

CASE SUMMARY

APPLICATION TYPE: TTCD

BUILDING PERMIT



File Number: 6-D-22-TOB Related File Number:
Application Filed: 4/25/2022 Date of Revision:
Applicant: TVA CREDIT UNION

PROPERTY INFORMATION

General Location: Northwest corner of the intersection of Centerpoint Blvd. & Lovell Rd
Other Parcel Info.:
Tax ID Number: 118 01615 Jurisdiction: County
Size of Tract: 4.29 acres
Accessibility: Access is via Centerpoint Boulevard, a local road with a 30-ft pavement width inside a 62-ft wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: TVA Credit Union
Surrounding Land Use:
Proposed Use: TVA Credit Union Density:
Sector Plan: Northwest County Sector Plan Designation: O (Office)
Growth Policy Plan:
Neighborhood Context:

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

Street: 1305 Centerpoint Blvd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning: N/A
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Michelle Portier

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to four conditions:

- 1) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.

Comments:

- 1) The applicant is requesting approval of several site improvements to the existing TVA Credit Union on Centerpoint Drive: a new dumpster enclosure, a new ATM, a new driveway connecting to the adjacent lot, and bringing sidewalks and parking spaces into compliance with the Americans with Disabilities Act (ADA).
- 2) The 4.28-acre site is zoned PC (Planned Commercial) / TO (Technology Overlay), which allows this use by right. The request does not include the major renovations or a change in the use, so the plans do not require Planning Commission approval, which would normally be required in the PC zone.
- 3) The building was constructed in 2002, and plans were approved by the TTCDA in 2001 (Case # 01.020.0).
- 4) The existing parking lot includes 245 spaces, including 4 ADA spaces. The 2010 update of ADA standards requires 7 ADA spaces for every 201-300 general spaces. Therefore, the parking lot no longer met ADA requirements. One of the proposed improvements adds 3 ADA spaces on the northern side of the building, bringing the ADA parking into compliance with ADA requirements and providing ADA access to multiple sides of the building. The sidewalks at the ADA parking spaces were also retrofitted to become ADA compliant.
- 5) A new driveway is being added to allow cross access between this property and the adjacent property to the northwest.
- 6) A new maintenance building is being added on the northern side of the site behind the building from Centerpoint Drive and near the existing dumpster. The building would be clad in brick veneer to match the adjacent existing building and will have with a roll-up door facing the drive aisle.
- 7) A new dumpster enclosure will be added to the site for recycling. It is proposed next to the existing enclosure that is proposed.
- 8) These site modifications - the new side access drive and maintenance building - will decrease the number of parking spaces slightly to 237 spaces. This exceeds the parking allowed by the current TTCDA Guidelines, which would require a minimum of 31 spaces and allow a maximum of up to 53 spaces. However, the parking lot is existing and is therefore legal nonconforming and can remain as is.
- 9) A new ATM kiosk will be added to the site and will be located in the parking lot near the southwest corner of the site and near the westernmost entry. Signage on the kiosk meets TTCDA Guidelines.
- 10) A new sign is also proposed. The sign features a brick base with a sign cabinet above that is clad in dark bronze premium vinyl. This will replace the existing sign and use the existing brick base. It is 47" tall and comprises 44.5 square feet total (22.25 square feet per side), which is well below the 100 square foot maximum allowed by the TTCDA Guidelines.

Action: Approved

Meeting Date: 6/22/2022

Details of Action:

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Summary of Action:

Date of Approval: 6/22/2022

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: