



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 3-B-06-UR

**AGENDA ITEM #:** 75

**AGENDA DATE:** 3/9/2006

▶ **APPLICANT:** PAUL C. ANASTASIO

OWNER(S): KNOXVILLE TVA EMPLOYEES CREDIT UNION

TAX ID NUMBER: 132 02516

JURISDICTION: City Council District 2

▶ **LOCATION:** Northeast side of N. Seven Oaks Drive, northwest side of Kingston Pike

▶ **APPX. SIZE OF TRACT:** 0.92 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via N. Seven Oaks Drive, a four lane section with a divided median within an 80' right of way.

UTILITIES: Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

▶ **ZONING:** SC-3 (Regional Shopping Center)

▶ **EXISTING LAND USE:** Abandoned Restaurant

▶ **PROPOSED USE:** Financial Institution

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING:  
North: Ed America / SC-3 (Regional Shopping Center)  
South: Low density residential / RB (General Residential)  
East: Office / SC-3 (Regional Shopping Center)  
West: Restaurant / SC-3 (Regional Shopping Center)

NEIGHBORHOOD CONTEXT: This area of N. Seven Oaks Drive has developed with a mix of commercial and office uses under the SC-3 zoning designation.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request for a bank/financial institution in the SC-3 zoning district.

**COMMENTS:**

The applicant is proposing to demolish the existing structure located at 102 N. Seven Oaks Drive and construct a new credit union building. The property is located in the Ed America shopping center. The site is zoned SC-3, and banks/financial institutions are considered as a use permitted on review in this zone. The applicant meets all of the requirements for financial institutions in the SC-3 zoning designation. The credit union does have a sufficient amount of parking proposed and has an agreement with the adjoining property owners to accommodate overflow parking.

EFFECT OF PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE

#### COMMUNITY AS A WHOLE

1. The proposed credit union will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed use is consistent with other commercial/office developments found in the shopping center.

