



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

▶ **FILE #:** 2-P-07-UR

**AGENDA ITEM #:** 94

**AGENDA DATE:** 2/8/2007

▶ **APPLICANT:** BANK EAST

OWNER(S): BANK EAST

TAX ID NUMBER: 104 094

JURISDICTION: County Commission District 6

▶ **LOCATION:** South side of Hardin Valley Rd., southwest of Cherahala Bv.

▶ **APPX. SIZE OF TRACT:** 1.61 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a four lane divided median section within a required 100' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Bank

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mixed businesses and vacant lots / CA (General Business) & TO (Technology Overlay)

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

East: Vacant land / PC (Planned Commercial) & TO (Technology Overlay)

West: Convenience store / PC (Planned Commercial) & 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 4,890 square foot bank in the PC (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. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
5. Revising the grading and drainage plan and landscape plan to reflect the changes made to the revised site

plan.

6. Installing all landscaping, as shown on the revised 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.

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.

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for any proposed development on the lots.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Meeting all applicable requirements of the approved concept plan.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the PC District and the other criteria for approval of a Use-on-Review.

#### **COMMENTS:**

The applicant is proposing to develop this 1.61 acre lot for a 4890 square foot bank. The bank will have access from Hardin Valley Rd. via an existing access driveway that is shared with the Conoco Bread Box and a proposed controlled right-in/right-out only driveway. 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 February 5, 2007. Plans have been submitted for the proposed monument sign for the bank and the sign is part of the use-on-review approval.

#### **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. In utilizing the existing (shared) access driveway and with the controlled right-in/right-out only driveway, the existing road system will be adequate to handle the proposed development.
3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

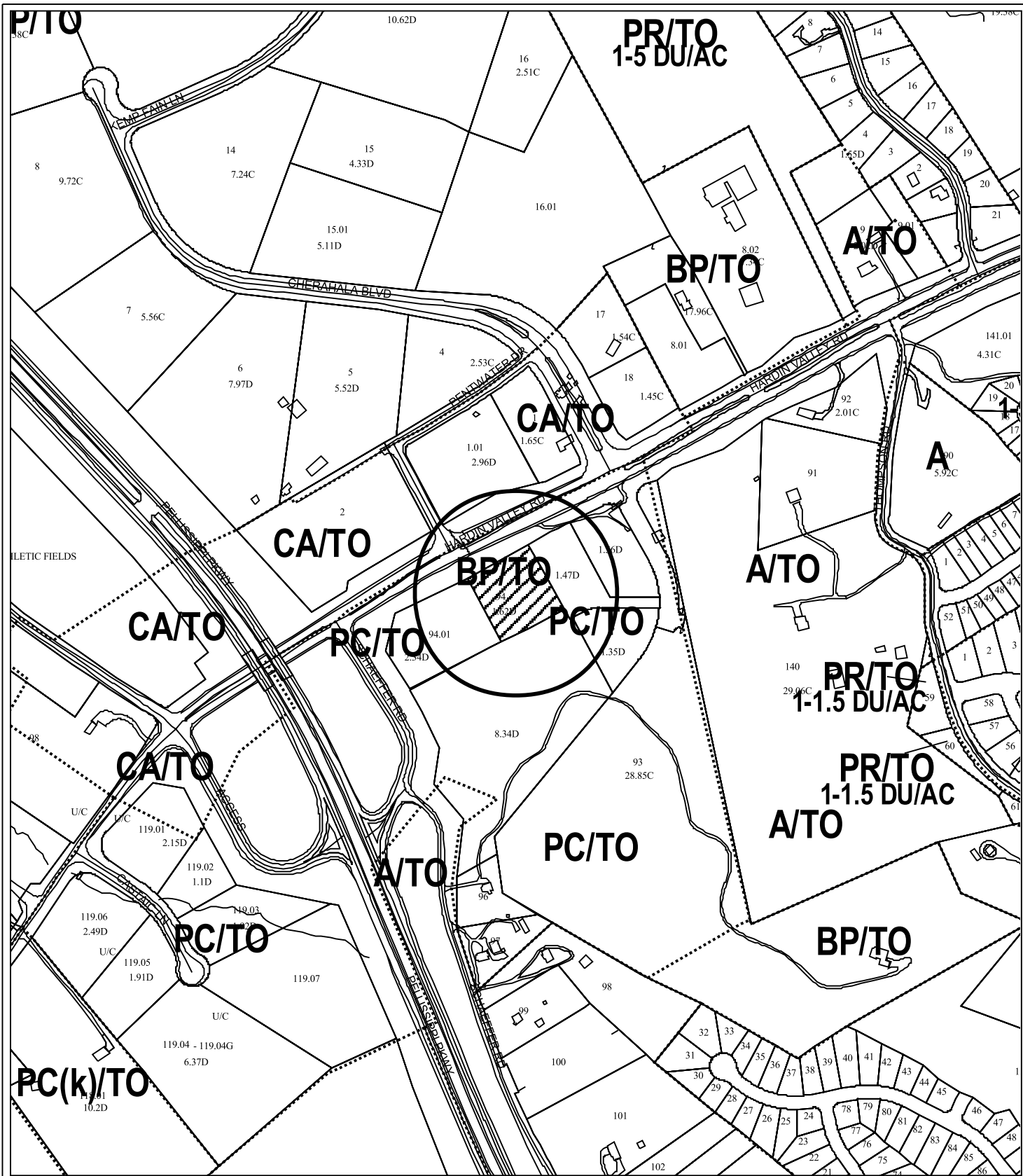
#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

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 commercial development 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 planned commercial development is consistent with the PC (Planned Commercial) zoning district and sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



2-P-07-UR  
 USE ON REVIEW

 Bank in PC (Planned Commercial) & TO (Technology Overlay)

Original Print Date: 01/23/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

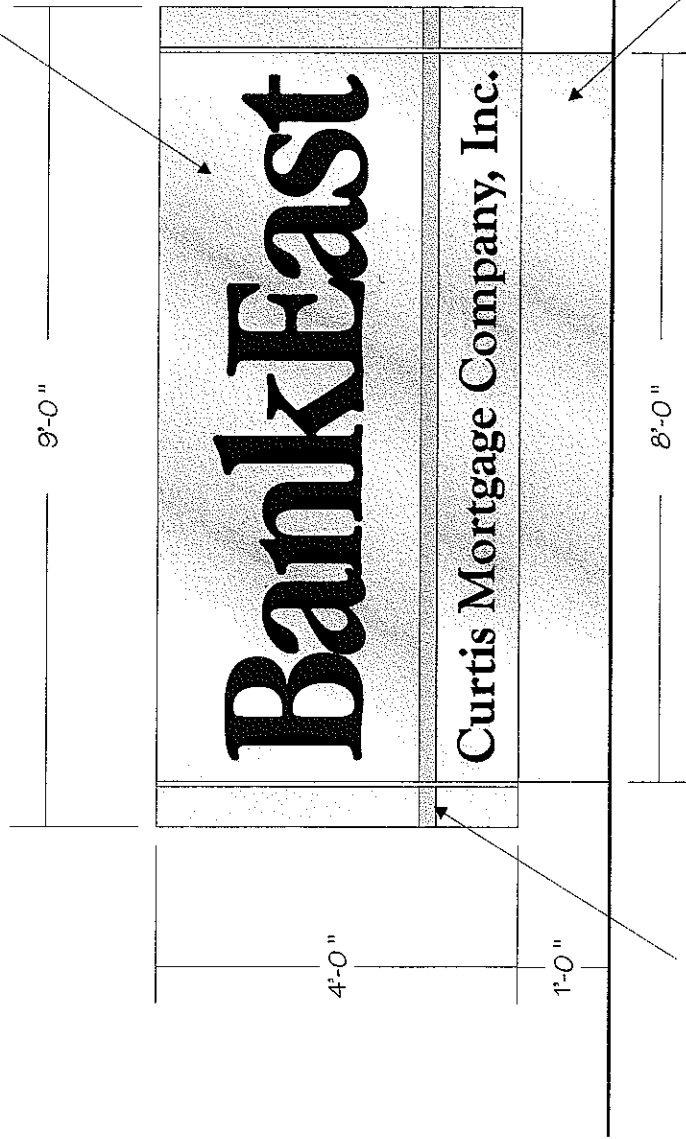
Petitioner: Bank East

Map No: 104

Jurisdiction: County



COPY TO BE ROUTED  
 BACKED W/ CLEAR PLEX  
 W/ GREEN VINYL OVERLAY  
 AVERY A-9692-T



**BankEast**  
 Curtis Mortgage Company, Inc.

GOLD TO BE PAINTED  
 DUPONT CENTURI GOLD  
 M 6831A


D/F NON-ILLUMINATED MONUMENT SIGN

CABINET & POLE COVER  
 PAINTED DUPONT CENTURI SILVER

**U.O.R.**

DATE 1/29/07

2-P-07-WR

 FRITZ THUMLER	916 SEVIER AVE. KNOXVILLE, TN 37920 PHONE 865.579.4825 FAX 865.579.4763	APPROVED BY: NOTES: This drawing is the property of Superior Sign Inc. and is to be used for contractual purposes between customer and Superior Signs Inc. only. Any and all unauthorized use of this information will result in claims up to 33% value of job represented on this drawing. Drawing Value \$500.00	i-23-07 BANKEAST MONUMENT
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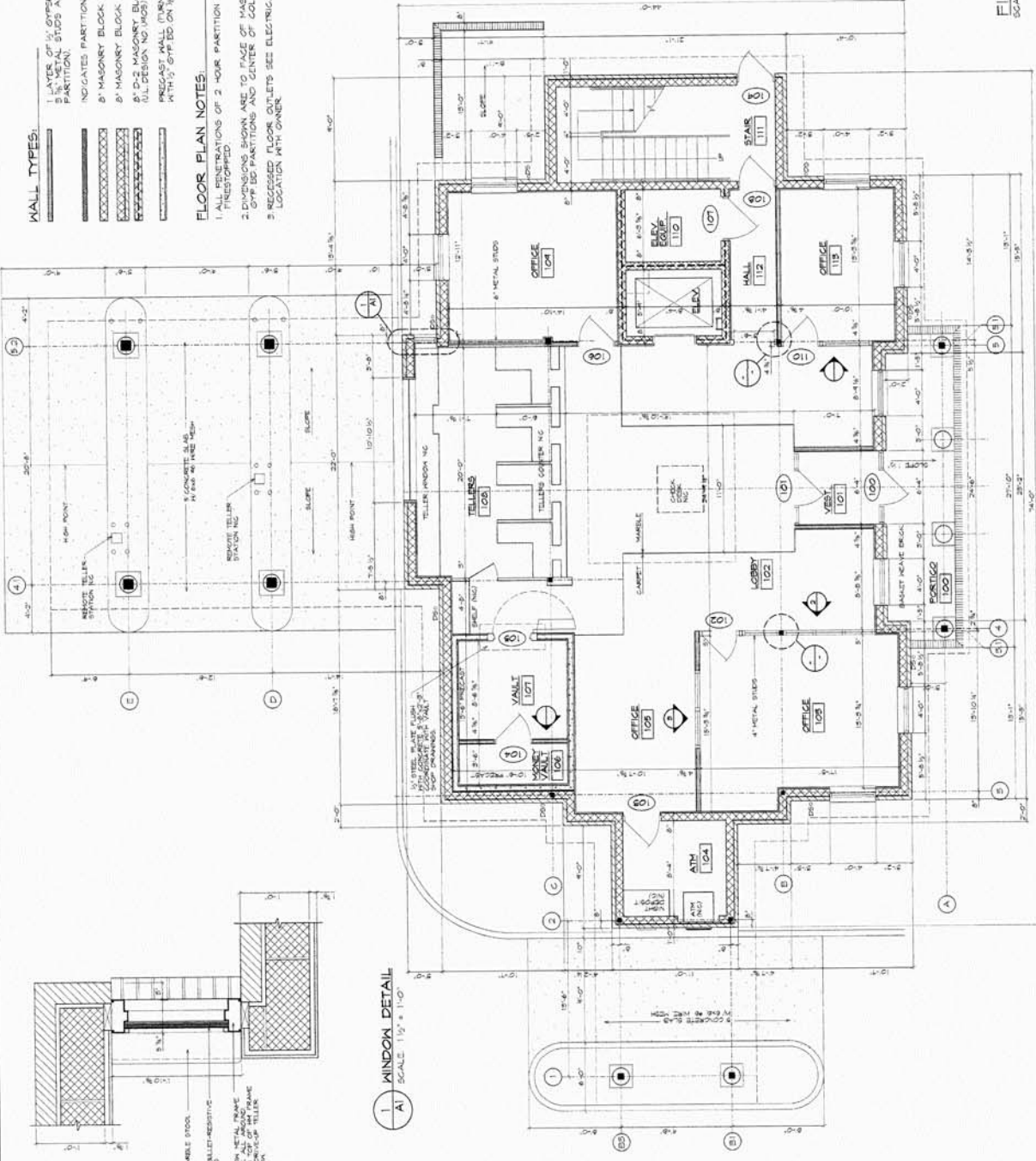
LINDSAY & MAPLES ARCHITECTS, INC. KNOXVILLE, TENNESSEE

FIRST FLOOR PLAN  
 HADON VALLEY BRANCH OF  
 BANK EAST  
 KNOXVILLE, TENNESSEE

NO.	REVISIONS	DATE

U.O.R.  
 DATE 2/20/07  
 SHEET NO. A1

- MALL TYPES:**
- 1 LAYER OF 1/2" GYPSUM BOARD, FIVE FEET ON STUCCO AT 6" SPACINGS
  - INDICATES PARTITION WITH SOUND BATT INSULATION
  - 8" MASONRY BLOCK MALL
  - 8" MASONRY BLOCK MALL WITH 4" BRICK VENER
  - 8" D-2 MASONRY BLOCK MALL 2 HOUR RATED (ALL DESIGN NO. U08)
  - PRECAST MALL (FINISHED AND INSTALLED BY OTHERS) WITH 3/4" GYP BOARD ON 3/4" TYPING
- FLOOR PLAN NOTES:**
- 1 ALL PENETRATIONS OF 2 HOUR PARTITION SHALL BE FIRESTOPPED
  - 2 DIVISIONS SHOWN ARE TO FACE OF MASONRY FACE OF GYP BOARD PARTITIONS AND CENTER OF COLUMNS
  - 3 RECESSED FLOOR OUTLETS SEE ELECTRICAL COORDINATE LOCATION WITH OWNER



FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

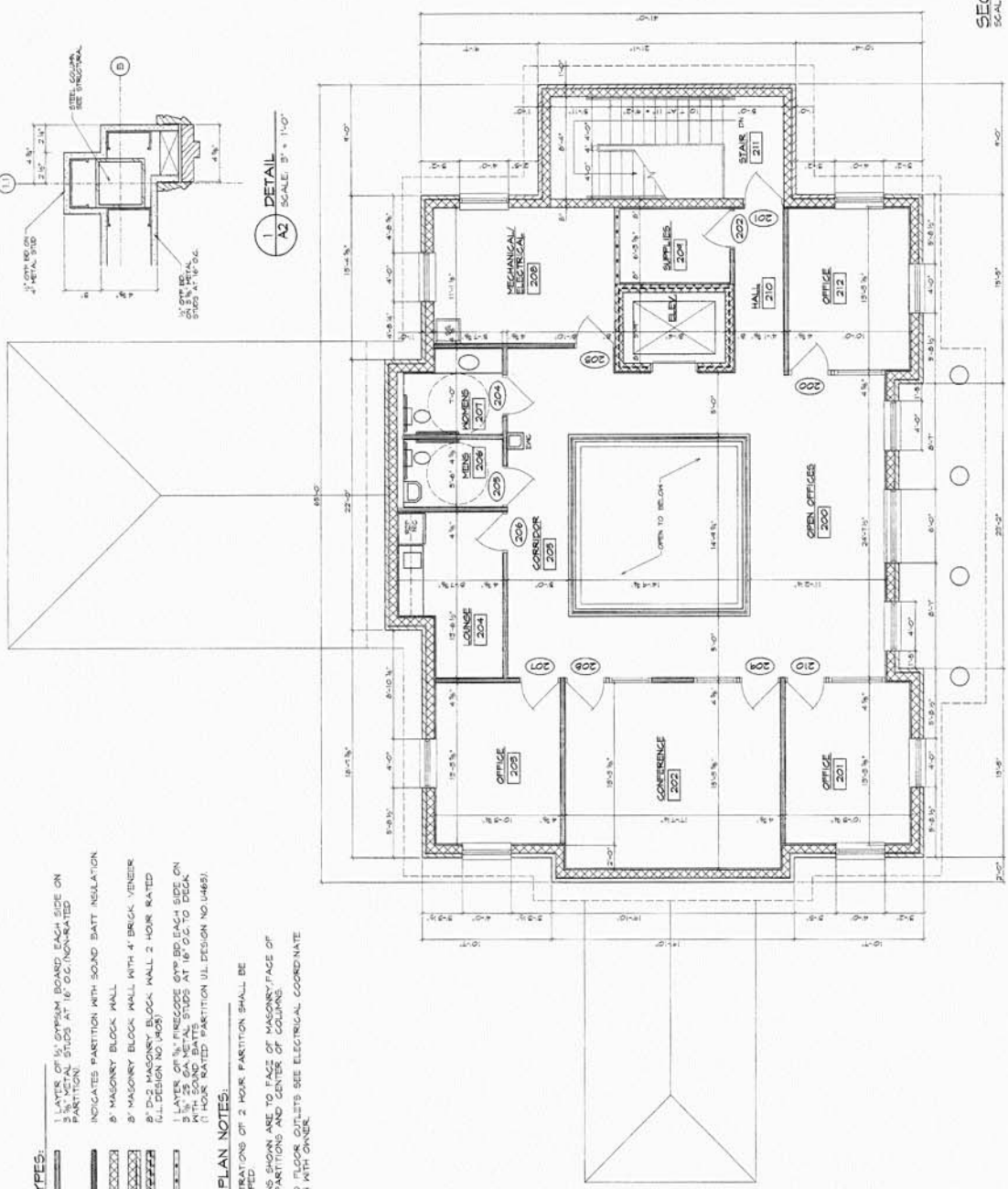
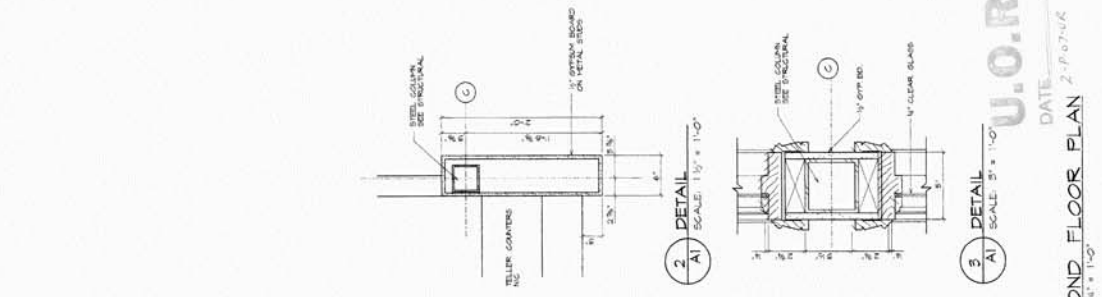


**LINDSAY & MAPLES**  
ARCHITECTS, INC. KNOXVILLE, TENNESSEE

HARDY VALLEY BRANCH OF  
**BANK EAST**  
KNOXVILLE, TENNESSEE

NO.	DATE

DATE: 1/08/07  
SHEET NO.: A2



- WALL TYPES:**
- 1 LAYER OF 5/8" GYPSUM BOARD EACH SIDE ON 3/8" METAL STUDS AT 16" O.C./NON-RATED PARTITION.
  - INDICATES PARTITION WITH SOUND BATT INSULATION.
  - 8" MASONRY BLOCK WALL.
  - 8" D-2 MASONRY BLOCK WALL WITH 4" BRICK VENEER (ALL DESIGN NO. 1403).
  - 1 LAYER OF 5/8" FINESCREEN GYP BOARD EACH SIDE ON 3/8" x 3/8" GA METAL STUDS AT 16" O.C. TO DECK (1 HOUR RATED PARTITION ULL DESIGN NO. 1465).

- FLOOR PLAN NOTES:**
1. PENETRATIONS OF 2 HOUR PARTITION SHALL BE RECESSED.
  2. PENETRATIONS ARE TO FACE OF MASONRY/FACE OF GYP BOARD PARTITIONS AND CENTER OF COLUMNS.
  3. RECESSED FLOOR OUTLETS SEE ELECTRICAL COORDINATE LOCATION WITH OWNER.

**U.O.R.**  
DATE: 2-7-07 v/k  
**SECOND FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**LINDSAY & MAPLES**  
 ARCHITECTS, INC. KNOXVILLE, TENNESSEE

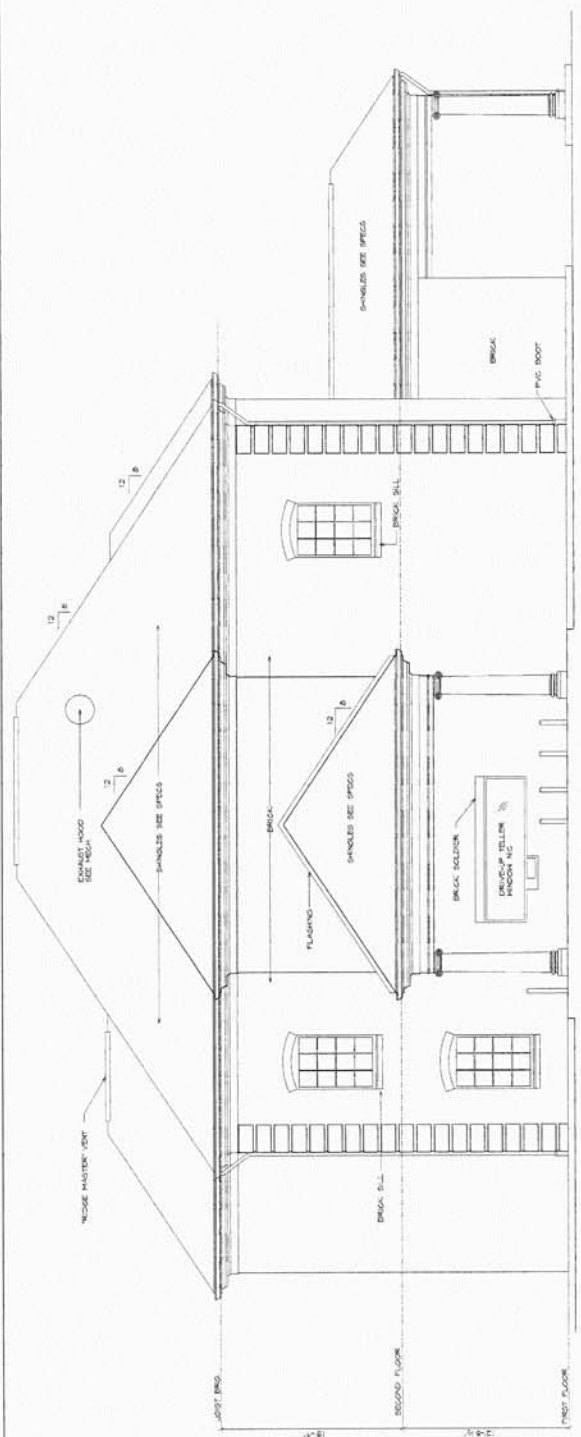
DO NOT REPRODUCE  
 WITHOUT WRITTEN PERMISSION  
 FROM THE ARCHITECT  
 LINDSAY & MAPLES ARCHITECTS, INC.  
 1100 CHERRY HILL ROAD  
 KNOXVILLE, TN 37912  
 TEL: (615) 581-1100  
 FAX: (615) 581-1101

EXTERIOR ELEVATIONS  
**BANK EAST**  
 HARDY VALLEY BRANCH OF  
 KNOXVILLE TENNESSEE

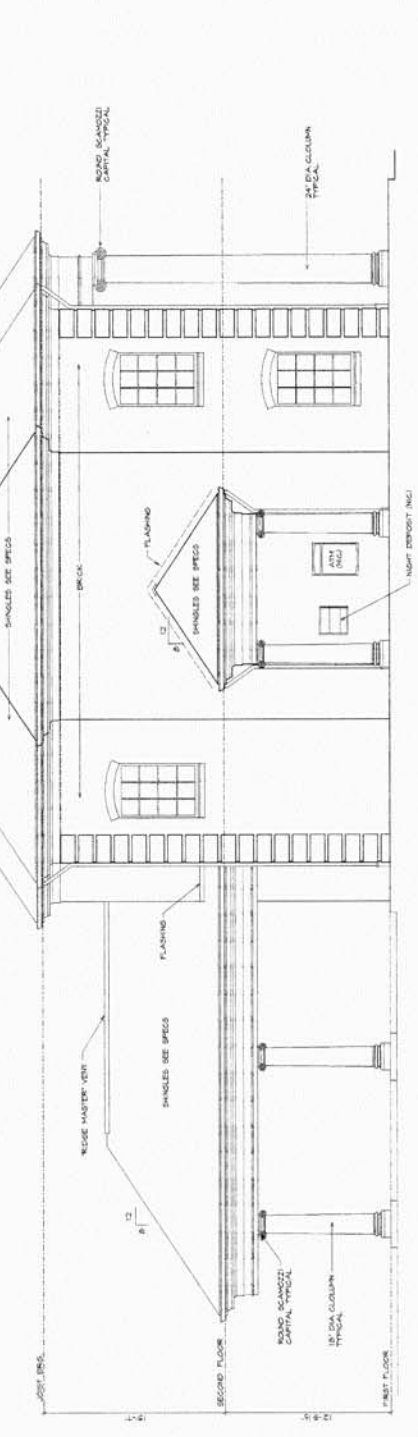
NO.	DATE	REVISION

DATE: 10/08/07  
 SHEET NO.: A5

**U.O.R.**  
 DATE: 2-27-08



**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**LEFT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"



ARCHITECTS, INC. KNOXVILLE, TENNESSEE  
**LINDSAY & MAPLES**

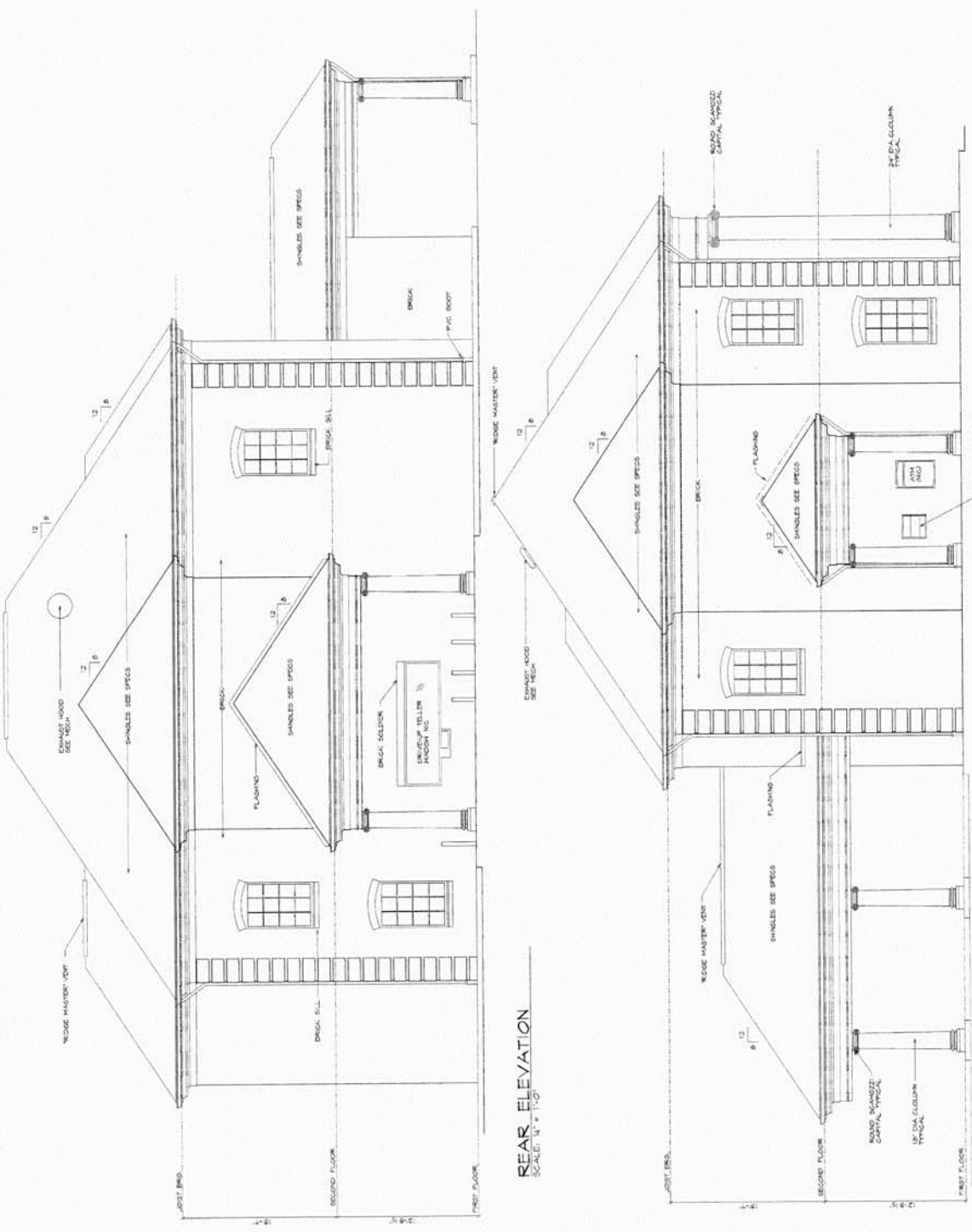
DO NOT REPRODUCE  
 WITHOUT WRITTEN PERMISSION  
 FROM ARCHITECTS, INC.

EXTERIOR ELEVATIONS  
 HANCOCK VALLEY BRANCH OF  
**BANKEAST**  
 KNOXVILLE, TENNESSEE

NO.	REVISION

DATE: 10/28/07  
 SHEET NO. **A5**

**U.O.R.**  
 DATE: 2-14-07



**REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"

**LEFT SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"





LINDSAY & MAPLES  
ARCHITECTS, INC. KNOXVILLE, TENNESSEE

NO. 1000000000  
KNOXVILLE, TENNESSEE  
LINDSAY & MAPLES ARCHITECTS, INC.  
1000000000

TITLE SHEET AND INDEX TO DRAWINGS

HARDIN VALLEY BRANCH OF  
BANK EAST  
KNOXVILLE, TENNESSEE

NO. REVISIONS	DATE

DATE	1/25/07
SHEET NO.	T1

# Hardin Valley Branch of BankEast

LINDSAY AND MAPLES ARCHITECTS, INC.  
601 W SUMMIT HILL DRIVE BLDG. J  
KNOXVILLE, TENNESSEE 37902

Civil - Batson, Himes, Norvell and Poe  
Structural - BENDER AND ASSOCIATES  
Mechanical - ENGINEERING SERVICES GROUP  
Electrical - VREELAND ENGINEERS, INC.

### Index to Drawings:

**Architectural**

- T1 Title Sheet and Index to Drawings
- SE1 Site Layout and Details
- SE2 Preliminary Grading and Drainage Plan
- C21 Landscape Plan
- A1 First Floor Plan (for information only)
- A2 Second Floor Plan
- A3 Exterior Elevations

**Electrical**

- SE-2 Site Plan - Illumination

### Building Information

BUILDING ADDRESS:  
HARDIN VALLEY ROAD  
KNOXVILLE, TENNESSEE 37932

BUILDING TYPE, SBC TYPE IV  
UNSPRINKLERED

OCCUPANCY: SBC BUSINESS

NUMBER OF STORIES - TWO

APPLICABLE CODES:

- 2005 LIFE SAFETY CODE
- 1995 STAND. BLDG. CODE
- 1997 MECHANICAL CODE
- 1997 STANDARD PLUMBING CODE
- 1998 GAS CODE
- 2002 NATIONAL ELECTRICAL CODE
- 1991 (1997 REVISION) NC ACCESSIBILITY CODE

BUILDING AREA: 4,890sf

EMPLOYEES: 10 PEOPLE

### Vicinity Map Knoxville, Tennessee (NTS)



**U.O.R.**

DATE 1/25/07

REVISED

2-9-07-10R



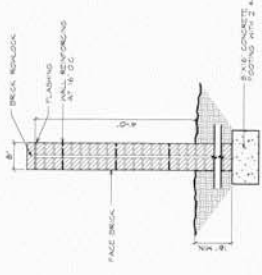
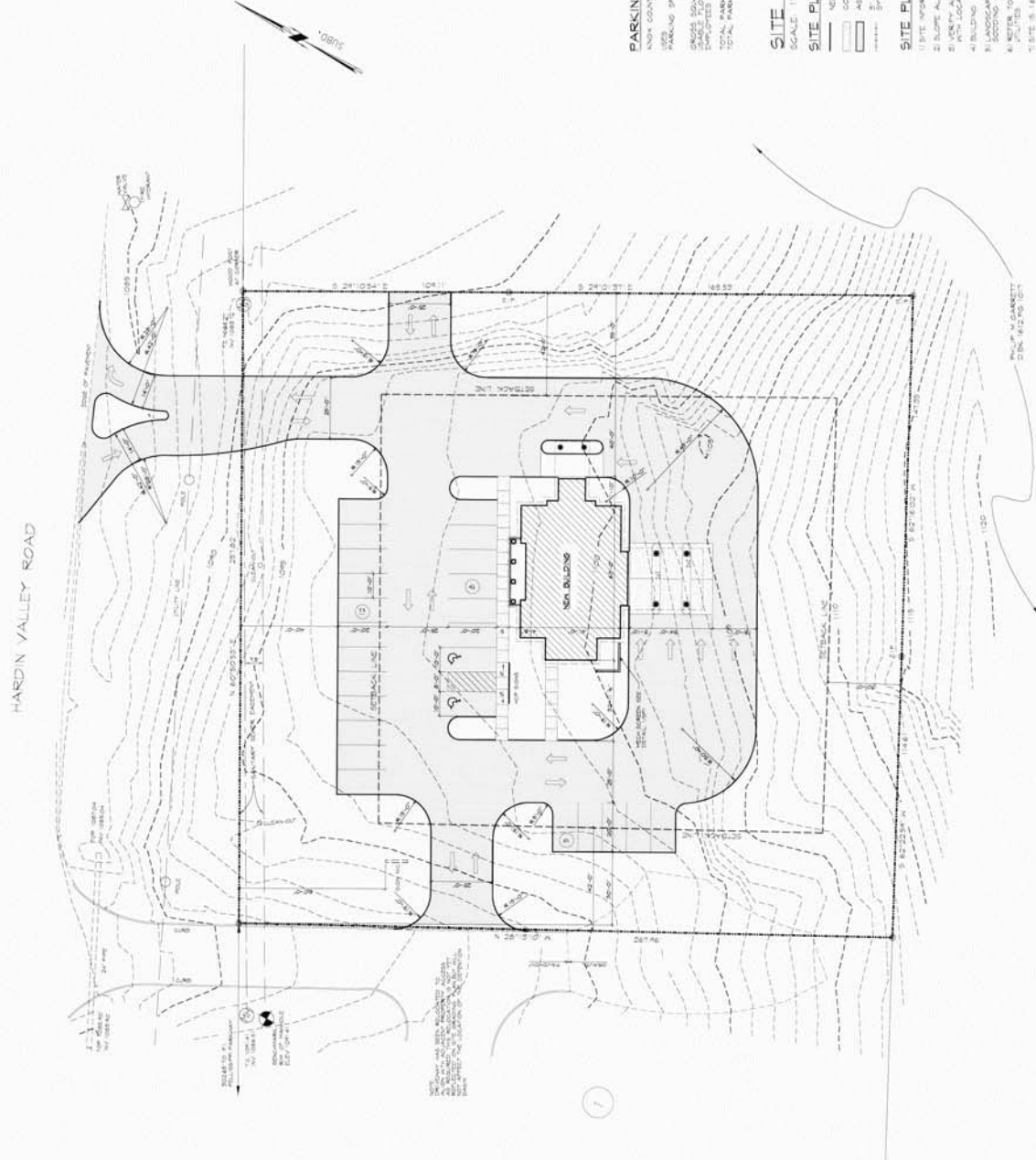
**LINDSAY & MAPLES**  
ARCHITECTS, INC., KNOXVILLE, TENNESSEE

**BANK EAST**  
HARDIN VALLEY BRANCH OF  
KNOXVILLE, TENNESSEE

**SITE LAYOUT**

NO.	DATE

DATE: 1/27/07  
SHEET NO.: SP1



**SECTION AT MECH. SCREEN**  
SCALE: 3/4" = 1'-0"

**PARKING REQUIREMENTS:**  
HIXON COUNTY ZONING: PC PLANNED COMMERCIAL  
MINIMUM PARKING: 1 SPACE PER 100 SQUARE FEET OF GROUND FLOOR AREA PLUS ONE PER EACH THREE EMPLOYEES  
MINIMUM PARKING: 1 SPACE PER 100 SQUARE FEET OF GROUND FLOOR AREA PLUS ONE PER EACH THREE EMPLOYEES  
TOTAL PARKING SPACES REQUIRED: 25 SPACES

**SITE LAYOUT**  
SCALE: 1" = 20'-0"  
20 10 0 10 20 40

**U.O.R.**  
DATE: 2-2-07 U.R.

**SITE PLAN LEGEND:**  
NSA CONCRETE PAD  
CONCRETE SLAB PAVING & WALK  
APPHALT PAVING  
EXISTING GRADE  
PROPOSED GRADE  
PROPOSED DRIVE  
PROPOSED DRIVE

