

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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www.knoxmpc.org

File Number: 5-K-08-UR **Related File Number:**
Application Filed: 4/15/2008 **Date of Revision:**
Applicant: KNOXVILLE TVA EMPLOYEES CREDIT UNION

PROPERTY INFORMATION

General Location: Southwest side of Valley Vista Rd., south of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 103 118.02 **Jurisdiction:** County
Size of Tract: 5 acres
Accessibility: Access is via Valley Vista Rd., a proposed three lane collector street with a 70' right-of-way off of Hardin Valley Rd.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: credit union/office **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** MU & 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: Valley Vista Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC(k) (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The Knox County Commission approved the zoning change for this property to PC (Planned Commercial) / TO (Technology Overlay) with conditions on September 25, 2006.

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 development plan for a credit union and office building in the PC (k) (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 7 conditions:

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development.
2. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
3. Valley Vista Rd. shall be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and officially opened for public use prior to a certificate of occupancy being issued for this building.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Obtaining variances from the Knox County Board of Zoning Appeals for the reduction in the size of the parking stalls, from 200 square feet to 162 square feet and for any reduction in the total number of parking spaces.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. 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. Landscaping at all intersections shall be installed so as not to interfere with the sight triangles and visibility along public streets.

With the conditions noted above, this request meets the requirements for approval in the PC (k) (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 5 acre lot within Vista Dei Monte Subdivision with a five story office building with a total building area of approximately 53,650 square feet. A credit union branch office of approximately 4600 square feet will be located on the first floor with 5 drive-through lanes.

The credit union / office building will have two access drives to Valley Vista Rd., a proposed three lane collector street with a 70' right-of-way off of Hardin Valley Rd. While most of the construction has been completed for Valley Vista Rd., it has not been completed or received final approval from the County. Staff has recommended a condition that Valley Vista Rd. be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and officially opened for public use prior to a certificate of occupancy being issued for this building.

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 May 5, 2008.

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. With the recent improvements to Hardin Valley Rd. and the proposed improvements recommended by the traffic study for the commercial subdivision (10-SH-06-C/10-W-06-UR), there will be adequate road capacity to handle the traffic generated by this 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 credit union and office building 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 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 use 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:** 5/8/2008

- Details of MPC action:**
1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTEDA) for the proposed development.
 2. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
 3. Valley Vista Rd. shall be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and officially opened for public use prior to a certificate of occupancy being issued for this building.
 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Obtaining variances from the Knox County Board of Zoning Appeals for the reduction in the size of the parking stalls, from 200 square feet to 162 square feet and for any reduction in the total number of parking spaces.
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 7. 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. Landscaping at all intersections shall be installed so as not to interfere with the sight triangles and visibility along public streets.

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Summary of MPC action: APPROVE the development plan for a credit union and office building in the PC (k) (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 7 conditions:

Date of MPC Approval: 5/8/2008 **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:**