

**TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY**  
**REPORT OF RECOMMENDATION**

**APPEAL OF TTCDA DECISION**

5/24/2022 12:04 PM

FILE NUMBER: 5-C-22-TOB

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

*APPELLANT:* Daniel Sanders for EF Knoxville, LLC

*DECISION APPEALED:* Certificate of Appropriateness for a Building Permit for an auto collision center

*TTCDA RECOMMENDATION:* Approve the waivers and Certificate of Appropriateness for a Building Permit, subject to 4 conditions.

*TTCDA VOTE COUNT:* 5-0

*ZONING:* BP (Business and Technology), PC (Planned Commercial) and TO (Technology Overlay)

*LOCATION:* 10542 Murdock Dr. / Parcel ID 118 17315

*ACREAGE:* 10.92 acres

*DISTRICT:* Commission District 6

*TTCDA HEARING ON:* 5/9/2022

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 4/8/2022

*LEGISLATIVE HEARING ON:* 6/27/2022

*PUBLISHED IN:* News-Sentinel

*DATE PUBLISHED:* 5/27/2022

*APPELLANT'S ADDRESS:* Daniel Sanders / Lowe Yeager & Brown PPLC  
900 S. Gay St., Suite 2102  
Knoxville, TN 37902

*APPLICANT'S ADDRESS:* Stuart Anderson, AIA / George Armour Ewart Architect  
404 Bearden Park Circle  
Knoxville, TN 37919

*LEGISLATIVE BODY:* Knox County Commission





# APPEAL OF DECISION

Name of Person Appealing Decision: EF Knoxville, LLC  
EF Knoxville owns property adjacent to property under review and is aggrieved by the decision to approve a  
Interest: certificate of appropriateness  
OWNER, OWNER'S AGENT, GROUP REPRESENTATIVE, OTHER  
Date Appeal Filed: May 11, 2022

## ORIGINAL APPLICATION INFORMATION

Name of Applicant: STUART ANDERSON, AIA GEORGE ARMOUR EWART ARCHITECT  
Date Heard by TTCDA: May 9, 2022 File Number: 5-C-22-TOB  
Certificate of Appropriateness for: ☒ Building Permit ☐ Rezoning ☐ Signage ☐ Zoning Variance  
Jurisdiction: ☐ City ☐ Councilmanic District ☒ County 26 Commission District

## DECISION BEING APPEALED

☒ Approval ☐ Denial ☐ Modification ☐ Other  
(Please be specific)

Decision to approve a certificate of appropriateness.

## REASON FOR APPEAL

Certificate of appropriateness improperly granted; Use not permitted in BP zone; Approval of variances/waivers not supported; EF Knoxville is an interested party because it owns adjacent property and has been harmed by the approval.

## MEETING DATE OF APPEAL

☐ City Council at 6 P.M.

MONTH • DAY • YEAR

## MEETING DATE OF APPEAL

☒ County Commission at 7 P.M.

June 27, 2022  
MONTH • DAY • YEAR

## APPLICATION CORRESPONDENCE — All correspondence relating to this application should be sent to:

PLEASE PRINT Name: Daniel A. Sanders, Lowe Yeager & Brown Phone: 865-316-9626 Fax: \_\_\_\_\_  
Mailing Address: 900 S. Gay St., Ste 2102, Knoxville, Tennessee 37902

## APPLICATION AUTHORIZATION — I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: *Daniel A. Sanders*

PLEASE PRINT Name: Daniel A. Sanders, Attorney for EF Knoxville, LLC Phone: 865-316-9626 Fax: \_\_\_\_\_  
Mailing Address: 900 S. Gay St., Ste 2102, Knoxville, Tennessee 37902

## APPLICATION ACCEPTANCE — Staff Member who accepted this application:

*Carrie Taylor*

# Certificate of Appropriateness For a Building Permit

On May 9, 2022, the Tennessee Technology Corridor Development Authority, hereinafter referred to as the Authority, did grant to Stuart Anderson, AIA George Armour Ewart Architect, hereinafter referred to as the Applicant, on its application filed on April 4, 2022 with Application No. 5-C-22-TOB, this Certificate of Appropriateness for the following described property, 10542 Murdock Dr. / Parcel ID 118 17315. This Certificate of Appropriateness is granted to the Applicant for the purpose of a Building Permit. The Applicant agrees that it will comply with all base zoning requirements, all Technology Overlay Zone requirements, the Design Guidelines and the Comprehensive Development Plan in its use of this property, unless specifically varied or altered by the Authority.

This Certificate of Appropriateness will automatically expire three years from the date of the affirmative vote of this Certificate, unless an extension of the Certificate is granted by the Authority upon the request of the Applicant, if construction of the structure or structures on the property has not reached fifty percent (50%) of completion at the end of that three year period.

The Applicant does hereby agree that staff and/or members of the Knox County governmental entities, or the Authority, shall have access to the property at reasonable times to inspect the same for compliance with the requirements of state and local laws and this Certificate of Appropriateness.

The structure or structures to be erected on this property will be erected according to the approved and accepted plans and specifications attached to this Certificate as Attachment No. One, and any changes thereto approved and accepted by the Applicant and the Authority.

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

- 1) Approve the waiver to reduce the parking lot setback to 9 and 19 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.**

By its signature hereunto, the Applicant binds itself to all terms and conditions hereof, both for itself, its heirs, and its successors in interest.


TENNESSEE TECHNOLOGY CORRIDOR DEVELOPMENT AUTHORITY

BY:

Chair



Attested to by



Approval date: 5/9/2022  
COA expiration date (3 years): 5/8/2025

**Applicant:** STUART ANDERSON, AIA GEORGE ARMOUR EWART ARCHITECT**Request:** BUILDING PERMIT**Meeting Date:** 5/9/2022

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**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

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**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.

