

CASE SUMMARY

APPLICATION TYPE: SPECIAL USE



File Number: 5-C-23-SU

Related File Number:

Application Filed: 3/23/2023

Date of Revision:

Applicant: ROBIN SOUTH

PROPERTY INFORMATION

General Location: North side of E Magnolia Ave, east side of Winona St, west of Myrtle St

Other Parcel Info.:

Tax ID Number: 82 P L 022

Jurisdiction: City

Size of Tract: 0.7 acres

Accessibility: Access is via E. Magnolia Avenue, a major arterial street with a 65-ft pavement width within a 100-ft right-of-way. Access is also via Winona Street, a minor collector with a 35-ft pavement width within a 54-ft right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Office

Surrounding Land Use:

Proposed Use: Drive-through for an existing bank branch

Density:

Sector Plan: Central City

Sector Plan Designation: MU-SD (Mixed Use Special District)

Growth Policy Plan: N/A (Within City Limits)

Neighborhood Context: This property is part of a walkable commercial corridor that includes office, social services and institutional uses. A branch of Pellissippi State Community College is located across the street to the east.

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

Street: 1503 E MAGNOLIA AVE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: C-G-2 (General Commercial)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: MU-SD (Mixed Use Special District)

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: Jessie Hillman

Staff Recomm. (Abbr.): Approve the request for one drive-through lane for a bank, subject to 6 conditions.

Staff Recomm. (Full):

1. Adding wheel stops to the four parking spaces north of the ATM drive-through at the corner of East Fifth Avenue and Winona Street to improve pedestrian safety.
2. Meeting the requirements of the principal use standards for Drive-Through Facility (Article 9.3.F) of the City of Knoxville Zoning Ordinance.
3. Meeting the requirements of Article 13 (Signs) of the City of Knoxville Zoning Ordinance.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Tennessee Department of Transportation.
6. Meeting all other applicable requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted above, this request meets the requirements of C-G-1 zoning, the principal use standards for drive-through facilities, and the criteria for approval of a special use.

Comments: This proposal is for a drive-through addition to the rear of an existing Regions Bank branch.

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

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE YEAR PLAN.

A. The One Year Plan and Central City Sector Plan land use designation for this site is MU-SD CC4 (Mixed Use - Special District Magnolia Gateways).

B. The MU-SD CC4 land use designation recommends commercial uses on the Magnolia Avenue corridor.

C. The land use designation emphasizes a pedestrian-friendly environment, and the bank is bordered by sidewalks along Magnolia Avenue and Winona Street. Four parking spaces that angle towards the sidewalk at the north end of the bank's parking lot are missing wheel stops. This should be corrected as part of the drive-through development to improve pedestrian safety.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The C-G zoning district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors.

B. With the recommended conditions, the drive-through facility meets the zoning ordinance's principal use standards for drive-through facilities (Article 9.3.F).

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 existing 2-story building has operated as a bank at this location since at least 1956. The proposed drive-through facility will be positioned behind the bank building from Magnolia Avenue, and is consistent with the commercial character of the surrounding area.

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 proposed use is required to comply with Article 10 of the City of Knoxville Zoning Ordinance, which regulates impacts. Section 10.2 regulates lighting, while noise, dust and pollution, odors, fire hazards, and other noxious concerns are regulated in Section 10.5.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed drive-through facility will access Magnolia Avenue, a major arterial, and Winona Street, a minor collector. Neither access points are in a residential area.

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 in the vicinity that could be a potential hazard or create an undesirable environment for the proposed use on this site.

Action: Approved with Conditions

Meeting Date: 5/11/2023

Details of Action:

Summary of Action: Approve the request for one drive-through lane for a bank, subject to 6 conditions.

Date of Approval: 5/11/2023

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: