



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the development plan for a bank with approximately 5,488 sqft of floor area and a 5-lane drive-through facility, subject to 3 conditions.

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.  
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.  
3. Meeting the parking lot landscaping standards and the City of Knoxville tree protection ordinance.

With the condition noted, this plan meets the requirements of the former SC-3 (Regional Shopping Center) zone, the previously approved development plan, and the criteria for approval of a special use for modifications to previously planned districts per Article 1.4.G.

Comments: This proposal will construct a branch bank with a 5-lane drive-through in the West Town Mall parking lot, east of JCPenney. The development will reduce the total number of parking spaces at the mall, but it still meets the minimum required. This proposal does not modify any of the major circulation driveways around the site, and the bank traffic should not negatively impact traffic flow in the mall parking lot.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.
  - a. The One Year Plan and West City Sector Plan designations for this site are MU-RC (Regional Mixed-Use Center) which allows a mix of commercial, office, and residential uses either as stand-alone uses or mixed-use development.
  - b. The proposed bank is consistent with these plans.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
  - a. The former SC-3 zone is intended to provide a full range of merchandise and services including apparel, furniture and home furnishings, variety and foods.
  - b. Banks are a permitted use in the SC-3 zone and the development meets the zoning standards.
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
  - a. The proposed bank is consistent with the character of the area where it is proposed and the size and location of buildings in the vicinity.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.
  - a. The bank is compatible with the surrounding uses and will not significantly injure the value of adjacent properties or detract from the immediate environment.
- 5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
  - a. The proposed bank will not draw additional traffic through residential streets since it is within an established regional shopping center.
- 6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

a. There are no known uses immediately surrounding the subject site that poses a potential hazard or undesirable environment for the proposed use.

**Action:** Approved

**Meeting Date:** 1/13/2022

**Details of Action:**

**Summary of Action:** Approve the development plan for a bank with approximately 5,488 sqft of floor area and a 5-lane drive-through facility, subject to 3 conditions.

**Date of Approval:** 1/13/2022

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

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

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**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:**