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**Design Guideline  
Conformity:**

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

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**Waivers and Variances  
Requested:**

- 1) Reduce the front parking setback to **9 ft** on the eastern edge of the parking lot and 19 ft on the western edge. **Clarification per discussion and consensus at the meeting)**
  - 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 **9** and **19** ft as requested due to topographic conditions on the site. **(See above)**
- 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.

# Minutes

 4:00 P.M. | Room 461  
 City County Building

Board of Commissioners	Present	Absent	Staff/Others Present	Affiliation
David Collins, Chair	X		Michelle Portier	Knoxville-Knox County Planning
Justin Biggs, Vice Chair	X		Dori Caron	Knoxville-Knox County Planning
Ben Pethel	X		Jessie Hillman	Knoxville-Knox County Planning
Nancy McBee		X	Liz Albertson	Knoxville-Knox County Planning
Kevin Matherly	X			
Ryan Hickey	X			
Open				

A video of this meeting is available and can be viewed here: <https://knoxmpc.org/ttcda/>

## Declaration of Quorum

Chair David Collins called the meeting to order at 4:05 p.m. It was determined that a quorum of the TTCDA Board of Commissioners was present. A copy of the meeting agenda is attached to the record copy of these minutes.

### Stuart Anderson, AIA George Amour Ewart Architecture (5-C-22-TOB)

#### 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 9 ft. and 19 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:

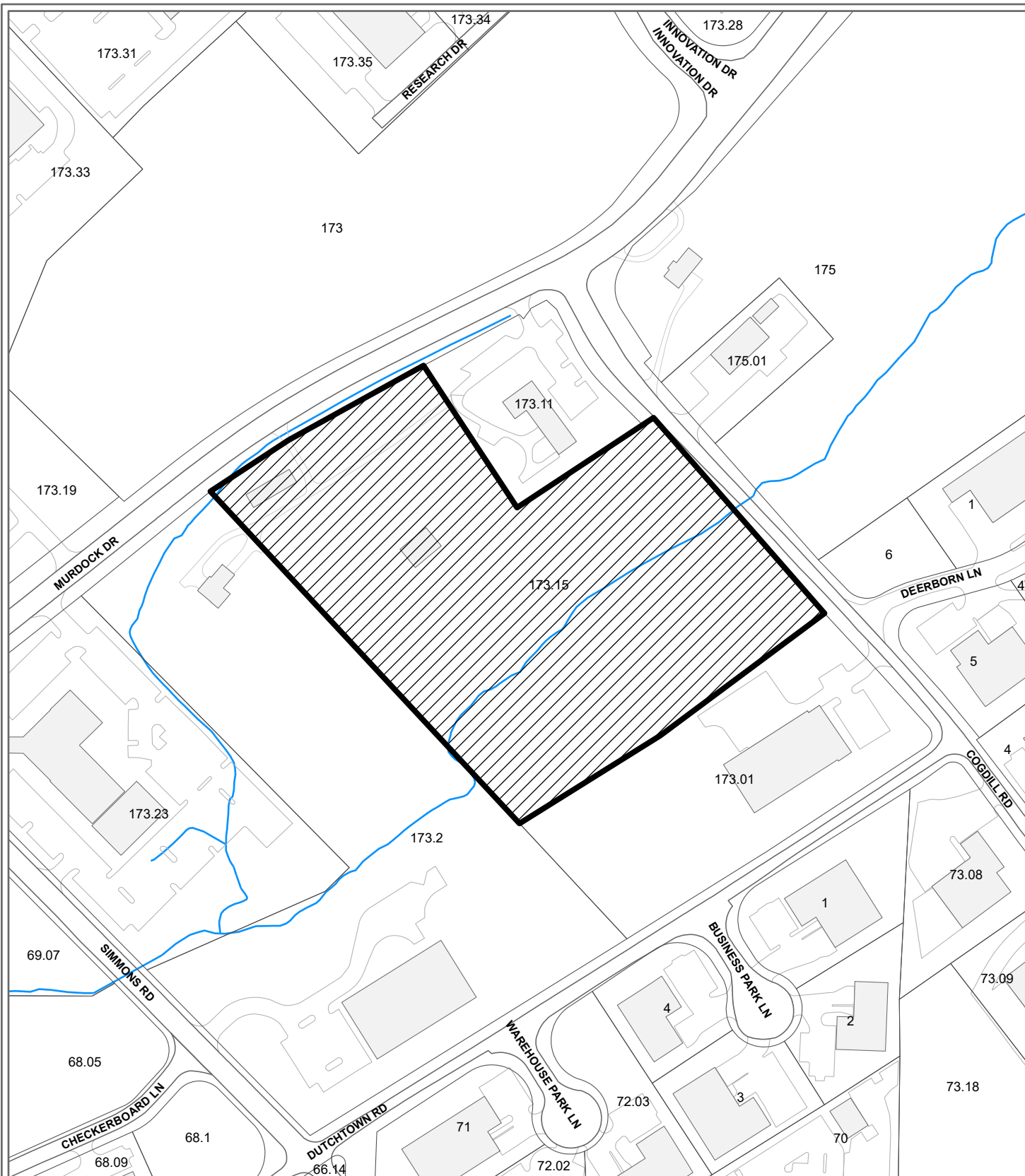
- 1) Installation of all landscaping as shown on the development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Meeting all applicable requirements of the Knox County 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.

Michelle Portier explained the staff recommendation as outlined in the staff report.

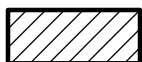
Applicant Stuart Anderson, 404 Bearden Park Circle, Knoxville, TN 37919 was present and had nothing further to add to the staff report and answered clarifying questions. After a brief discussion and further review of the plans as submitted, it was noted that the waiver being requested for the parking lot setback is for 9 ft.

[on the eastern edge] and 19 ft [on the western edge] and as such staff is recommending approval of the waiver for 9 and 19 ft. respectively. The staff report will be amended to reflect this. Daniel Sanders, 900 S Gay St, Knoxville, TN 37902, was present. He noted he represented a client who is in opposition and proceeded to express those concerns. Will Robinson, 1248 N. Shorewood Ln., Caryville, TN 37714 reiterated they had a topographic hardship which necessitated the request for the waiver.

***Justin Biggs made a motion to approve the waivers and the Certificate of Appropriateness for a Building Permit, subject to 4 conditions, per staff recommendation. Ryan Hickey seconded the motion. The motion carried unanimously 5-0.***



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



Purpose of Request: Building Permit

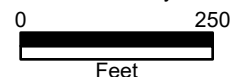
Original Print Date: 4/18/2022  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Stuart Anderson, AIA George  
 Armour Ewart Architect

Map No: 118

Jurisdiction: County





PROJECT DATA:  
 USE: AUTO REPAIR  
 ZONING: BPTD  
 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 = 60' 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

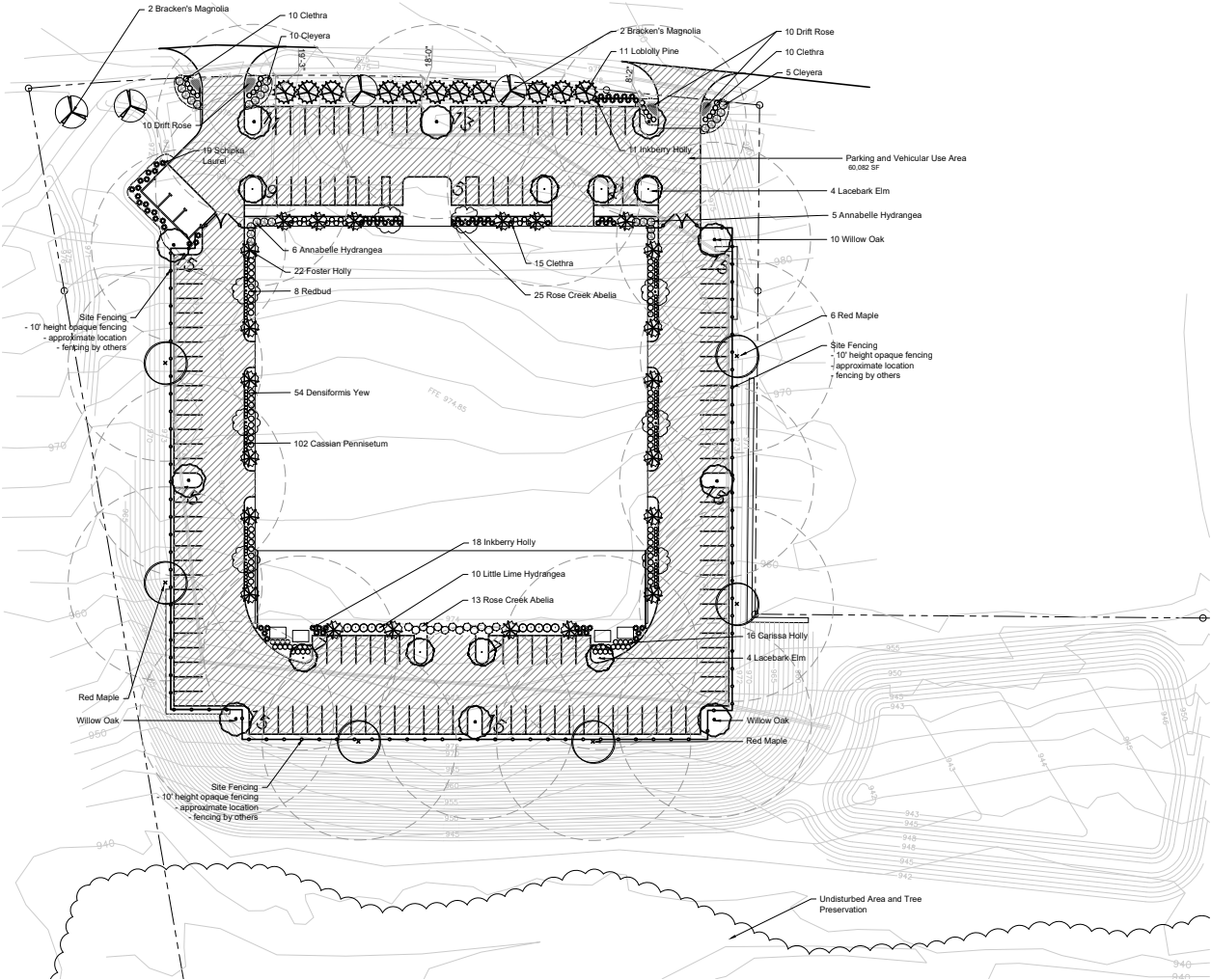


**Concept Site Plan**

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

**PL01**





PLANTING NOTES:

