

**Applicant:** STUART ANDERSON, AIA GEORGE ARMOUR EWART ARCHITECT

**Request:** BUILDING PERMIT

**Meeting Date:** 9/6/2022

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**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

**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

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**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.

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**Design Guideline  
Conformity:**

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

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**Waivers and Variances  
Requested:**

- 1) Reduce the minimum number of spaces to 60.
- 

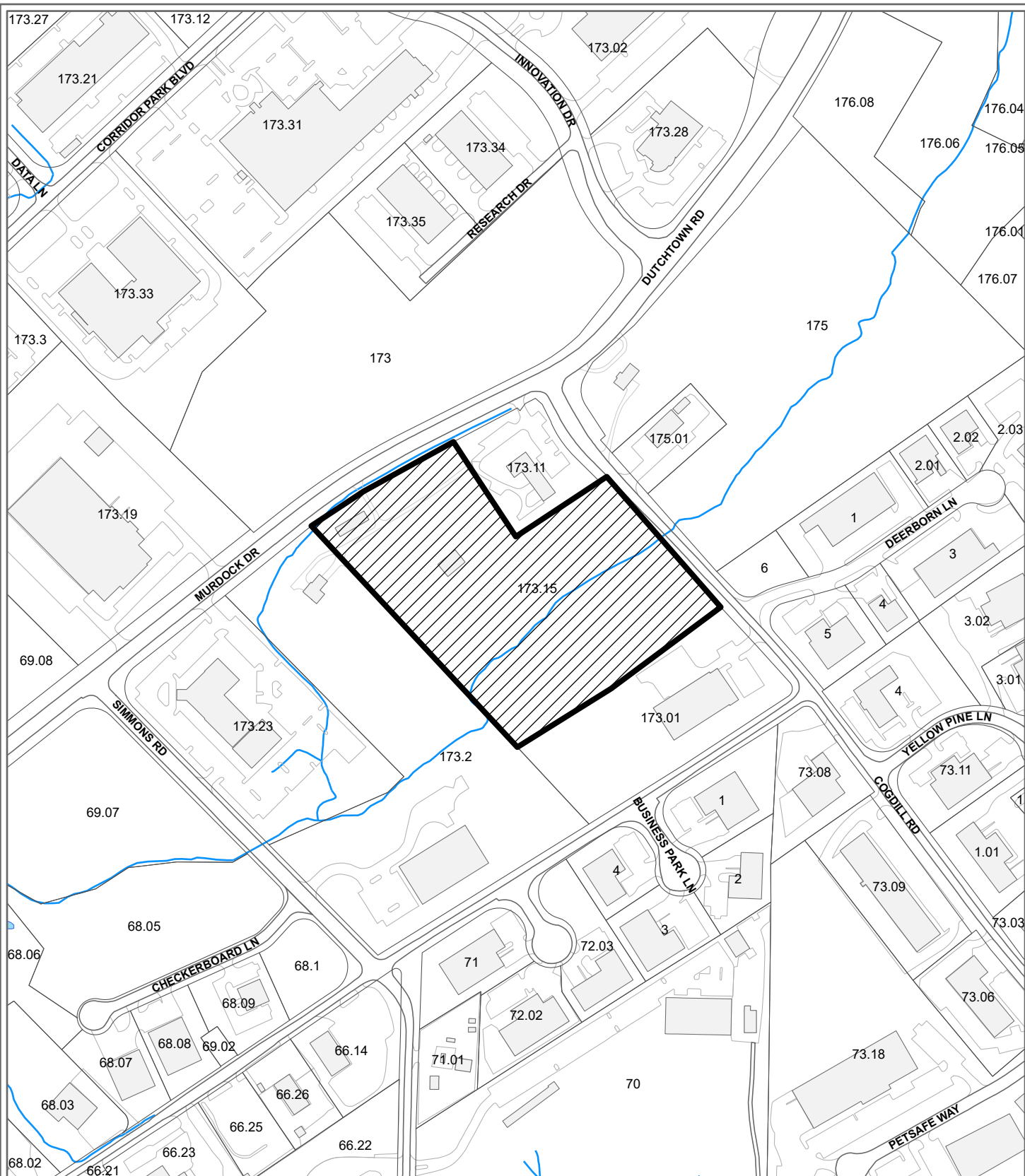
**Staff Recommendation:**

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

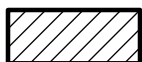
- 1) Approve the waiver to reduce the minimum number of parking spaces required to 60.

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.



**9-B-22-TOB  
CERTIFICATE OF APPROPRIATENESS**



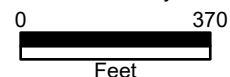
Purpose of Request: Building Permit

Original Print Date: 7/18/2022      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Stuart Anderson, AIA George  
Armour Ewart Architect

Map No: 118

Jurisdiction: County





LEGEND		
EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
536.25'	536.25'	SPOT ELEVATION
[Symbol]	[Symbol]	STRUCTURE
---	---	PROPERTY LINE
---	---	EASEMENT
---	---	EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	FIRE HYDRANT
NA	NA	SURFACE FLOW
NA	NA	SILT FENCING
NA	NA	CURB
NA	NA	CATCH BASIN
NA	NA	CONCRETE PAVEMENT
NA	NA	ASPHALT PAVEMENT
NA	NA	RP: RAP

PROJECT DATA  
 USE: AUTO REPAIR  
 ZONING: B100  
 PARCEL: 118 1735  
 PARKING SUMMARY:  
 PARKING REQUIRED: 181 SPACES - COUNTY 96-172 - TTCDA  
 PARKING PROVIDED: 154 SPACES  
 CALCULATION (COUNTY):  
 AUTO SERVICE SERVICE STALL OR 1250 SF SERVICE AREA  
 30 EMPLOYEES  
 (36,500 / 250) + (40 EMPLOYEES x 25) = 154 + 27 =  
 181 SPACES  
 CALCULATION (TTCDA):  
 MIN 2 PER 1,000 SF = 98 SPACES  
 MAX 3.5 PER 1,000 SF = 172 SPACES  
 SETBACKS:  
 FRONT: COUNTY = 50' TTCDA = 40'  
 REAR: COUNTY = 40' TTCDA = 30'  
 REAR: COUNTY = 30' TTCDA = 25'  
 PERIPHERAL: 50'  
 BUILDING AREA 10,000 SF INCLUDING  
 COVERED VEHICLE STORAGE 48,000 SF  
 WITHOUT COVERED VEHICLE STORAGE  
 1 STORY  
 PARCEL AREA: 10.93 AC  
 IMPERVIOUS AREA: 2.85 AC  
 FLOOR AREA RATIO: 10.3 %  
 IMPERVIOUS AREA RATIO: 26.0 %  
 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

