

# 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:** 3-B-06-UR                      **Related File Number:**  
**Application Filed:** 2/7/2006              **Date of Revision:**  
**Applicant:** PAUL C. ANASTASIO  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northeast side of N. Seven Oaks Drive, northwest side of Kingston Pike  
**Other Parcel Info.:**  
**Tax ID Number:** 132 02516                      **Jurisdiction:** City  
**Size of Tract:** 0.92 acres  
**Accessibility:** Access is via N. Seven Oaks Drive, a four lane section with a divided median within an 80' right of way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Abandoned Restaurant  
**Surrounding Land Use:**  
**Proposed Use:** Financial Institution                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:** General Commercial  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This area of N. Seven Oaks Drive has developed with a mix of commercial and office uses under the SC-3 zoning designation.

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

**Street:** 102 N Seven Oaks Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** SC-3 (Regional Shopping Center)  
**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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the request for a bank/financial institution in the SC-3 zoning district.

Staff Recomm. (Full):

Comments: The applicant is proposing to demolish the existing structure located at 102 N. Seven Oaks Drive and construct a new credit union building. The property is located in the Ed America shopping center. The site is zoned SC-3, and banks/financial institutions are considered as a use permitted on review in this zone. The applicant meets all of the requirements for financial institutions in the SC-3 zoning designation. The credit union does have a sufficient amount of parking proposed and has an agreement with the adjoining property owners to accommodate overflow parking.

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

- 1. The proposed credit union will have minimal impact on local services since all utilities are in place to serve this development.
- 2. The proposed use is consistent with other commercial/office developments found in the shopping center.

**CONFORMITY OF PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

- 1. The proposed credit union meets all of the requirements of the Zoning Ordinance.
- 2. The proposed use is consistent with the adopted plans and policies of the General Plan and One Year 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 shopping center where it is proposed. The use will not significantly injure the value of adjacent property.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

- 1. The Southwest County Plan identifies the property for general commercial uses. The proposed development is consistent with this use because banks/financial institutions are allowed as a use permitted on review in the SC-3 zoning district.

MPC Action: Approved

MPC Meeting Date: 3/9/2006

Details of MPC action:

Summary of MPC action: APPROVE the request for a bank/financial institution in the SC-3 zoning district.

Date of MPC Approval: 3/9/2006

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:**

**Date of Legislative Appeal:**

**Amendments:**

**Effective Date of Ordinance:**