- Contractor's base bid to include all materials, labor, permits, equipment, tools, insurance, etc. to perform the work as described in the contract documents.
- Contractor to provide allowance for soil amendments, percolation tests, soil tests, mulch and irrigation.
- Irrigation system to be drip unless otherwise noted and approved.
- Contractor to complete work within schedule established by owner.
- Contractor to provide one year warranty for all plant material from date of substantial completion.
- Contractor to provide interim maintenance (watering, pruning, fertilizing, girding, mowing, trimming, application of insecticides/herbicides, and general landscape clean-up) until substantial completion notice is provided by the owner or landscape architect.
- The contractor shall locate and verify all existing utilities prior to planting and report any conflicts to the landscape architect. Perform work in compliance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for permits required by local authorities.
- All plant material to be specimen quality as established by the American Association of Nurserymen, horticultural standards, latest edition, quality of the plant material to be judged by the landscape architect. Inferior plant material to be rejected.
- Plant material to be free of disease, weeds and insect pests. Damaged plant material shall be rejected.
- No planting shall take place until rough grade has been reviewed and approved by the landscape architect.
- Planting plans may need to be adjusted in the field. Contractor to coordinate layout of plant material with landscape architect for on site approval prior to installation.
- Test plant beds and plant pits for adequate drainage. Hardpan or moisture barriers shall be broken, or drain pipes to be installed to provide proper drainage of plant areas. Plant pits shall be excavated to the bottom of the pit. Fill each plant pit with water and observe the pit for 2 hours. If the water has not dissipated by 50% within 2 hours, notify landscape architect of such in writing before installing plants in the questionable area. Otherwise contractor shall be held liable for plants.
- Trees shall be installed 3" above finish grade in hardpan areas to provide good drainage unless otherwise directed.
- Groundcover and shrub mass beds shall be cultivated to a depth of 12 inches below grade to break through compacted or hardpan soil. Remove all stones, roots, and weeds. Add specified soil amendments and fertilizer. Install plants, edge bed area, mulch and water thoroughly.
- Set all plants plumb and turned out so that the most attractive side is viewed.
- Plants shall be measured to their main structure, not tip to tip of branches.
- Tree pit and shrub pit to be twice the size of the root mass. Fill with plant mix.
- Broken root balls for trees shall be rejected. Contractor to check root balls and expose rootflares to check for root girdling. Do not assume the rootflare is exposed upon purchase from the nursery.
- Any plant materials shipped to site in uncovered vehicles/trailer shall be rejected regardless of season.
- All tree scars over 1 -1/2" shall be rejected and tree to be replaced.
- All shrubs to be dense and full. All trees to have a symmetrical growth habit (360 degrees) unless uncharacteristic to plant type or otherwise noted on plans.
- Remove all excess growth of trees and shrubs as directed by landscape architect. Do not cut central leader.
- If rootball is wrapped in non-biodegradable burlap, remove entire wrap after placed in pit.

PLANTING LEGEND:

Qty	Botanical Name	Common Name	Size	Notes	Size	Notes
Deciduous Trees						
6	Acer rubrum	Red Maple	2" cal.	central leader, full and dense	L	- This is required by the All-HVAC ordinance
8	Cercis canadensis	Redbud	2" cal.	central leader, full and dense	S	
10	Quercus phellos	Willow Oak	2" cal.	central leader, full and dense	L	
8	Ulmus parvifolia	Lacebark Elm	2" cal.	central leader, full and dense	M	
Evergreen Trees						
22	Ilex x attenuata	Foster Holly	6' hgt.	central leader, full and dense	M	- This is required by the All-HVAC ordinance
4	Magnolia grandiflora 'Bracken's Brown Beauty'	Bracken's Brown Magnolia	6' hgt.	central leader, full and well branched	L	
11	Pinus taeda	Loblolly	6' hgt.	central leader, full and well branched	L	
Deciduous Shrubs						
35	Clethra alnifolia	Sweet Pepperbush	3 gallon	full and dense		- This is required by the All-HVAC ordinance
11	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	3 gallon	full and dense		
10	Hydrangea paniculata 'Jame'	Little Lime Hydrangea	3 gallon	full and dense		
Evergreen Shrubs						
38	Abelia	Rose Creek Abelia	3 gallon	full and dense		- This is required by the All-HVAC ordinance
15	Cleyera japonica	Cleyera	3 gallon	full and dense		
16	Ilex cornuta	Carissa Holly	3 gallon	full and dense		
29	Ilex glabra	Inkberry Holly	3 gallon	full and dense		- This is required by the All-HVAC ordinance
19	Prunus laurocerasus 'Schipkaensis'	Shipka Laurel	3 gallon	full and dense		
20	Rosa hybrida	Pink Drift Rose	3 gallon	full and dense		
54	Taxus x media 'Densiformis'	Densiformis Yew	3 gallon	full and dense		- This is required by the All-HVAC ordinance
102	Pennisetum alopecuroides	Cassian Pennisetum	3 gallon	full and dense		

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 16 large maturing trees per acre of yard space.  
- 3.1 acres \* 10 = 31 trees (note: calculation does not include undisturbed portion of site)  
- 31 large trees proposed  
- 30 medium trees proposed  
- 8 small 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, shrubbery and bedding plants (see Appendix B).  
- Front Elevation = 5,000 Side Elevation = 5,625 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 feet

- 3.3.4 Minimize shading of south-facing facades in winter; maximize shading of south-facing facades in summer.  
- trees proposed near south facade

- 3.3.5 Landscaping should buffer the building from the microclimate of the parking area.  
- trees proposed around parking and drive aisles

- 3.3.6 Landscaping should be used to screen mechanical equipment or other unsightly exterior building elements.  
- landscape proposed

- 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 is necessary, existing trees both upslope and downslope should be conserved for environmental and aesthetic 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.  
- trees proposed near 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 canopy trees, planting areas 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 = 60,082 square feet  
- Total Landscape Bed Area = 8,480 square feet  
- 14%

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

- 3.5 Mature trees that are preserved within eight feet of the parking area may be used to satisfy 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 canopy trees shall be located within the parking areas as terminal islands, interior islands, interior wells, medians, traffic delineators, between rows of parking 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.  
- trees proposed 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 Construction  
306 Westfield Drive  
Knoxville, TN 37919  
(865) 679-2126



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

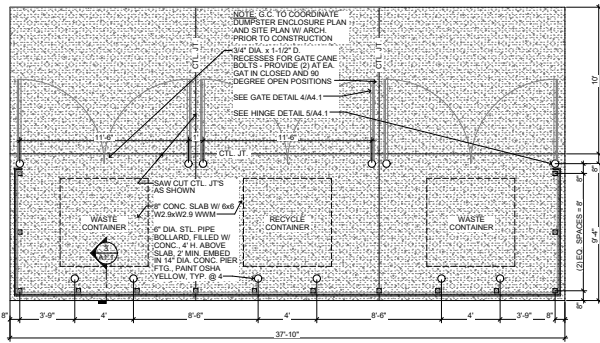


28 MAR 2022  
TTCDA (S-C-22-TOB)  
PC (S-E-22-UR)

Landscape Plan

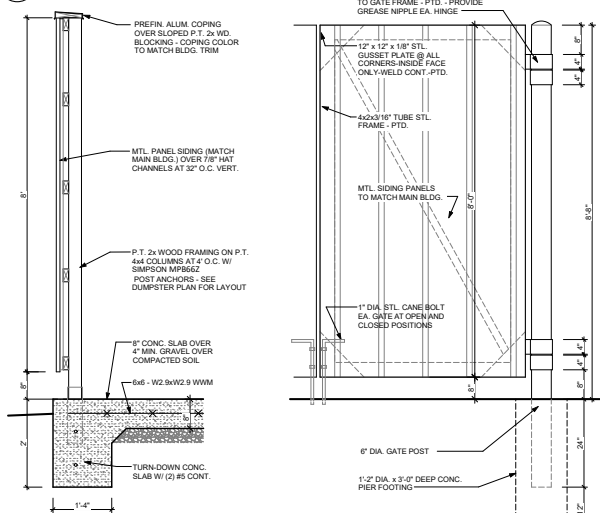
DATE: 28 MAR 2020  
PROJECT NO.: 22044  
PROJECT MGR.: STUART

L100



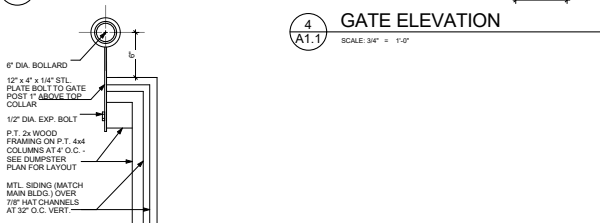
**2 DUMPSTER ENCLOSURE PLAN**

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



**3 ENCLOSURE SECTION**

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

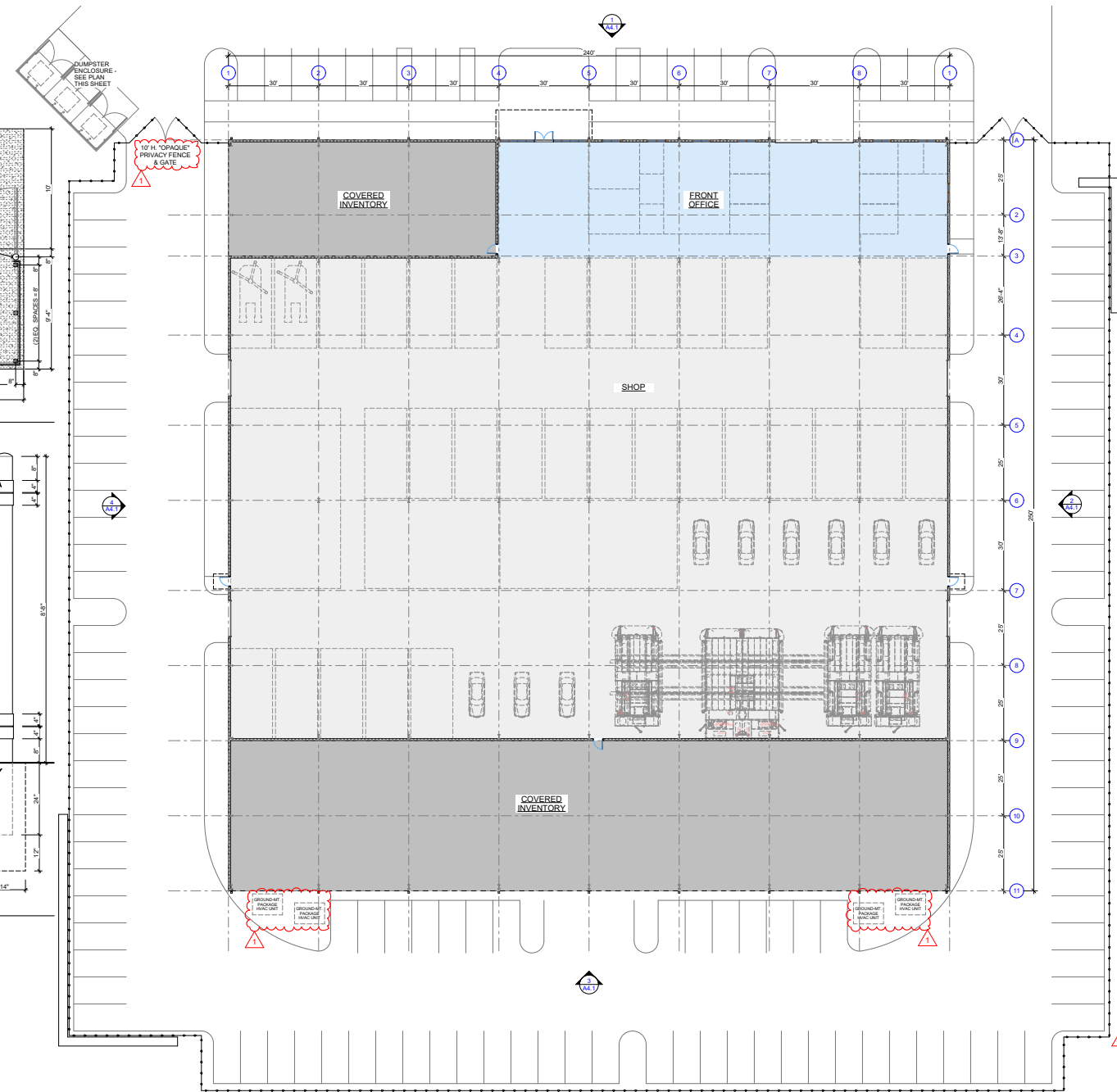


**5 HINGE DETAIL**

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

**4 GATE ELEVATION**

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



**1 FIRST FLOOR PLAN**

SCALE: 1/16" = 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

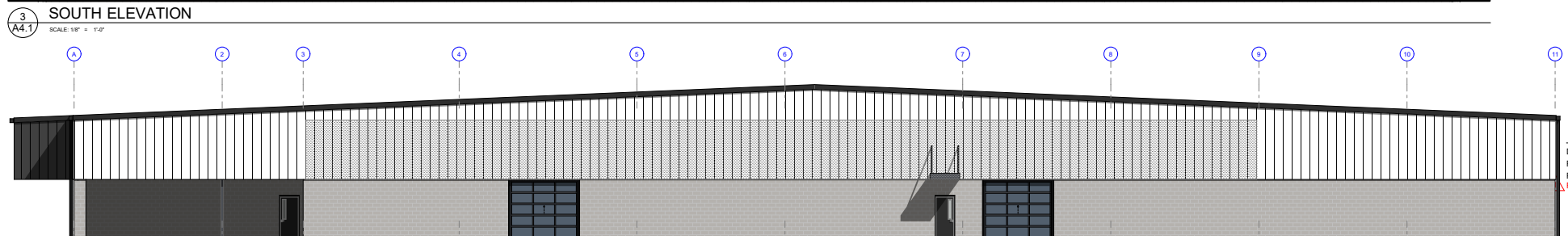
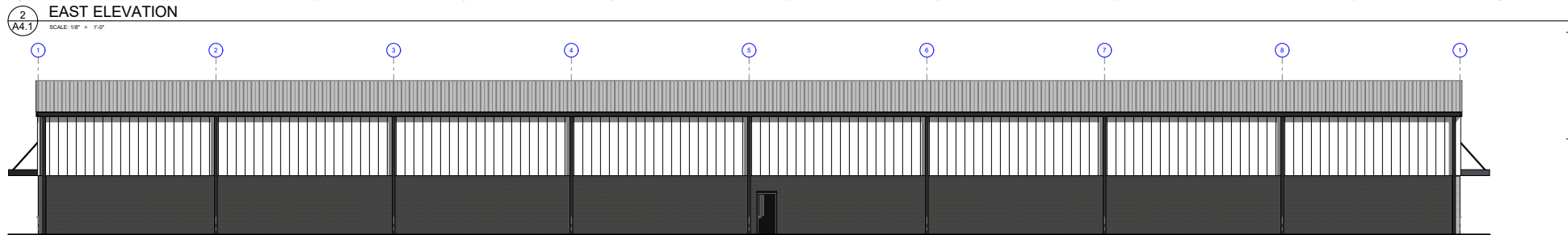
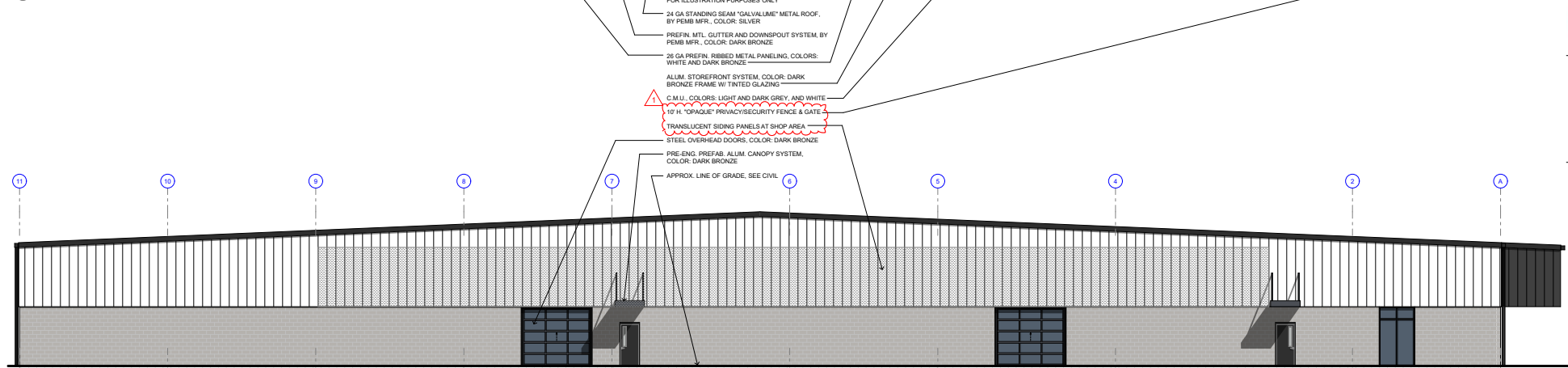
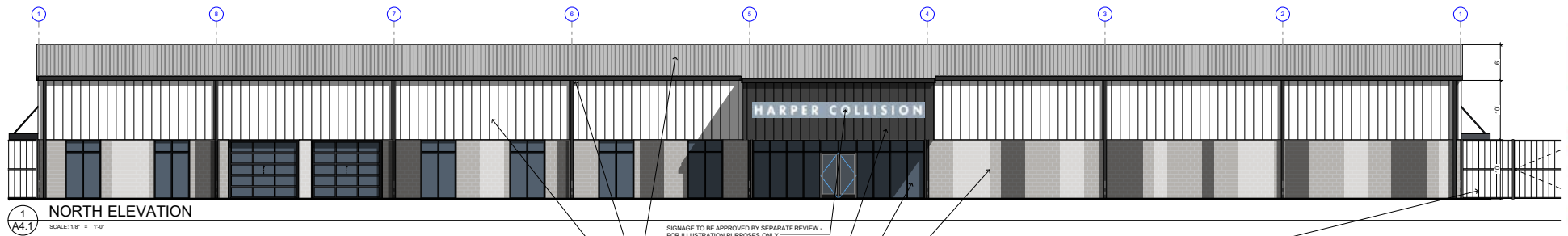
10542 MURDOCK DRIVE  
KNOXVILLE, TN 37919  
TDDA FILE #S-C-22-108  
PLANNING COMM. 5-E-22-UR