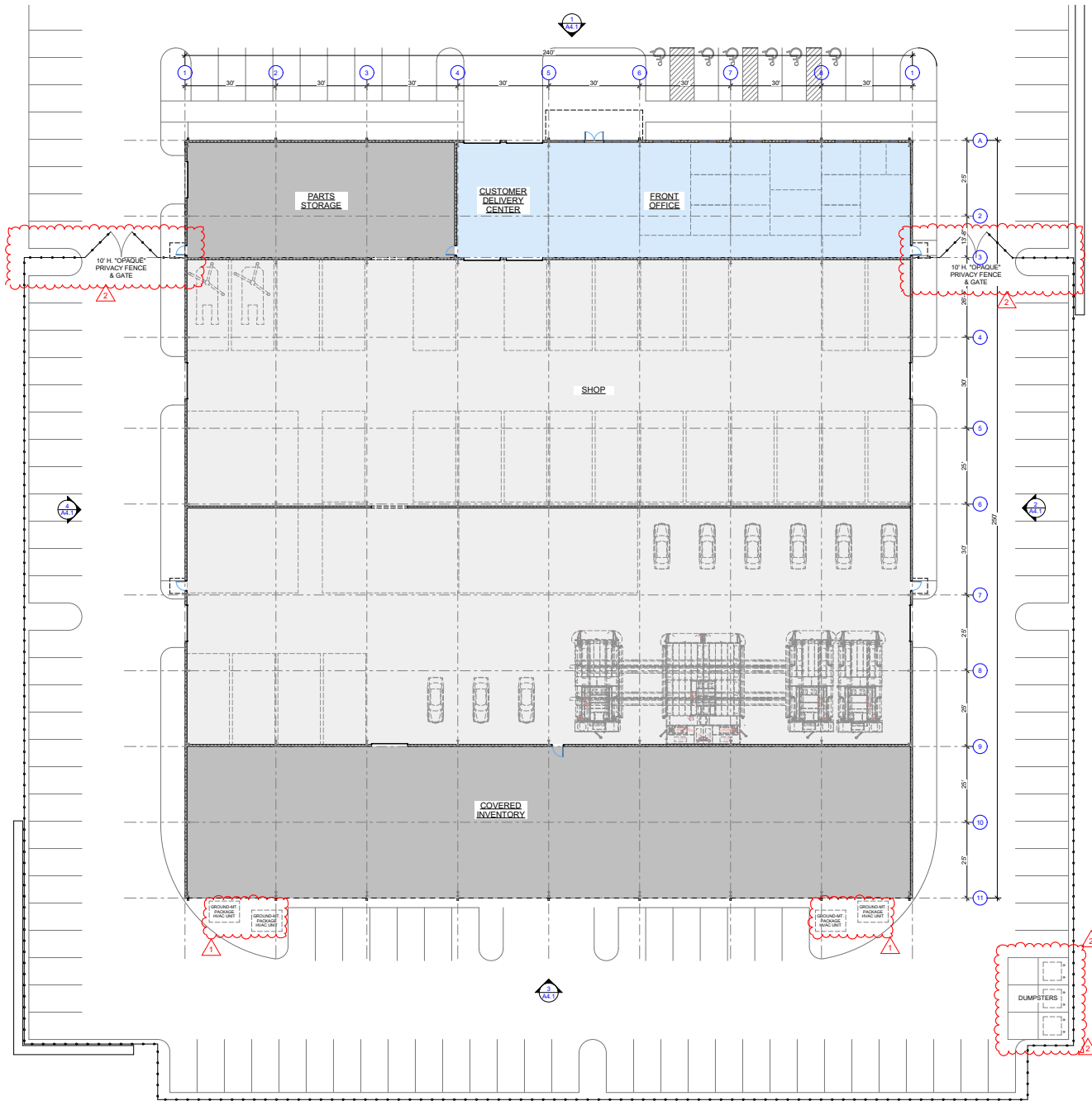


Concept Site Plan

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

PL01





1  
A1.1  
FLOOR PLAN  
SCALE: 1/8" = 1'-0"

**GEORGE ARMOUR EWART ARCHITECT**  
 404 Bearden Park Circle  
 Knoxville, TN 37919  
 865.602.7771  
 Fax 865.602.7742  
 www.georgeewart.com

A NEW BUILDING FOR  
 HARPER COLLISION  
 10542 MURDOCK DRIVE  
 KNOXVILLE, TN 37922  
 TTODA FILE #C-22-108  
 PLANNING COMM. 5-E-22-UR

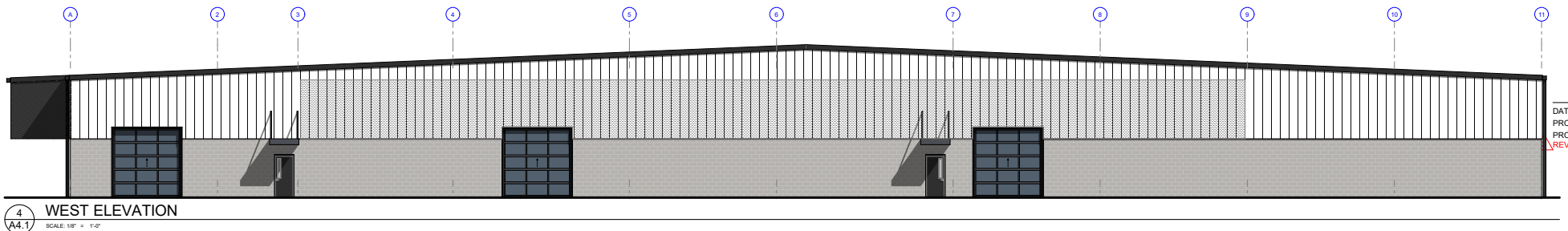
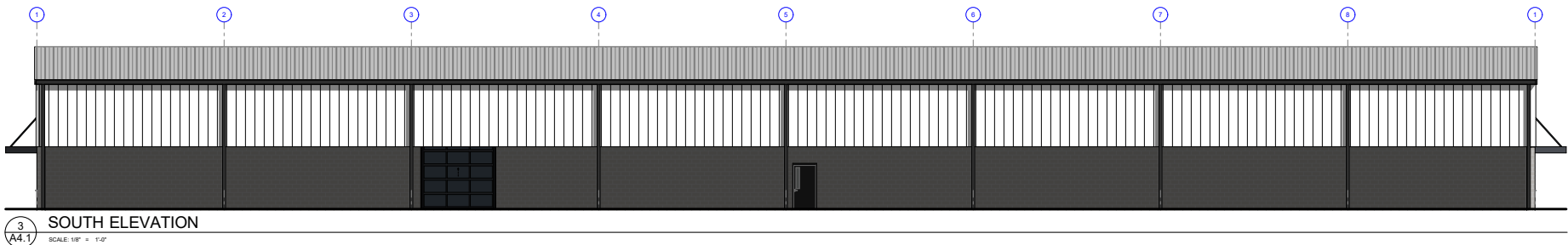
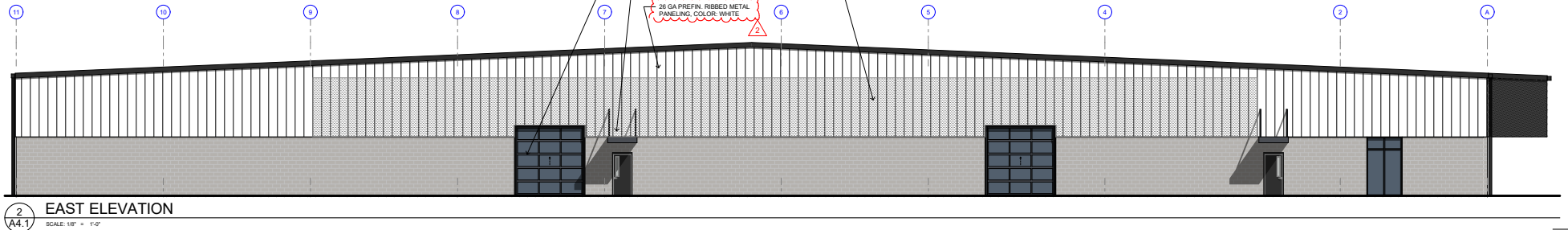
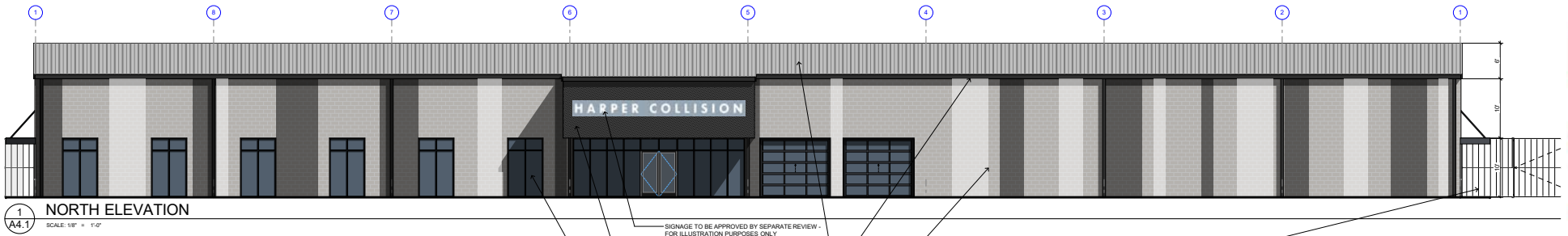


FLOOR PLAN

DATE: 27 JUN 2022  
 PROJECT NO.: 22056  
 PROJECT MGR.: STUART  
 REVISION #2 08 JUL 2022

A1.1











- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input type="checkbox"/> REZONING        | <input checked="" 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 -

22 June 2022	08 August 2022	<del>8-C-22-TOA</del> 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 ☐ 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 Murdock Dr and west side of Dutchtown Rd, east of Simmons Rd	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY
3rd	
GENERAL LOCATION	DISTRICT
BP/TO and PC/TO	TP/SP
ZONING	SECTOR PLAN LAND USE CLASSIFICATION
Northwest County	Vacant land
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  
808 | \$250.00

### CODE

FEE

### TOTAL

\$250.00

## AUTHORIZATION

*By signing below*

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

Stuart Anderson, AIA

George Armour Ewart Architect

22 June 2022

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-602-7771

sanderson@georgeewart.com

PHONE NUMBER

EMAIL



Michelle Portier

6/22/2022

STAFF SIGNATURE

PRINT NAME

DATE PAID