

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 10-F-07-UR **Related File Number:**
Application Filed: 9/4/2007 **Date of Revision:**
Applicant: FIRST TENNESSEE BANK NATIONAL ASSOCIATION

PROPERTY INFORMATION

General Location: South side of Hardin Valley Rd., west side of Iron Gate Blvd.
Other Parcel Info.:
Tax ID Number: 104 H D 001 **Jurisdiction:** County
Size of Tract: 1.56 acres
Accessibility: Access is via Iron Gate Blvd., a future collector street with a 32' pavement width within a 70' right-of-way which connects to Hardin Valley Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Bank **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** C & SLPA
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located near the interchange of Pellissippi Parkway and Hardin Valley Rd. in an area that has a mix of business, institutional and residential uses within the Technology Overlay Corridor.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 10606 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
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.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for a bank in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 8 conditions:

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development.
2. Obtaining the parking stall size variance from the Knox County Board of Zoning Appeals.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. The median in Iron Gate Blvd. must be designed, subject to approval by the Knox County Department of Engineering and Public Works, to prohibit any left turn movement from the right-in/right-out driveway on Iron Gate Blvd. for this development.
5. Iron Gate Blvd. shall be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to a certificate of occupancy being issued for this building. The main driveway for Hardin Valley Crown Center Subdivision that borders this parcel on the south side must also be completed from Iron Gate Blvd. to the existing access easement/driveway located between the Bread Box Food Store and Bank East prior to a certificate of occupancy being issued.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
8. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.

With the conditions noted above, this request meets the requirements for approval in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, as well as other criteria for approval of a use on review.

Comments:

The applicant is proposing to develop this 1.56 acre lot for a 4300 square foot bank with 5 drive-through lanes. The bank will have access to the internal driveway system within the Hardin Valley Crown Center Subdivision. Approval of the proposed right-in/right-out driveway to Iron Gate Blvd. is subject to a redesign of the median in Iron Gate Blvd. to prohibit any left turn movement from the right-in/right-out driveway. This redesign is subject to approval by the Knox County Department of Engineering and Public Works. As proposed, the site will exceed the required number of parking spaces. A variance will be required from the Knox County Board of Zoning Appeals for the parking stall size.

The site is located within the TO (Technology Overlay) zoning district and is subject to review and approval by the Tennessee Technology Corridor Development Authority (TTCDA). The TTCDA will consider this request on October 8, 2007.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are available in the area to serve this site.
2. In utilizing the cross access driveway system within the subdivision with the controlled access to Iron Gate Blvd and Hardin Valley Rd., the existing road system will be adequate to handle the proposed development.
3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING

ORDINANCE

1. The proposal meets all requirements of the PC zoning district as well as the general criteria for approval of a use-on-review.
2. The proposed bank is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes commercial uses for the site. The proposed planned commercial development is consistent with the PC (Planned Commercial) zoning district and sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved **MPC Meeting Date:** 10/11/2007

- Details of MPC action:**
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Summary of MPC action: APPROVE the development plan for a bank in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 8 conditions:

Date of MPC Approval: 10/11/2007 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

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:**