CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:2-P-07-URApplication Filed:1/8/2007Applicant:BANK EASTOwner:

PROPERTY INFORMATION

General Location:South side of Hardin Valley Rd., southwest of Cherahala Bv.Other Parcel Info.:Jurisdiction:Tax ID Number:104 094Jurisdiction:Size of Tract:1.61 acresAccessibility:Access is via Hardin Valley Rd., a minor arterial street with a four lane divided median section within a required 100' right-of-way.

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION Existing Land Use: Vacant land Surrounding Land Use: Density: Proposed Use: Bank Density: Sector Plan: Northwest County Sector Plan Designation: C (Commercial) & SLPA (Slope Protection) 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:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

PC (Planned Commercial) & TO (Technology Overlay)

Current Zoning: 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:

Surveyor:

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 4,890 square foot bank in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 6 conditions:
Staff Recomm. (Full):	 Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development. Meeting all applicable requirements of the Knox County Zoning Ordinance. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department. Revising the grading and drainage plan and landscape plan to reflect the changes made to the revised site plan. Installing all landscaping, as shown on the revised 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. 1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for any proposed development on the lots. 2. Meeting all applicable requirements of the Knox County Zoning Ordinance. 3. Meeting all applicable requirements of the approved concept plan.
Comments:	District and the other criteria for approval of a Use-on-Review. The applicant is proposing to develop this 1.61 acre lot for a 4890 square foot bank. The bank will have access from Hardin Valley Rd. via an existing access driveway that is shared with the Conoco Bread Box and a proposed controlled right-in/right-out only driveway. 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 February 5, 2007. Plans have been submitted for the proposed monument sign for the bank and the sign is part of the use-on-review approval.
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE
	 Public water and sewer utilities are available in the area to serve this site. In utilizing the existing (shared) access driveway and with the controlled right-in/right-out only driveway, the existing road system will be adequate to handle the proposed development. 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 commercial development is consistent with the following general standards for uses

	ermitted on review: The proposal is consistent with the adopted plans and policies of the General Plan				
	The use is compatible with the charsing significantly injure the value of adja	Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinand use is compatible with the character of the neighborhood where it is proposed. The use will not ficantly injure the value of adjacent property. The use will not draw substantial additional traffic ugh residential areas. No surrounding land uses will pose a hazard or create and unsuitable ronment for the proposed use.			
	CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS				
	commercial development is consist plan designation.	ent with the PC (Planned)	ises for the site. The proposed planned Commercial) zoning district and sector Knoxville-Knox County-Farragut Growth		
	Policy Plan map.	anned Growin Area on the	Khoxville-Khox County-Fairagut Growth		
MPC Action:	Approved		MPC Meeting Date: 2/8/2007		
Details of MPC action:	the proposed development.Meeting all applicable requirement.Meeting all applicable requirement.	ents of the Knox County Zo	dor Development Authority (TTCDA) for oning Ordinance. epartment of Engineering and Public		
	Works. 4. Connecting the development to	sanitarv sewer, as well as	meeting other applicable requirements of		
	the Knox County Health Departmer 5. Revising the grading and draina	nt.	in to reflect the changes made to the		
		or posting a bond with the	ape plan, within six months of issuance of Knox County Department of Engineering		
			irements for approval in the PC (Planned well as other criteria for approval of a use		
	 Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for any proposed development on the lots. Meeting all applicable requirements of the Knox County Zoning Ordinance. 				
	3. Meeting all applicable requireme	ents of the approved conce	ept plan.		
	With the conditions noted, this plan District and the other criteria for ap		or approval of a Concept Plan in the PC		
Summary of MPC action:	APPROVE the development plan for (Technology Overlay) zoning district		k in the PC (Planned Commercial) & TO		
Date of MPC Approval:	2/8/2007 Date of Deni	al:	Postponements:		
Date of Withdrawal:	Withdrawn p	prior to publication?:	Action Appealed?:		
	LEGISLATIVE ACTI	ON AND DISPOSIT	TION		
Legislative Body:	Knox County Board of Zoning Appe	eals			
Date of Legislative Action:		Date of Legislative Acti	on, Second Reading:		
Ordinance Number:	Other Ordinance Number References:				
Disposition of Case:		Disposition of Case, Se	econd Reading:		
If "Other":		If "Other":			
Amendments:		Amendments:			
Date of Legislative Appeal:		Effective Date of Ordina	ance:		