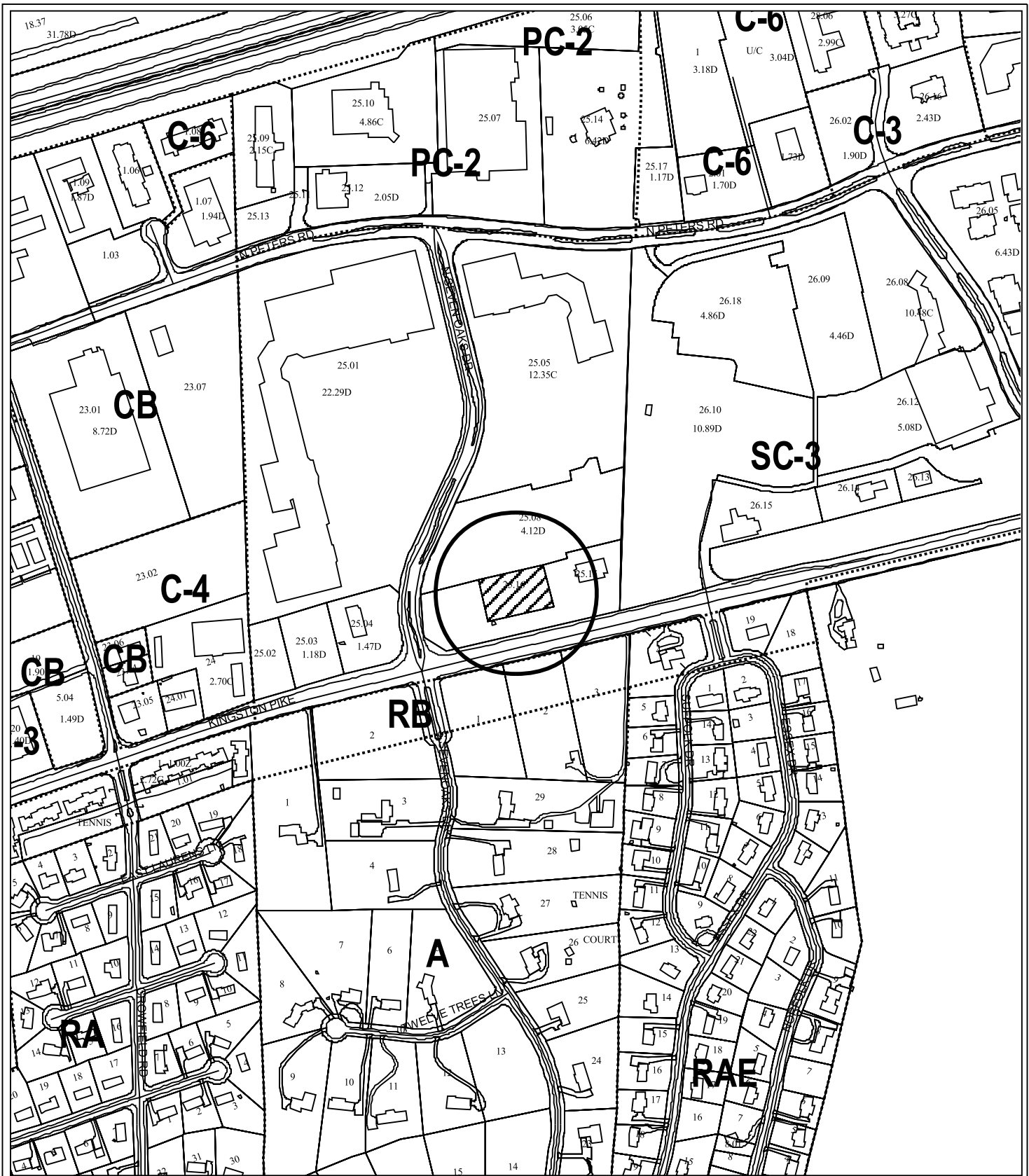
#### CONFORMITY OF PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed credit union meets all of the requirements of the Zoning Ordinance.
2. The proposed use is consistent with the adopted plans and policies of the General Plan and One Year 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 shopping center where it is proposed. The use will not significantly injure the value of adjacent property.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Plan identifies the property for general commercial uses. The proposed development is consistent with this use because banks/financial institutions are allowed as a use permitted on review in the SC-3 zoning district.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



3-B-06-UR  
 USE ON REVIEW



Financial Institution in SC-3 (Regional Shopping Center)

Original Print Date: 02/23/06    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Paul C. Anastasio

Map No: 132

Jurisdiction: City





Michael Brady Inc.  
 Architecture Interior Design Mechanical Electrical  
 99 N. Main Street  
 Knoxville, TN 37919  
 Fax: (605) 544-5213  
 mbr@brady.com



KNOXVILLE TVA EMPLOYEES  
 CREDIT UNION-KINGSTON PIKE  
 102 N. SEVEN OAKS DR.  
 KNOXVILLE, TN 37922

DATE: 12/02/05  
 DESIGNED BY: P.G.A.  
 CHECKED BY: P.G.A.  
 REVISIONS: SEE REVISIONS SHEET  
 DRAWING TITLE: SITE PLAN

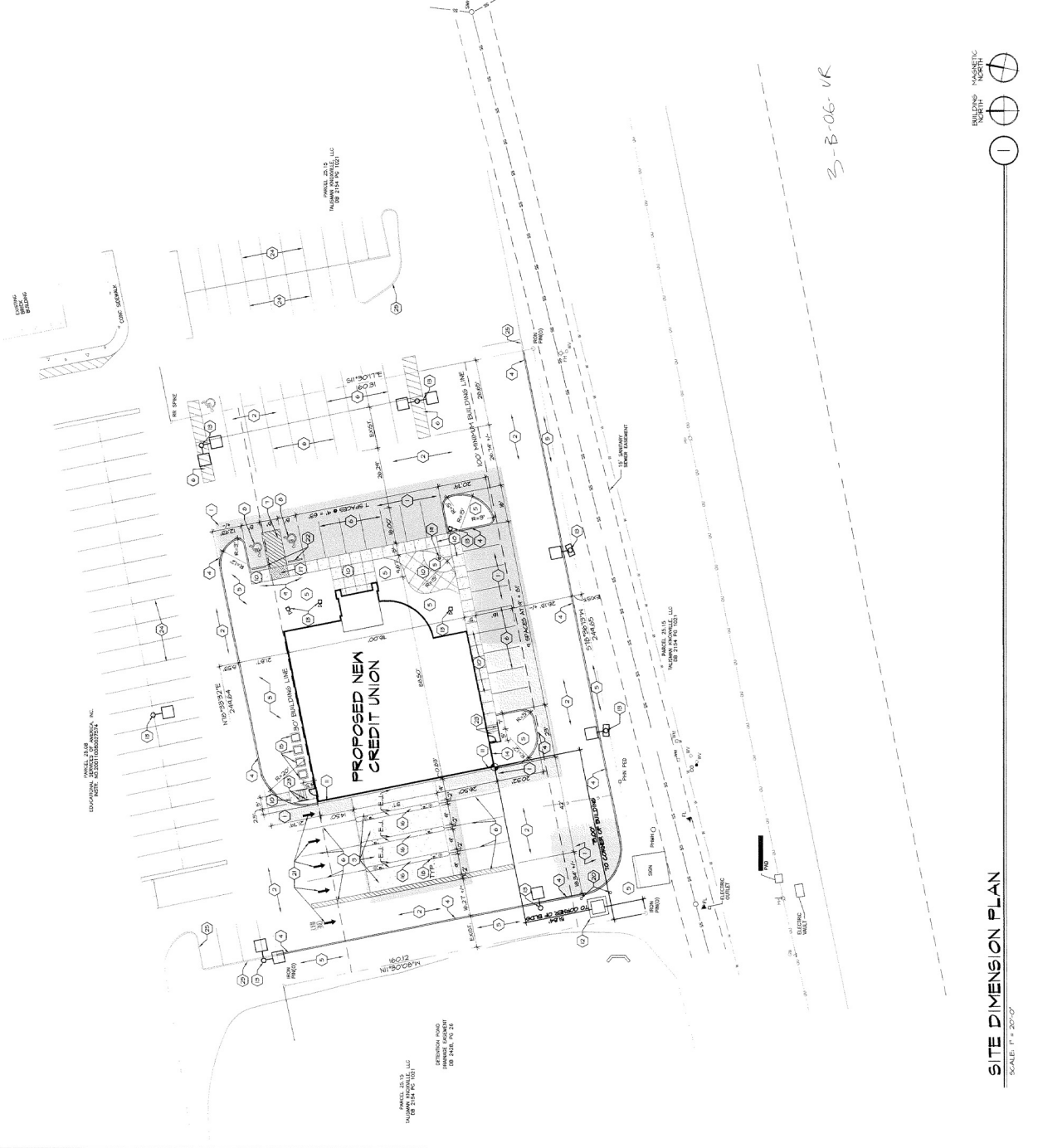
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- ### SITE NOTES
- ASPHALT FINISHES:  
 1. 1 1/2" SURFACE COURSE  
 2. 4" BASE COURSE  
 3. 6" SUB-BASE COURSE
  - AREA DESIGNATED TO RECEIVE NEW ASPHALT LAYERS SYSTEM, SHOWN IS ONLY FOR REFERENCE. PAINTED AREA THAT AREA MARK AS AMOUNT OF DESTRUCTION AND NEW WORK IS REQUIRED.
  - CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH PROPER SUBGRADE PREPARATION AND ASPHALT FINISHES TO BE APPLIED TO SURFACE.
  - AREA TO RECEIVE NEW 100' SURFACE COURSE/ TOPPING LAYER. DURING CONSTRUCTION CONTRACTOR TO PATCH AND REPAIR FOR BOTH TOPPING COURSE AND NEW ASPHALT FINISHES TO MATCH EXISTING SURFACE. ALL EXISTING CURBS TO REMAIN UNLESS OTHERWISE NOTED. NEW CURBS TO BE 4" HIGH/ 12" WIDE. NEW CURBS AND/OR TO EDGE OF PROPERTY LINE.
  - CONCRETE SHALL BE 4000 PSI STRENGTH CONCRETE WITH PROPER SUBGRADE PREPARATION AND ASPHALT FINISHES TO BE APPLIED TO SURFACE. NEW CONCRETE TO BE 4" THICK, 4" HIGH, 12" WIDE. NEW CONCRETE TO BE 4" THICK, 4" HIGH, 12" WIDE. NEW CONCRETE TO BE 4" THICK, 4" HIGH, 12" WIDE. NEW CONCRETE TO BE 4" THICK, 4" HIGH, 12" WIDE.
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  - EXISTING LIGHTING FIXTURES AND FIXTURES TO BE REMOVED. SEE DETAIL 100.1 FOR LIGHTING FIXTURES AND FIXTURES TO BE REMOVED. SEE DETAIL 100.1 FOR LIGHTING FIXTURES AND FIXTURES TO BE REMOVED.
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- ### GENERAL NOTES
- CONTRACTOR TO COORDINATE THE BUILDING FOUNDATION PLAN WITH THE SURVEY AND TO PROVIDE THE FOUNDATION PLAN TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL. ALL FOUNDATION WORK SHALL BE IN ACCORDANCE WITH THE ARCHITECT AND ENGINEER'S REQUIREMENTS.
  - SEE SITE UTILITY PLAN SHEET (S-1) FOR LOCATIONS OF NEW WATER LINE AND SANITARY SPOKE LINE.
  - SEE ELECTRICAL SERVICE PLAN SHEET (E-1) FOR LOCATIONS OF NEW ELECTRICAL SERVICE ENTRANCE AND ELECTRICAL SERVICE PANEL.
  - CONTRACTOR TO COORD. ALL SITE GRADING AND DRAINAGE IN ACCORDANCE WITH THE ARCHITECT AND ENGINEER'S REQUIREMENTS. ALL DRAINAGE SHALL BE TO THE STREET OR TO AN ADJACENT WATERWAY.

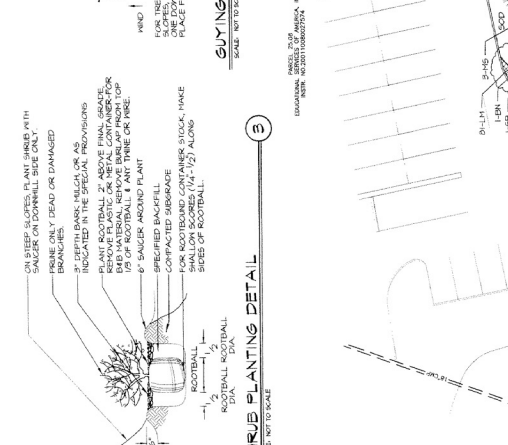
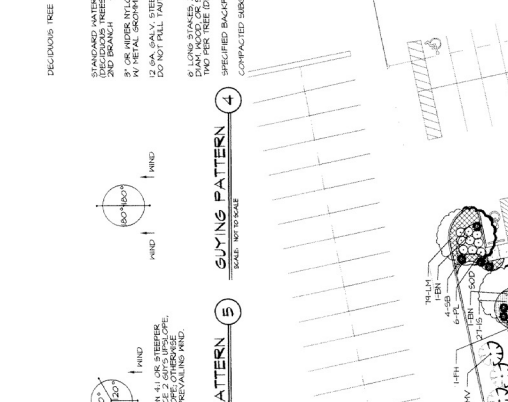
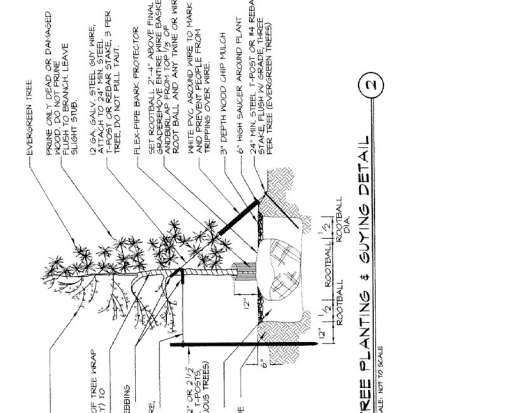
### SITE LEGEND

1" = 10'	CONCRETE	1" = 10'	ASPHALT
2" = 20'	GRAVEL	1" = 10'	ASPHALT
3" = 30'	GRAVEL	1" = 10'	ASPHALT
4" = 40'	GRAVEL	1" = 10'	ASPHALT
5" = 50'	GRAVEL	1" = 10'	ASPHALT
6" = 60'	GRAVEL	1" = 10'	ASPHALT
7" = 70'	GRAVEL	1" = 10'	ASPHALT
8" = 80'	GRAVEL	1" = 10'	ASPHALT
9" = 90'	GRAVEL	1" = 10'	ASPHALT
10" = 100'	GRAVEL	1" = 10'	ASPHALT
11" = 110'	GRAVEL	1" = 10'	ASPHALT
12" = 120'	GRAVEL	1" = 10'	ASPHALT
13" = 130'	GRAVEL	1" = 10'	ASPHALT
14" = 140'	GRAVEL	1" = 10'	ASPHALT
15" = 150'	GRAVEL	1" = 10'	ASPHALT
16" = 160'	GRAVEL	1" = 10'	ASPHALT
17" = 170'	GRAVEL	1" = 10'	ASPHALT
18" = 180'	GRAVEL	1" = 10'	ASPHALT
19" = 190'	GRAVEL	1" = 10'	ASPHALT
20" = 200'	GRAVEL	1" = 10'	ASPHALT
21" = 210'	GRAVEL	1" = 10'	ASPHALT
22" = 220'	GRAVEL	1" = 10'	ASPHALT
23" = 230'	GRAVEL	1" = 10'	ASPHALT
24" = 240'	GRAVEL	1" = 10'	ASPHALT
25" = 250'	GRAVEL	1" = 10'	ASPHALT



3-B-06-UR

- LANDSCAPE NOTES**
- CARE IS TO BE TAKEN TO PROTECT ALL UNDERGROUND UTILITIES. THE GENERAL CONTRACTOR IS TO VERIFY AND MARK THE EXACT LOCATION OF ALL UTILITIES (WATER, SEWER, GAS, ELECTRIC, OPTIC FIBER, ETC.) USING UTILITIES MARKER, SURF MARK, ELECTRIC SOFTLY PUNCH, ETC. BEFORE ANY EXCAVATION OR INSTALLATION OF PLANTING PITS AND LANDSCAPE MATERIALS. ALL UTILITIES MARKERS SHALL BE HIRED WITH 20% HEAVY DUTY PLASTIC OR VOLUME MARKING TAPE USED IN ALL PLANTING PITS.
  - 2.6-6 PHOSPHOROUS NUTRIENT FERTILIZER OR EQUAL SHALL BE APPLIED TO ALL PLANTING PITS.
  4. HEMLOCK, PINE, LAUREL OR CEDAR TO BE APPLIED TO PLANTING BEDS TO PROTECT THEM FROM SUNBURN.
  5. ALL PLANTING BEDS TO HAVE A MINIMUM 3" OF SHAVED HARDWOOD BARK MULCH.
  6. PRESSURE TREATED KODON STAPLES SHALL BE USED FOR TREES OVER 2" CALIBER OR IN AREAS WHERE HEAVY HIND IS A CONCERN. HANDED AND ACCORDING TO ACCEPTED PESTICIDE PROCEDURES AVAILABLE FROM THE CITY BUILDING INSPECTOR OR LOCAL FORESTRIC CONSULTANT.
  7. FERTILIZER SHALL BE APPLIED TO ALL PLANTING BEDS WITHIN 1 YEAR OF PLANTING.
  8. FERTILIZER SHALL BE APPLIED TO ALL PLANTING BEDS WITHIN 1 YEAR OF PLANTING.
  9. LANDS QUALITY SHALL BE PROVIDED WITH FRESH, CLEAN, NEW-CROP SEED CORPUS WITH TOLERANCE FOR BURN AND GERMINATION. SEED CORPUS SHALL BE PROVIDED WITH TOLERANCE FOR BURN AND GERMINATION. SEED CORPUS SHALL BE PROVIDED WITH TOLERANCE FOR BURN AND GERMINATION. SEED CORPUS SHALL BE PROVIDED WITH TOLERANCE FOR BURN AND GERMINATION.
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**LANDSCAPE LEGEND**

