

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: 4-C-14-UR

Related File Number:

Application Filed: 2/24/2014

Date of Revision:

Applicant: FIRST TENNESSEE BANK

PROPERTY INFORMATION

General Location: East side of Town Center Blvd. , north side of S. Northshore Dr.

Other Parcel Info.:

Tax ID Number: 154 09806

Jurisdiction: City

Size of Tract: 1.65 acres

Accessibility: Access is via Town Center Blvd. which is a 4 lane local street that is located in 115'-130' wide right-of-way. Access to the Northshore Town Center development is via S. Northshore Dr., a major arterial street with 2 lanes expanding to 4 lanes within 200-335' of right-of-way and a newly constructed ramp from I-140 directly into the development..

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Branch bank

Density:

Sector Plan: Southwest County **Sector Plan Designation:**

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The surrounding area to the north and west of the site is being developed into a mix of uses under the PC-1 and TC-1 zoning districts. The Target and Publix retail stores are located to the north of this site. To the south and west is vacant land, floodway and an indoor storage facility, zoned TC-1, A and OB. To the east is I-140 right-of-way, which includes the interchange with S. Northshore Dr.

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

Street: 2076 Town Center Blvd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC-1(k) (Retail and Office Park)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: The property was zoned PC-1(k) (Retail and Office Park) in 2010

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a banking facility containing up to 2562 square feet of floor space and the proposed sign plan as shown on the site plan subject to 4 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Provision of a sidewalk along the northern boundary of this site that will tie to the existing sidewalk along Town Center Blvd. The sidewalk must be a minimum of 5 ft. wide with a 2 Ft. planting strip and meet all ADA requirements
3. Installation of all landscaping shown on the development plan within six months of the issuance of occupancy permits for this project.
4. All driveway construction to be in conformance with the City of Knoxville Zoning Ordinance and the City's access control policy

With the conditions noted, this plan meets the requirements for approval in the PC-1 District, and the other criteria for approval of a use on review

Comments:

The applicant has submitted a development plan for an out parcel in the Northshore Town Center Development containing 1.65 acres. The plan proposes the development of a branch banking facility that will contain 2,562 square feet of floor space. The area subject to this use on review request and approximately 62 adjoining acres were rezoned to PC-1 (Retail and Office Park) District in 2010.

A traffic impact study that incorporated this site was done at the time the development plan for the Target and Publix was being considered. Street improvements within the development and to S. Northshore Dr. have been completed. The approval of this project will not necessitate any further road improvements. However, in order to foster the goal of pedestrian connectivity within the larger development, staff will require that this applicant construct a sidewalk long the northern boundary of this site. The proposed sidewalk will need to tie into the existing sidewalk along Town Center Blvd.

A master sign plan that calls for three development directory signs and a series of way-finding signs was approved in 2011.

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

- 1. All public utilities are available to serve the site.
- 2. The traffic impact study recommended a number of road improvements that have been completed
- 3. The proposed development will be 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. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning district, as well as all other criteria for approval of a use on review.
- 2. The proposed banking facility is consistent with the general standards for uses permitted on review: The proposed development 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 additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan proposes mixed use for the site, while the City of Knoxville One Year Plan proposes general commercial and mixed use. The proposed facility is consistent with both plans.

Action: Approved **Meeting Date:** 4/10/2014

Details of Action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
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With the conditions noted, this plan meets the requirements for approval in the PC-1 District, and the other criteria for approval of a use on review

Summary of Action: APPROVE the request for a banking facility containing up to 2562 square feet of floor space and the proposed sign plan as shown on the site plan subject to 4 conditions

Date of Approval: 4/10/2014 **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:**