

# 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: 8-G-17-UR  
Application Filed: 6/26/2017  
Applicant: SUNTRUST BANK

Related File Number:  
Date of Revision:

## PROPERTY INFORMATION

**General Location:** South side of Kingston Pike, west side of S. Cedar Bluff Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 132 G F 001 **Jurisdiction:** City  
**Size of Tract:** 8.32 acres  
**Accessibility:** Access to the site is via Kingston Pk., a 6 to 7 lane median divided arterial street within a 130' right-of-way, and S. Cedar Bluff Rd, a 2 lane median divided local street within a 100' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Shopping Center  
**Surrounding Land Use:**  
**Proposed Use:** SunTrust ATM **Density:**  
**Sector Plan:** Southwest County **Sector Plan Designation:** Community commercial  
**Growth Policy Plan:** Urban Growth Area (Outside City Limits)  
**Neighborhood Context:** This site is located near the intersection of Cedar Bluff Rd. and Kingston Pike in an area that is composed of mixed commercial and office uses, and residential uses to the south.

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

**Street:** 9202 Kingston Pike  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** SC (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:

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:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the request for an Automated Teller Machine (ATM) at the Cedar Springs Shopping Center, as identified on the development plan, subject to 3 conditions.

Staff Recomm. (Full):

1. Completion of all parking and drive aisle changes, including all pavement markings, prior to the issuance of an occupancy permit for this project.
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.

With the conditions noted, the request meets all requirements for approval of a use on review in the SC (Shopping Center) district.

Comments:

The applicant is proposing to add an ATM at the Cedar Springs Shopping Center which is located on the south side of Kingston Pike and the west side of S. Cedar Bluff Rd. The ATM will be located along the northwestern side of the property. The existing parking lot and drive aisle will be modified to accommodate the ATM, drive-up lane and bypass lane. The proposed changes will also change the access for truck deliveries to the shopping center which has been approved by the owner of the shopping center. There will be no lose of parking with the proposed changes.

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

1. All public utilities are available to serve the site.
2. The proposed ATM will have no impact on the residential neighborhood located to the south since it will adjoin a carwash located in the Sherrill Hill development to the west.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the SC zoning as well as the general criteria for approval of a use on review.
2. The proposed addition to the Cedar Springs Shopping Center, with the recommended conditions, 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 since the development is located off of an arterial street. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes commercial use for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 8/10/2017

Details of Action:

1. Completion of all parking and drive aisle changes, including all pavement markings, prior to the issuance of an occupancy permit for this project.
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.

With the conditions noted, the request meets all requirements for approval of a use on review in the SC (Shopping Center) district.

**Summary of Action:**

APPROVE the request for an Automated Teller Machine (ATM) at the Cedar Springs Shopping Center, as identified on the development plan, subject to 3 conditions.

**Date of Approval:**

8/10/2017

**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:**