ID	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.
1	QUERCUS ALBA	WHITE OAK	24-30" HT. 5-GALLON	14
2	QUERCUS PRINCEPIUM	PRINCIPAL OAK	24-30" HT. 5-GALLON	14
3	QUERCUS SP.	QUERCUS	24-30" HT. 5-GALLON	14
4	QUERCUS SP.	QUERCUS	24-30" HT. 5-GALLON	14
5	QUERCUS SP.	QUERCUS	24-30" HT. 5-GALLON	14
6	QUERCUS SP.	QUERCUS	24-30" HT. 5-GALLON	14
7	QUERCUS SP.	QUERCUS	24-30" HT. 5-GALLON	14
8	QUERCUS SP.	QUERCUS	24-30" HT. 5-GALLON	14
9	QUERCUS SP.	QUERCUS	24-30" HT. 5-GALLON	14
10	QUERCUS SP.	QUERCUS	24-30" HT. 5-GALLON	14

**PROPOSED NEW CREDIT UNION**

102 N. SEVEN OAKS DR. KNOXVILLE, TN 37922

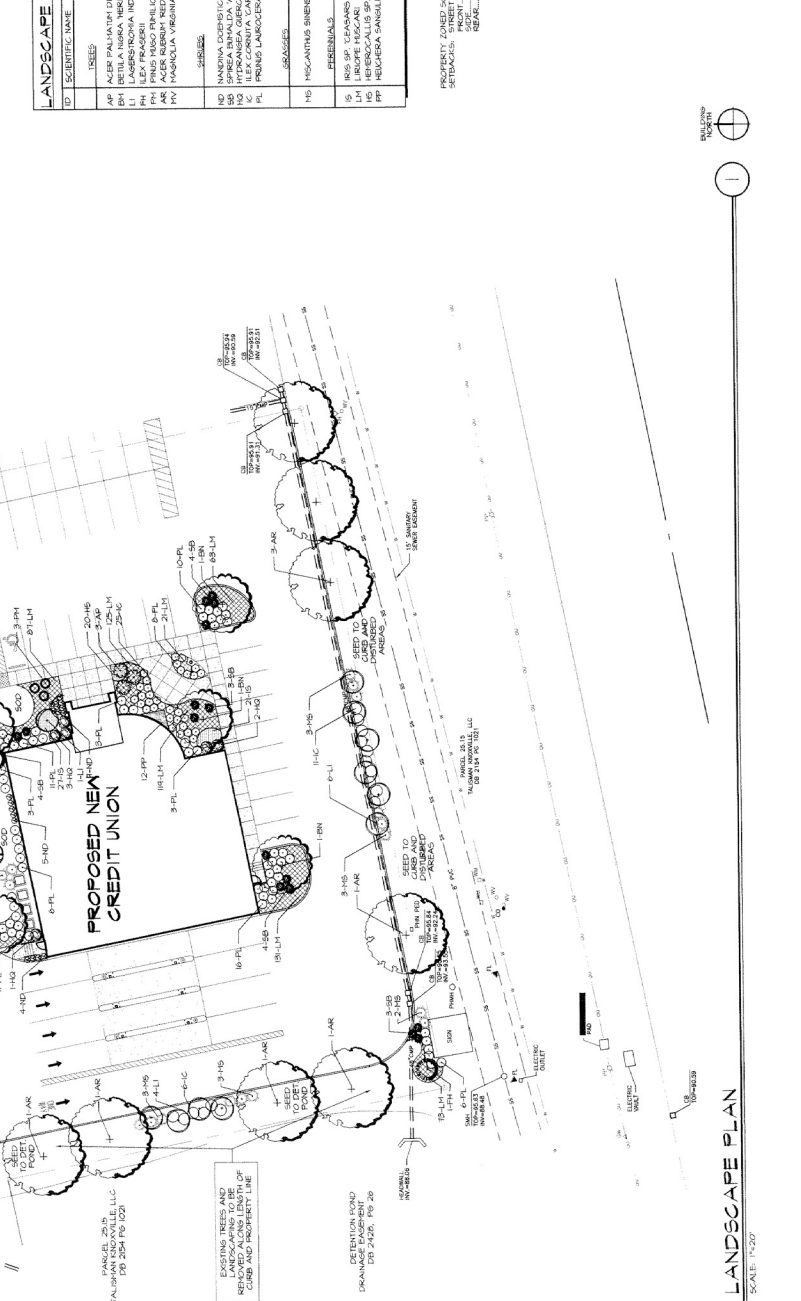
**CREDIT UNION - KINGSSTON PIKE**

**KNOWVILLE TPA EMPLOYEES**

**LANDSCAPE PLAN**

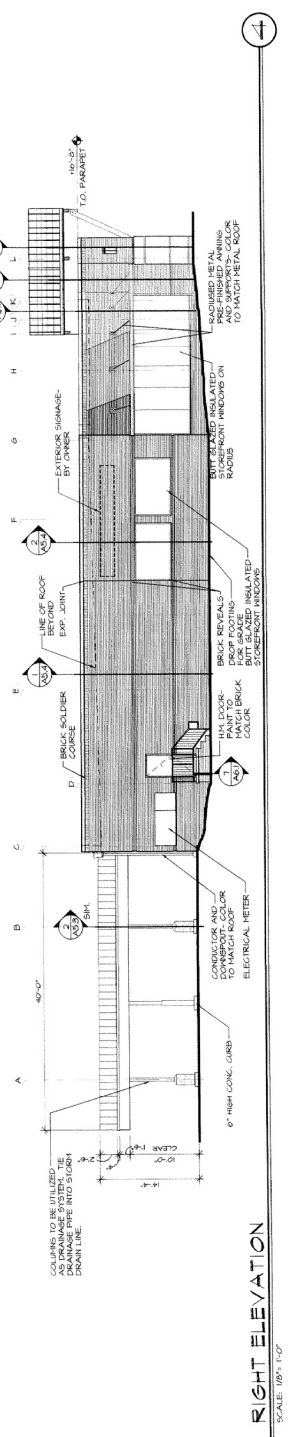
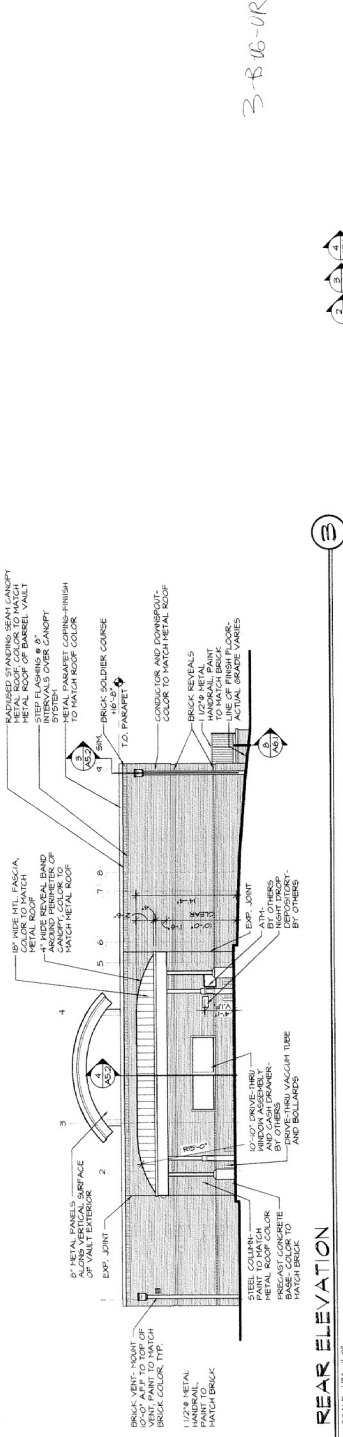
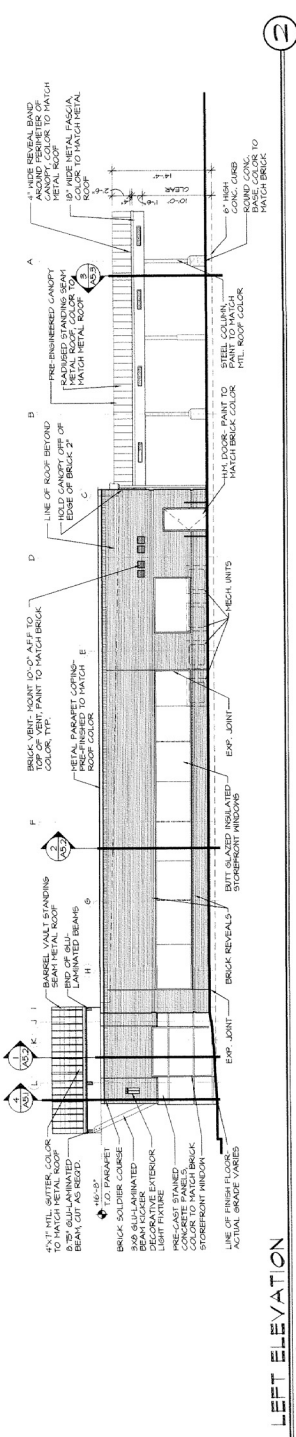
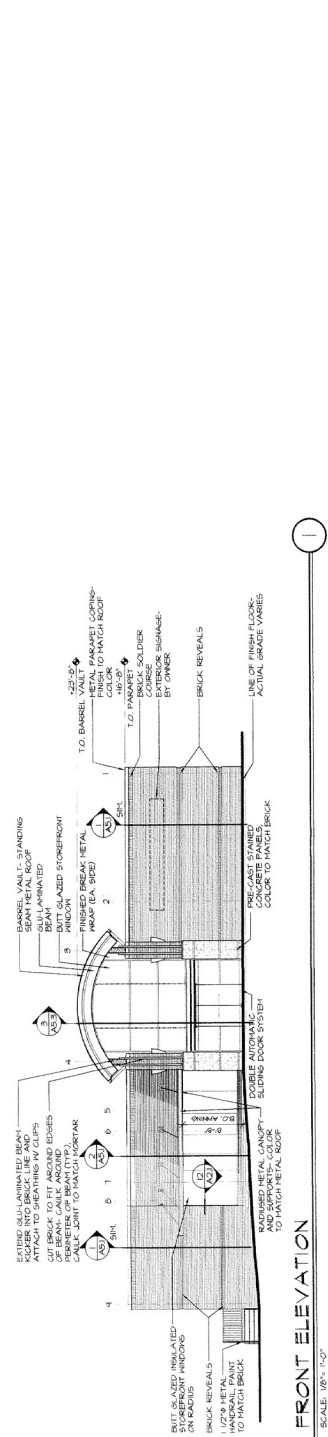
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**LANDSCAPE LEGEND**

ID	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.
1	QUERCUS ALBA	WHITE OAK	24-30" HT. 5-GALLON	14
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9	QUERCUS SP.	QUERCUS	24-30" HT. 5-GALLON	14
10	QUERCUS SP.	QUERCUS	24-30" HT. 5-GALLON	14



3-B-16-UR