



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

▶ **FILE #:** 12-A-07-UR

**AGENDA ITEM #:** 113

**AGENDA DATE:** 12/13/2007

▶ **APPLICANT:** LITTLEJOHN ENGINEERING ASSOCIATES, INC.

**OWNER(S):** REGIONS BANK

**TAX ID NUMBER:** 103 117

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** Southeast side of Hardin Valley Rd., southwest side of Valley Vista Rd.

▶ **APPX. SIZE OF TRACT:** 1.5 acres

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**ACCESSIBILITY:** Access is via Valley Vista Rd., a proposed three lane collector street with a 70' right-of-way off of Hardin Valley Rd.

**UTILITIES:** Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

**WATERSHED:** Beaver Creek & Conner Creek

▶ **ZONING:** PC (k) (Planned Commercial) / TO (Technology Overlay)

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Bank

**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.

**SURROUNDING LAND USE AND ZONING:** North: Residences and vacant land / BP (Business and Technology) / TO (Technology Overlay)

South: Vacant land / PC (k) (Planned Commercial) / TO (Technology Overlay)

East: Mixed commercial / PC (k) (Planned Commercial) / TO (Technology Overlay)

West: Residence / A (Agricultural) / TO (Technology Overlay)

**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.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for a bank in the PC (k) (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 6 conditions:**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCCA) 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 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. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. 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 install 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 1.5 acre lot within Vista Dei Monte Subdivision for a 3820 square foot bank with 5 drive-through lanes. The bank will have access to Valley Vista Rd., a proposed three lane collector street with a 70' right-of-way off of Hardin Valley Rd. The site will not have direct access to Hardin Valley Rd.

This proposed development has a connection to Valley Vista Rd., a proposed public street that has not been completed. 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 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 (TTCCA). The TTCCA will consider this request on December 10, 2007.

**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 bank 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 substantial 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**

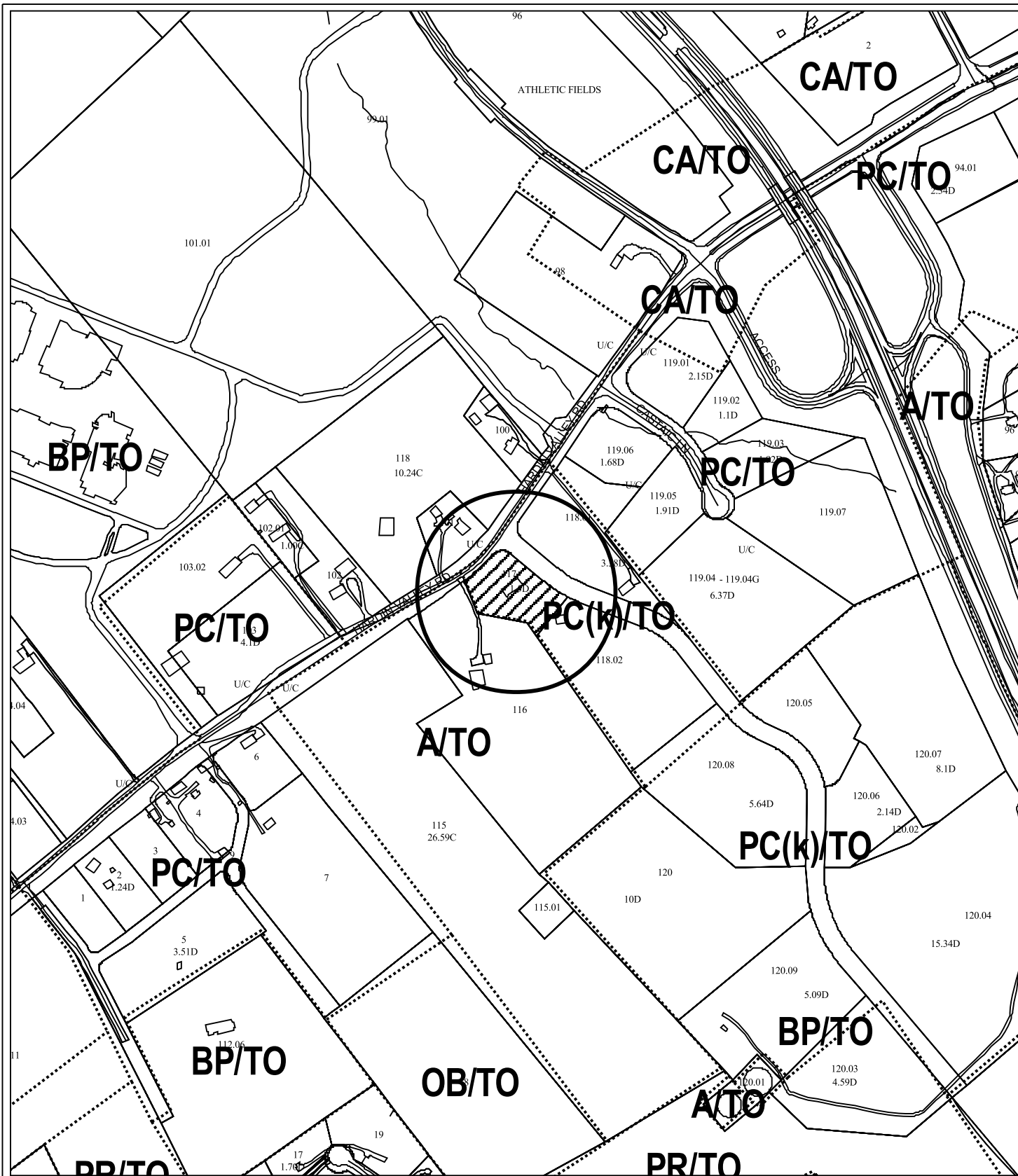
1. The Northwest County Sector Plan proposes commercial uses for the site. The proposed use is consistent with the PC (Planned Commercial) zoning district and sector plan designation.

ESTIMATED TRAFFIC IMPACT 598 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



12-A-07-UR  
USE ON REVIEW

 Bank in PC (k) (Planned Commercial) / TO (Technology Overlay)

Original Print Date: 11/28/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Littlejohn Engineering Associates, Inc.

Map No: 103

Jurisdiction: County