**SITE PLAN NOTES:**  
1. SITE INFORMATION FROM BRIDGE MICHIGAN SURVEY FOR  
2. SHOW ALL GRADERS MARK FROM BRIDGE  
3. SURVEY ALL UTILITIES AS TO LOCATION, DEPTH AND SIZE  
4. BUILDING IS PARALLEL TO HARDIN VALLEY ROAD PROPERTY LINE  
5. LANDSCAPING TO BE A SEPARATE CONTRACT BY THE OWNER EXCEPT  
6. UTILITIES TO BE A SEPARATE CONTRACT BY THE OWNER EXCEPT  
7. REFER TO SHEET 101 AND 102 FOR SITE GRADING AND 101 AND 102 FOR SITE  
8. SITE IS 1.84 ACRES



**LINDSAY & MAPLES**  
 ARCHITECTS, INC. KNOXVILLE, TENNESSEE

DO NOT SCALE FROM THIS DRAWING  
 LINDSAY & MAPLES ARCHITECTS, INC.  
 1000 N. W. 10TH AVENUE  
 SUITE 100  
 KNOXVILLE, TENNESSEE 37917

HARDIN VALLEY BRANCH OF  
**BANKFAST**  
 KNOXVILLE, TENNESSEE

GRADING AND DRAINAGE PLAN

DATE 1/26/07  
 SHEET NO. SP2

- NOTES:
1. THE SWAMP SHALL BE BUILT WITHOUT THE LOW LEVEL OUTLET AFTER THE DETENTION BASIN IS COMPLETE. THE SWAMP SHALL BE CONVERTED TO A DETENTION BASIN WITH A 1% MINIMUM SLOPE.
  2. TO ENSURE DRAINAGE, THE DETENTION BASIN BOTTOM SHALL BE GRADED WITH A 1% MINIMUM SLOPE.
  3. RFP-RAP SHALL BE PLACED AT ALL PIPE OUTLETS. THE RFP-RAP D50 SIZE SHALL BE 6" - 8".
  4. ROUTE ROOF DRAINS TO DETENTION BASIN OR CATCH BASINS.

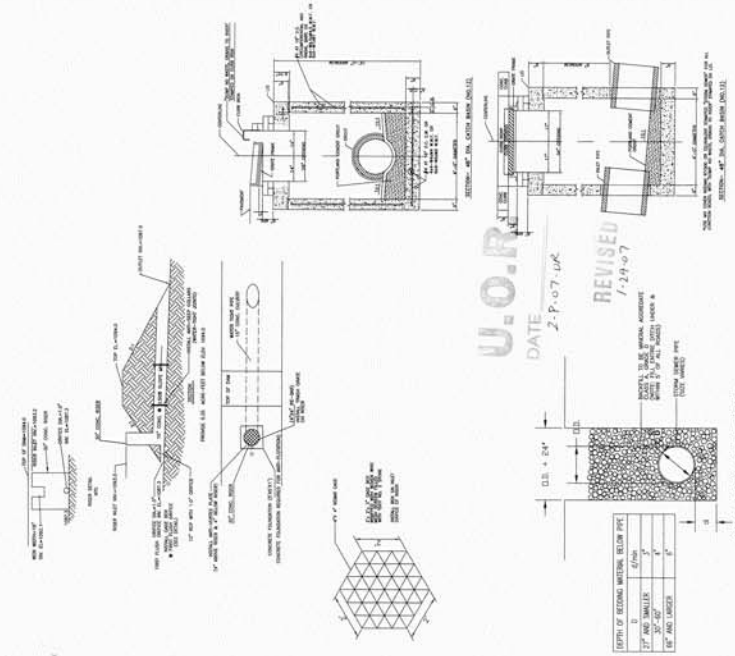
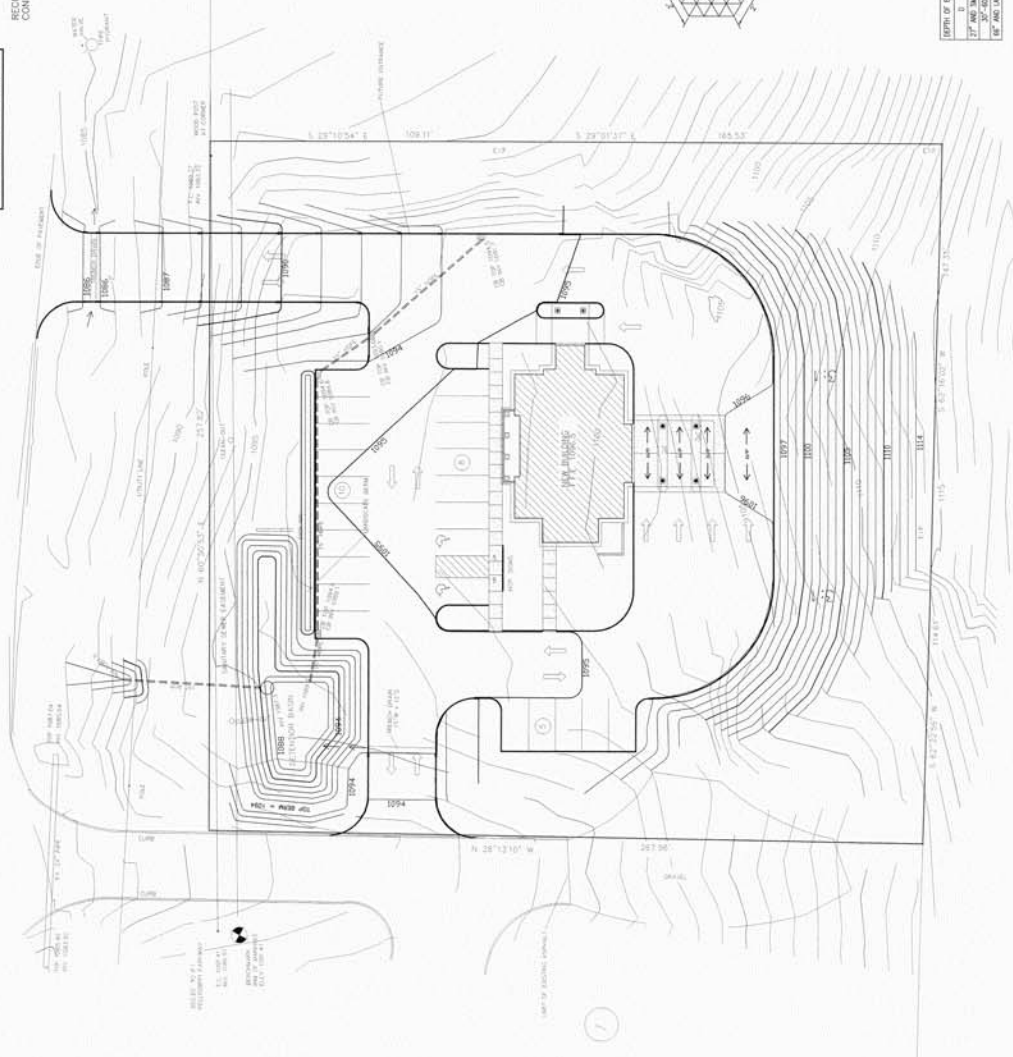
**NOTE:**  
 ALL DETENTION BASIN DISCHARGE PIPES ARE TO BE INSTALLED AT THE BEGINNING OF THE SWAMP CONSTRUCTION. THE SWAMP SHALL BE GRADED TO A 1% MINIMUM SLOPE. ALL SEAMS WILL EXIST AFTER CONSTRUCTION IS COMPLETE.

**NOTE:**  
 CONTRACTOR IS RESPONSIBLE FOR ALL INCH-SI METRY CONVERSIONS. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. ALL DIMENSIONS TO BE SECURED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO THE MAXIMUM EXTENT POSSIBLE. ALL DIMENSIONS TO BE SECURED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO THE MAXIMUM EXTENT POSSIBLE. ALL DIMENSIONS TO BE SECURED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO THE MAXIMUM EXTENT POSSIBLE. ALL DIMENSIONS TO BE SECURED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO THE MAXIMUM EXTENT POSSIBLE.

**NOTE:**  
 THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION, CONTRACTOR MUST CONTACT THE TENSILE UNIT, TENNESSEE ONE-CALL 1-800-351-1111 RECORD AND SAVE YOUR CONFIRMATION NUMBER.

**NOTE:**  
 CONSTRUCTION OF ANY BRANCH BEFORE START OF CONSTRUCTION

HARDIN VALLEY ROAD



**U.O.P.**  
 DATE 2-1-07 LUR  
 REVISED 1-24-07

**NOTES**

1. EXISTING SITE FROM PROJECT NO. IS TO BE MAINTAINED AS MUCH AS POSSIBLE AND ONLY WHERE TESTS INDICATE THAT SOIL IS ADEQUATE FOR PLANTING. WHERE SOIL TESTS SHOW INADEQUATE CONDITIONS, SOIL SHOULD BE AMENDED TO CORRECT DEFICIENCIES. SOIL AMENDMENTS SHOULD BE APPLIED TO THE ENTIRE PLANTING AREA AND NOT JUST THE AREAS TO BE PLANTED. SOIL AMENDMENTS SHOULD BE APPLIED TO THE ENTIRE PLANTING AREA AND NOT JUST THE AREAS TO BE PLANTED.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR LANDSCAPING AND PLANTING FOR THE CITY OF KNOXVILLE, TENNESSEE, LATEST EDITION.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR LANDSCAPING AND PLANTING FOR THE CITY OF KNOXVILLE, TENNESSEE, LATEST EDITION.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR LANDSCAPING AND PLANTING FOR THE CITY OF KNOXVILLE, TENNESSEE, LATEST EDITION.

LANDSCAPING REQUIREMENTS	
PLANTING AREA: 14,500 SQ. FT.	AREA: 14,500 SQ. FT.
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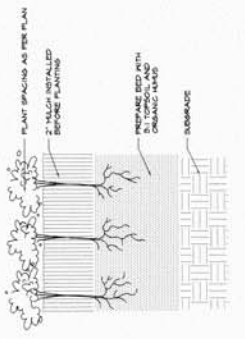
**P1 LANDSCAPING REQUIREMENTS**

1.1.1. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR LANDSCAPING AND PLANTING FOR THE CITY OF KNOXVILLE, TENNESSEE, LATEST EDITION.

COMMON NAME	BOTANICAL NAME	SPECIFICATION
Red Oak	<i>Quercus rubra</i>	2" COPPER PIPE
White Oak	<i>Quercus alba</i>	2" COPPER PIPE
Slender Red Bark	<i>Quercus lyrata</i>	2" COPPER PIPE
Black Oak	<i>Quercus nigra</i>	2" COPPER PIPE
Swamp White Oak	<i>Quercus bicolor</i>	2" COPPER PIPE
Water White Oak	<i>Quercus macrocarpa</i>	2" COPPER PIPE
Scarlet Oak	<i>Quercus coccinea</i>	2" COPPER PIPE
Blackjack	<i>Quercus agrifolia</i>	2" COPPER PIPE
Post Oak	<i>Quercus stellata</i>	2" COPPER PIPE
Shoestring Oak	<i>Quercus laevis</i>	2" COPPER PIPE
White Oak	<i>Quercus alba</i>	2" COPPER PIPE
Black Oak	<i>Quercus nigra</i>	2" COPPER PIPE
Swamp White Oak	<i>Quercus bicolor</i>	2" COPPER PIPE
Water White Oak	<i>Quercus macrocarpa</i>	2" COPPER PIPE
Scarlet Oak	<i>Quercus coccinea</i>	2" COPPER PIPE
Blackjack	<i>Quercus agrifolia</i>	2" COPPER PIPE
Post Oak	<i>Quercus stellata</i>	2" COPPER PIPE
Shoestring Oak	<i>Quercus laevis</i>	2" COPPER PIPE

**6A PLANT LIST**

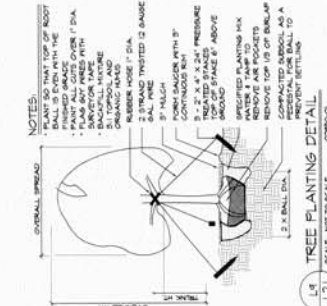
1.1.1. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR LANDSCAPING AND PLANTING FOR THE CITY OF KNOXVILLE, TENNESSEE, LATEST EDITION.



**6B GROUND COVER PLANTING DETAIL**  
 SCALE: NOT TO SCALE  
 08/26/07



**6C SHRUB PLANTING DETAIL**  
 SCALE: NOT TO SCALE  
 08/26/07



**6D TREE PLANTING DETAIL**  
 SCALE: NOT TO SCALE  
 08/26/07

