

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 9-B-15-UR **Related File Number:**
Application Filed: 7/24/2015 **Date of Revision:**
Applicant: MARK BIALIK, GBS ENGINEERING

PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Rd., northeast side of Greenland Way.
Other Parcel Info.:
Tax ID Number: 103 M A 006 **Jurisdiction:** County
Size of Tract: 1.32 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a 3 lane section with a 44' pavement width within an 80' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Bank **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with a mix of residential, institutional, office and commercial uses, under A, PR, OB, BP and PC zoning.

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

Street: 10870 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property rezoned to PC (Planned Commercial) / TO (Technology Overlay) in February, 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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for a bank with approximately 1,941 square feet and a drive-thru window, as shown on the development plan, subject to 7 conditions

Staff Recomm. (Full):

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development (9-A-15-TOB).
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. 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.
5. Providing the sidewalk connection from the bank out to the existing sidewalk along Hardin Valley Rd. as identified on the development plan, subject to meeting Americans with Disabilities Act (ADA) requirements.
6. Any additional signage for the bank is subject to approval by Planning Commission Staff and the TTCDA.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval in the PC (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 a SouthEast Bank branch office with approximately 1,941 square feet of floor area, including a drive-thru window. The development site of 1.32 acres is located on the southeast side of Hardin Valley Rd. and the northeast side of Greenland Way. The main access to the site will be off Greenland Way with a right-in/right-out access off of Hardin Valley Rd.

The plan includes 18 parking spaces which meets off-street parking requirements of the Knox County Zoning Ordinance. Permeable pavers will be used for the entire parking lot. The only proposed signage for the site is a 36 square foot wall sign above the main entrance which includes the banks name etched one inch deep into the rockcast panel.

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 September 8, 2015.

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 bank is compatible with the scale and intensity of the surrounding development and zoning pattern.

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 PC/TO zoning as well as the general criteria for approval of a use on review.
2. The proposed commercial development 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 streets. 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 this site which conforms to the proposed use.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved as Modified **Meeting Date:** 9/10/2015

- Details of Action:**
1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development (9-A-15-TOB).
 2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 4. 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.
 5. Providing the sidewalk connection from the bank out to the existing sidewalk along Hardin Valley Rd. as identified on the development plan, subject to meeting Americans with Disabilities Act (ADA) requirements.
 6. Any additional signage for the bank is subject to approval by Planning Commission Staff and the TTCDA.
 7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 8. Direct access to Hardin Valley Road is subject to MPC staff approval following resolution of present access restrictions for this lot. (Added at MPC meeting 9-10-15)
- With the conditions noted above, this request meets the requirements for approval in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, as well as other criteria for approval of a use on review.

Summary of Action: APPROVE the request for a bank with approximately 1,941 square feet and a drive-thru window, as shown on the development plan, subject to 8 conditions

Date of Approval: 9/10/2015 **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:**