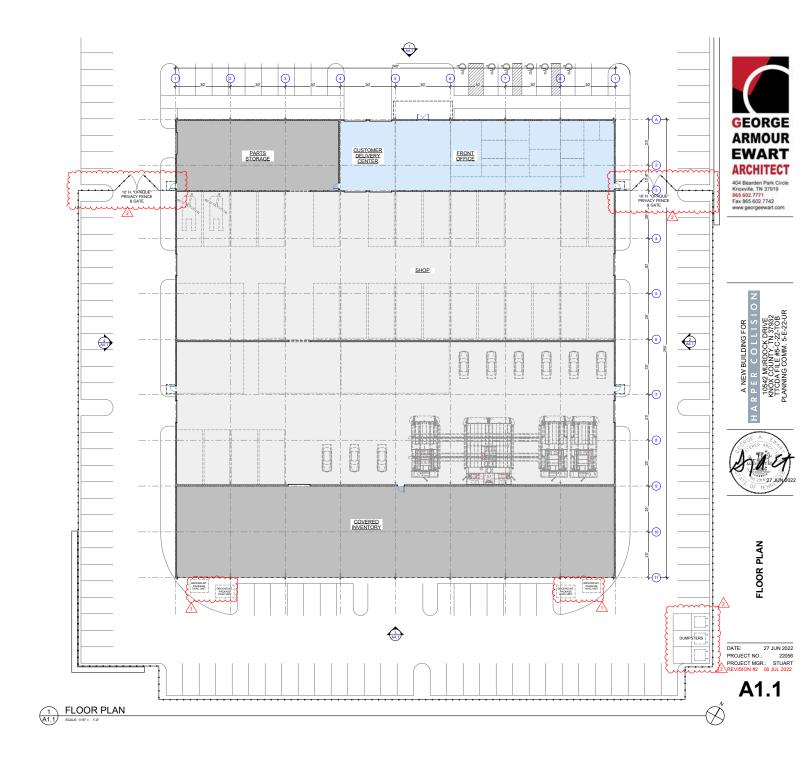
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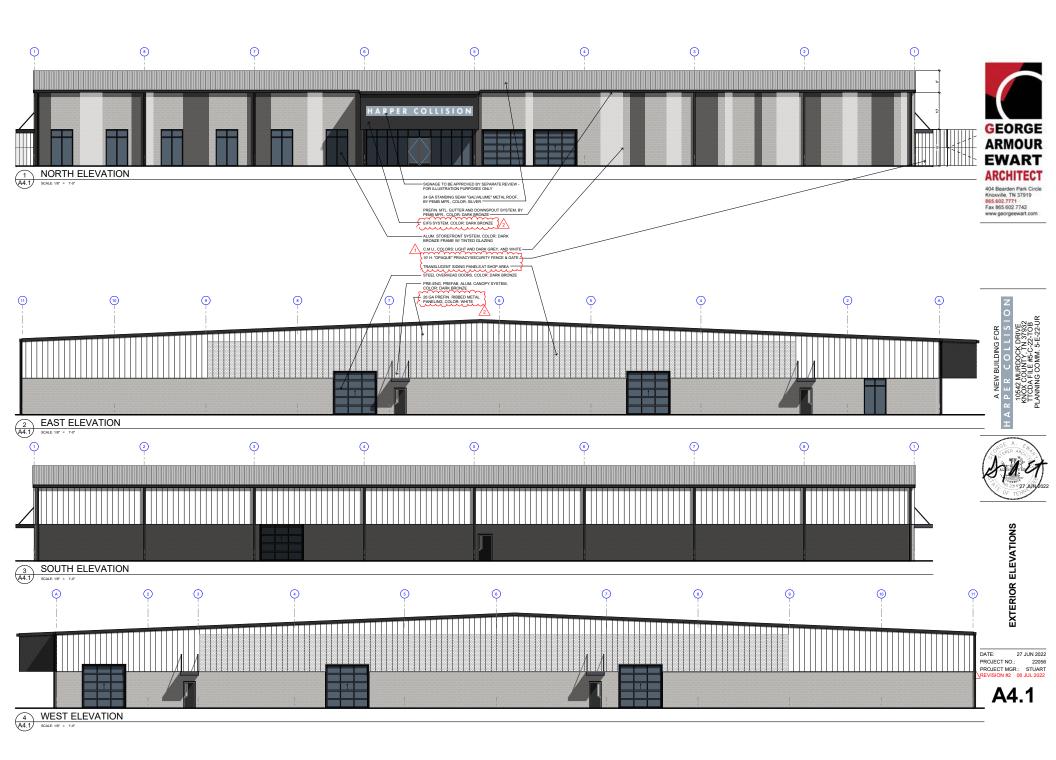


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TTCDA - LANDSCAPE REQUIREMENT NOTES:

- 3.1.4 In order to provide year-round greenery, at least 25% of newly planted or conserved trees should be evergreen
- 69 trees proposed 37 evergreen = 54%
- 3.1.5 When planting trees on a development site, a roughly equal combination of large, medium and small trees (see Appendix B) should be planted, with at least 10 large maturing trees per acre of yard space.

 2.1 acres 17 or 3 trees (note: calculation does not include undistured portion of site)

 31 large trees proposed

 30 medium trees proposed

- 3.1.8 The required front yard for a 1, 2- or 3-story building with no parking in front shall be landscaped. A minimum 20-foot landscaped yard shall be placed between the right-of-way and a parking area in front of a building. landscape yard provided
- 3.2.1 The arrival areas should be landscaped to make an introductory statement about each site landscape provided at driveway entrance and front of building
- 3.2.2 Landscaping should be used to accentuate entryways to the site and the building(s) and to provide areas of shade all entry areas landscaped, shade provided where adequate room for tree growth is available
- 3.3.2 Entrances into buildings should be accented by plantings. all entry areas landscaped
- 3.3.3 Areas around buildings equal to 50% of the area of each front and side elevation shall be planted with ornamental trees.

Side Elevation = 5,625

shrubbery and bedding plants (see Appendix B).

- Front Elevation = 5.000 Side Elevation = 5.625

- Total Front and Side Elevations = 16,250

Required Square Footage of Landscape = 8,125 Total Proposed Landscape Beds = 8,480 square fee

3.3.4 Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer

3.3.5 Landscaping should buffer the building from the microclimate of the parking area

3.3.6 Landscaping should be used to screen mechanical equipment or other unsightly exterior building elements

3.4.1 Parking areas should be screened from public rights-of-way by landscaped berms, low level shrubbery or a combination of the two. - landscape proposed

3.4.2 If surface parking in necessary, oxisting tress both upslops and downslops should be conserved for environmental and seathetic purposes. In cases where existing vegetation cannot be saved, or does not exist, medium and large maturing canopy trees should be planted between parking areas.

- rees proposed neer all parking areas.

3.4.3 Trees shall be required at the rate of one (1) medium or large maturing canopy tree for every ten parking spaces provided.

- 145 parking space proposed, 15 trees required, 31 large trees proposed

3.4.4 in addition to the planting of required cancely trees, planting grees for ornamental trees, shrubbery and bedding plants shall be no less than five (5) percent of the surface area devoted to parking.

- Total Parking Lot and Vehicular Use Area = 61,848 square feet

- Total Landings Ded Area = 6.80 square feet

leader, full and well branched leader, full and well branched

3.4.5 Medium and large maturing canopy and ornamental trees may be chosen from the recommended species list in Appendix B.

3.3.6 Mature trees that are preserved within eight feet of the parking area may be used to salisfy up to 50% of the required number of canopy trees, as described in (a) above. In all other respects, however, the number of trees and other plantings required for parking areas shall be in addition to those required under Section 3.1.
-N/A, no trees preserved

3.3.7 Required carropy trees shall be located within the parking areas a terminal islands, interior islands, interior walls, medians, traffic delineators, between rows of parkings spaces, or in planting areas adjacent to buildings in a manner such that no parking space is located more than sixty (60) feet from the trunk of a large canopy tree.

- rees purposed within 60° of all parking spaces

3.3.8 Interior islands at the rate of one for every 200 feet of parking shall be installed to break up long rows of parking stalls.



PRIME PRIME Construction 306 Westfield Drive Knoxville, TN 37919 (865) 679-2126

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NEW BUILDING FOR MURDOCK DRIVE KNOX COUNTY, TN TTCDA FILE #



TTCDA (5-C-22-TOB)

28 MAR 2022 PC (5-E-22-UR)

- This landscape plan is designed to meet minimum TTCDA landscape requirements only.

- All HVAC units shall be screened with vegetation as per TTCDA landscaping ordinance. Location and screening material TBD.

		Deciduous T	rees			
	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	6	Acer rubrum	Red Maple	2" cal.	central leader, full and dense
	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	8	Cercis canadensis	Redbud	2" cal.	central leader, full and dense
ĀĀĀĀ	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	10	Quercus phellos	Willow Oak		central leader, full and dense
ĀĀ	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	8	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense
	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	ن <i>۸</i> ۸۸۸۸۸۸	ĪĀĀĀĀ			
Ā	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Evergreen T	rees			
	P				6' hgt.	central leader, full and dense
Ā	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	4	Magnolia grandiflora 'Brackens Brown Beau			central leader, full and well bran
Α.	A N	11	Pinus taeda	Loblolly	6' hgt.	central leader, full and well bran
	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	Deciduous S				
	***************************************					full and dense
	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA					full and dense
	P	10	Hydrangea panniculata 'Jame'	Little Lime Hydrangea	3 gallon	full and dense
	I to the second					
		Evergreen S				
	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA					full and dense
	Λ AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA					full and dense
	•					full and dense
						full and dense
Ã	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA					full and dense
						full and dense
		102	Pennisetum alopecuroides	Cassian Pennisetum	3 gallon	full and dense
	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA					
`Ā	\XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	* Note:	all parking lot islands and areas around parl	ling lot to be turf		
Α	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA					
	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA					
`ĀĀ	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\					