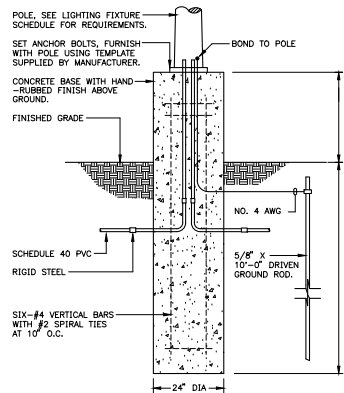


FLOOR PLAN

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


**A1.1**





POLE BASE DETAIL  
NO SCALE

SITE LIGHTING FIXTURE SCHEDULE													
DESIGNATION	ILLUMINATION			POLE DESCRIPTION: MATERIAL, SHAPE,			DESCRIPTION: SHIELDING, TYPE MATERIALS, FINISH, MOUNTING	MANUFACTURER'S PRODUCT ITEM			REMARKS		
	WATTS	DELIVERED LUMENS	COLOR TEMPERATURE	ALUMINUM	STEEL	ROUND		SQUARE	FINISHED GRADE				
COMPANY	POLE CATALOG NO.	LUMINAIRE CATALOG NO.											
S A	134	16710	4000	•	•	•	28 FT.	POLE ARM MOUNTED, FORWARD THROW DISTRIBUTION, FULL CUT-OFF, HOUSE-SIDE SHIELD	LITHONIA	RSA 25 6G 4 DM19 DOB	CSX1 LED 60C 700 40K 1TFM MVOLT RPA DOBK CSX1HS U	DARK BRONZE FINISH	
S B	134	16710	4000	•	•	•	28 FT.	POLE ARM MOUNTED, TYPE II DISTRIBUTION, FULL CUT-OFF, HOUSE-SIDE SHIELD	LITHONIA	RSA 25 6G 4 DM19 DOB	CSX1 LED 60C 700 40K 12 MVOLT RPA DOBK CSX1HS U	DARK BRONZE FINISH	



**CSX1 LED**  
LED Area Luminaire

SEE SCHEDULE AT LEFT

TYPE RA & RB

Capable Luminaire

This item is an A/C capable luminaire, which has been designed and tested to provide consistent appearance and system-level interoperability.

All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.

This luminaire is A/C Certified when ordered with DT1 controls marked by a **DT1** in the product code. DT1 equipped luminaires meet the A/C specification for luminaires to photometric interoperability.

This luminaire is part of an A/C Certified solution for SCAMP or Smart-Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with all-wire and control options marked by a **SW** in the product code.

To learn more about A/C, visit [www.acuitybrands.com/ac](http://www.acuitybrands.com/ac)

1. See ordering tree for details.  
2. An A/C Certified Solution for RCM requires the order of one RCM node per luminaire. Sold Separately. Link to RCM Link to DT1.

Ordering Information

EXAMPLE: CSX1 LED 60C 1000 40K TFM MVOLT SPA DOBK

Code	Value	Description	Code	Value	Description
CSX1	60C	LED Area Luminaire	1000	40K	Color Temperature
1000	40K	Color Temperature	TFM	FM	Beam Spread
TFM	FM	Beam Spread	MVOLT	SPA	Mounting
MVOLT	SPA	Mounting	DOBK	DOBK	Finish