PLANTING NOTES:

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PLANTING LEGEND:

Rotanical Name

Qnty

DATE: 28 MAR 2020 PROJECT NO.: 22044 PROJECT MGR.: STUART

REV #1: 11 JULY 2022

Updated Site Plan, revised tree

locations and shrub count

L100



TTCDA Review Request

■ BUILDING PERMIT - NEW CONSTRUCTION	REZONING		MINISTRATIVE REVIEW		
☐ BUILDING PERMIT - EXPANSION OR RENOVATION ☐ BUILDING PERMIT - GRADING PLAN	☐ SIGNAGE☐ ZONING VARIANCE	☐ BOARD REVIEW			
Stuart Anderson, AIA					
PUBLISHED APPLICANT NAME - no individuals on behalf	of -				
22 June 2022	08 August 2022	8-C-22-TOA	9-B-22-TOB		
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 ☐ SU	RVEYOR 🗌 ENGINEER 🔳 ARC	CHITECT/LANDSCAPE ARCHIT	ECT ATTORNEY		
Stuart Anderson, AIA	George Armour Ewart A	architect			
NAME	COMPANY				
404 Bearden Park Circle	Knoxville	TN	37919		
ADDRESS	CITY	STATE	ZIP		
865-602-7771	sanderson@georgeewa	rt.com			
PHONE	EMAIL				
CURRENT PROPERTY INFO	NERS / OPTION HOLDERS PA	ART OF PARCEL			
JENNINGS ALLISON H & HAYS KATHERINE L	390 FOREST AVE RYE NY	/ 10580			
OWNER NAME - if different -	OWNER ADDRESS	OWNER PHONE	OWNER PHONE/EMAIL		
10542 MURDOCK DR					
PROPERTY ADDRESS					
118 17315	N	10.92	10.92		
PARCEL ID(S)	PART OF PARCEL? (Y/N)	TRACT SIZE			
STAFF USE ONLY					
			OUNTY		
South side of Murdock Dr and west side of Du	tchtown Rd, east of Simmo	ons Rd 3rd			
GENERAL LOCATION	TD/CD	DISTRICT			
BP/TO and PC/TO	TP/SP				
ZONING Northwest County	SECTOR PLAN LAND USE CLASSIFICATION				
Northwest County	Vacant land				
PLANNING SECTOR	EXISTING LAND USE				

REQUEST						
BUILDING PERMIT NEW CONSTRUCTION EXPANSION OR RENOVATION GRADING PLAN WAIVERS OR VARIANCES REQUEST ADMINISTRATIVE REVIEW: LIG	DN :			PLAN MATERIAL DEVELOPMEN BUILDING ELE FLOOR PLAN LANDSCAPE PLAN SIGNAGE PLAN OFF-STREET PA	T PLAN VATIONS SITE	OTHER: e lighting
RENOVATION OR EXPANSION			ZONING VAI	RIANCE		
SUMMARY OF WORK TO BE PERFO	RMED:		SUMMARY OF ZONING VARIANCE REQUEST:			
Construction of new auto for Harper Auto						
REZONING						
REZONE FROM:						
то:						
SECTOR PLAN AMENDMENT FROM	:					
то:						
SIGNAGE						
AREA: AR	JILDING SIGN EA: IIGHT: NISH:	OTHER SIG AREA: HEIGHT: TYPE:				
STAFF USE ONLY			ı			
☐ TTCDA Checklist ☐ Property Owners/Option Ho	aldors	CODE	CODE			TOTAL
☐ Property Owners/Option Ac	nuers	808 \$250.00	FEE			\$250.00
AUTHORIZATION By s	signing below	You certify that y	vou are the prope	rty owner and/or au	thorized represe	entative.
Stuart Anderson, AIA		George Ar	mour Ewart Aı	rchitect	,22 June 20)22
APPLICATION AUTHORIZED BY	AFFILIATION			DATE		
865-602-7771		sandersor	n@georgeewar	rt.com		
PHONE NUMBER		EMAIL				
Michelle Portie		Michelle I	Portier		6/22/2022	•
STAFF SIGNATURE		PRINT NAME			DATE PAID	