CSX1 LED 60C 1000 40K TFM MVOLT SPA DOBK

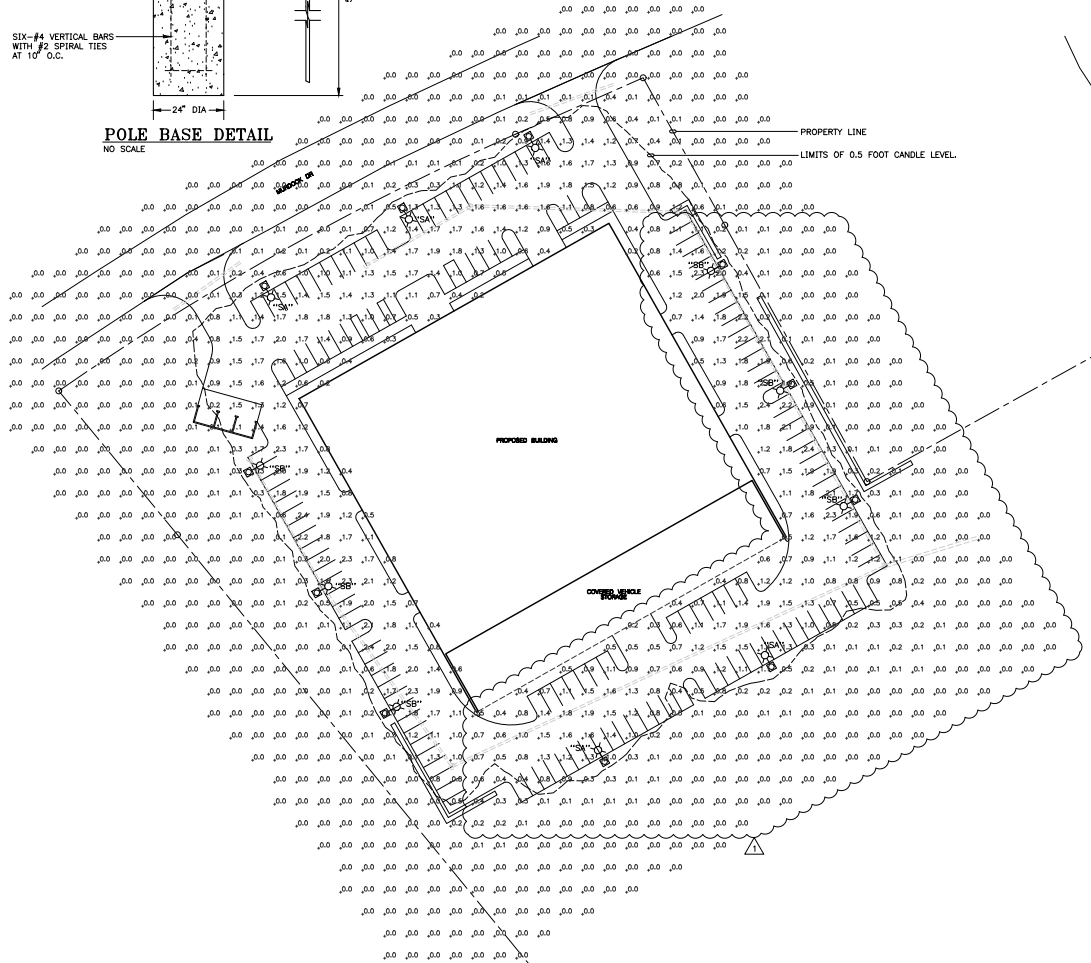
**NOTES:**

1. VALUES INDICATE COMPUTER CALCULATED MAINTAINED ILLUMINATION LEVELS IN FOOT-CANDELS, USING A TOTAL MAINTENANCE FACTOR UTILIZED OF 0.81.

2. FOOT-CANDELE 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 TTCA SIGNAGE REQUIREMENTS AND SHALL BE APPROVED AT A LATER DATE.



**SITE PLAN - ILLUMINATION**  
SCALE: 1"=40'-0"



**GEORGE ARMOUR EWART ARCHITECT**

404 Boulder Park Circle  
Knoxville, TN 37919  
888.802.7771  
Fax 888.802.7742  
[www.georgeewart.com](http://www.georgeewart.com)



A NEW BUILDING FOR  
**HARPER COLLISION**  
MURDOCK DRIVE  
KNOX COUNTY #Site State  
TTCCA FILE #

**SITE PLAN - ILLUMINATION**

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

**SE1.1**

**Vreeland Engineers Inc.**  
3107 Sutherland Ave.  
P.O. Box 10648  
Knoxville, TN 37909  
865-637-4461  
1-800-340-9788  
[www.vreelandengineers.com](http://www.vreelandengineers.com)



Michelle Portier <michelle.portier@knoxplanning.org>

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## 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**

404 Bearden Park Circle | Knoxville, TN 37919

P 865.602.7771 C 865.567.1646 F 865.602.7742

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~~ 6th

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

# Knoxville NEWS SENTINEL

PART OF THE USA TODAY NETWORK

KNOX CTY METRO PLANN  
400 W MAIN ST # 403  
KNOXVILLE TN 37902--242

Account	AD#	Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount Due
1317419	0005274942	\$73.44	\$0.00	\$73.44	Invoice	\$0.00	\$73.44

Sales Rep: asathisarg

Order Taker: asathisarg

Order Created 05/24/2022

Product	# Ins	Start Date	End Date
KNS-knoxnews.com	1	05/27/2022	05/27/2022
KNS-Knoxville News Sentinel	1	05/27/2022	05/27/2022

\* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

**Text of Ad:** 05/24/2022

#### PUBLIC NOTICE

The following item will be considered by the Knox County Board of Commissioners on June 27, 2022 at 7:00 p.m. in the Main Assembly Room, City County Bldg., 400 Main St., Knoxville, TN. For information related to this item visit [KnoxPlanning.org/ttcd](http://KnoxPlanning.org/ttcd). Knox County does not discriminate on the basis of disability in its provision of services, programs, activities or benefits. If you need assistance or accommodation for a disability, please contact the ADA office at (865) 215-2952 and we will be glad to work with you in obliging any reasonable request.

#### APPEAL OF DECISION

Appeal by Daniel Sanders of the Tennessee Technology Corridor Development Authority's approval of a Certificate of Appropriateness for a Building Permit for an auto collision center in the BP (Business and Technology), PC (Planned Commercial) and TO (Technology Overlay) zoning districts for Stuart Anderson, AIA, George Armour Ewart Architect for property located at 10542 Murdock Dr. / Parcel ID 118 17315. TTCD File No. 5-C-22-TOB.