



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

▶ **FILE #:** 10-F-07-UR

AGENDA ITEM #: 85

AGENDA DATE: 10/11/2007

▶ **APPLICANT:** **FIRST TENNESSEE BANK NATIONAL ASSOCIATION**

OWNER(S): FIRST TENNESSEE BANK NATIONAL ASSOCIATION

TAX ID NUMBER: 104 H D 001

JURISDICTION: County Commission District 6

▶ **LOCATION:** **South side of Hardin Valley Rd., west side of Iron Gate Blvd.**

▶ **APPX. SIZE OF TRACT:** **1.56 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Iron Gate Blvd., a future collector street with a 32' pavement width within a 70' right-of-way which connects to Hardin Valley Rd.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **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 commercial and Pellissippi Corporate Center / CA (General Business) / TO (Technology Overlay)

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

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

West: Approved retail center / 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 bank in the PC (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 8 conditions:**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) for the proposed development.
2. Obtaining the parking stall size variance from the Knox County Board of Zoning Appeals.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. The median in Iron Gate Blvd. must be designed, subject to approval by the Knox County Department of Engineering and Public Works, to prohibit any left turn movement from the right-in/right-out driveway on Iron

Gate Blvd. for this development.

5. Iron Gate Blvd. 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. The main driveway for Hardin Valley Crown Center Subdivision that borders this parcel on the south side must also be completed from Iron Gate Blvd. to the existing access easement/driveway located between the Bread Box Food Store and Bank East prior to a certificate of occupancy being issued.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
8. 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.

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 this 1.56 acre lot for a 4300 square foot bank with 5 drive-through lanes. The bank will have access to the internal driveway system within the Hardin Valley Crown Center Subdivision. Approval of the proposed right-in/right-out driveway to Iron Gate Blvd. is subject to a redesign of the median in Iron Gate Blvd. to prohibit any left turn movement from the right-in/right-out driveway. This redesign is subject to approval by the Knox County Department of Engineering and Public Works. As proposed, the site will exceed the required number of parking spaces. A variance will be required from the Knox County Board of Zoning Appeals for the parking stall size.

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 October 8, 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. In utilizing the cross access driveway system within the subdivision with the controlled access to Iron Gate Blvd and Hardin Valley Rd., 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 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

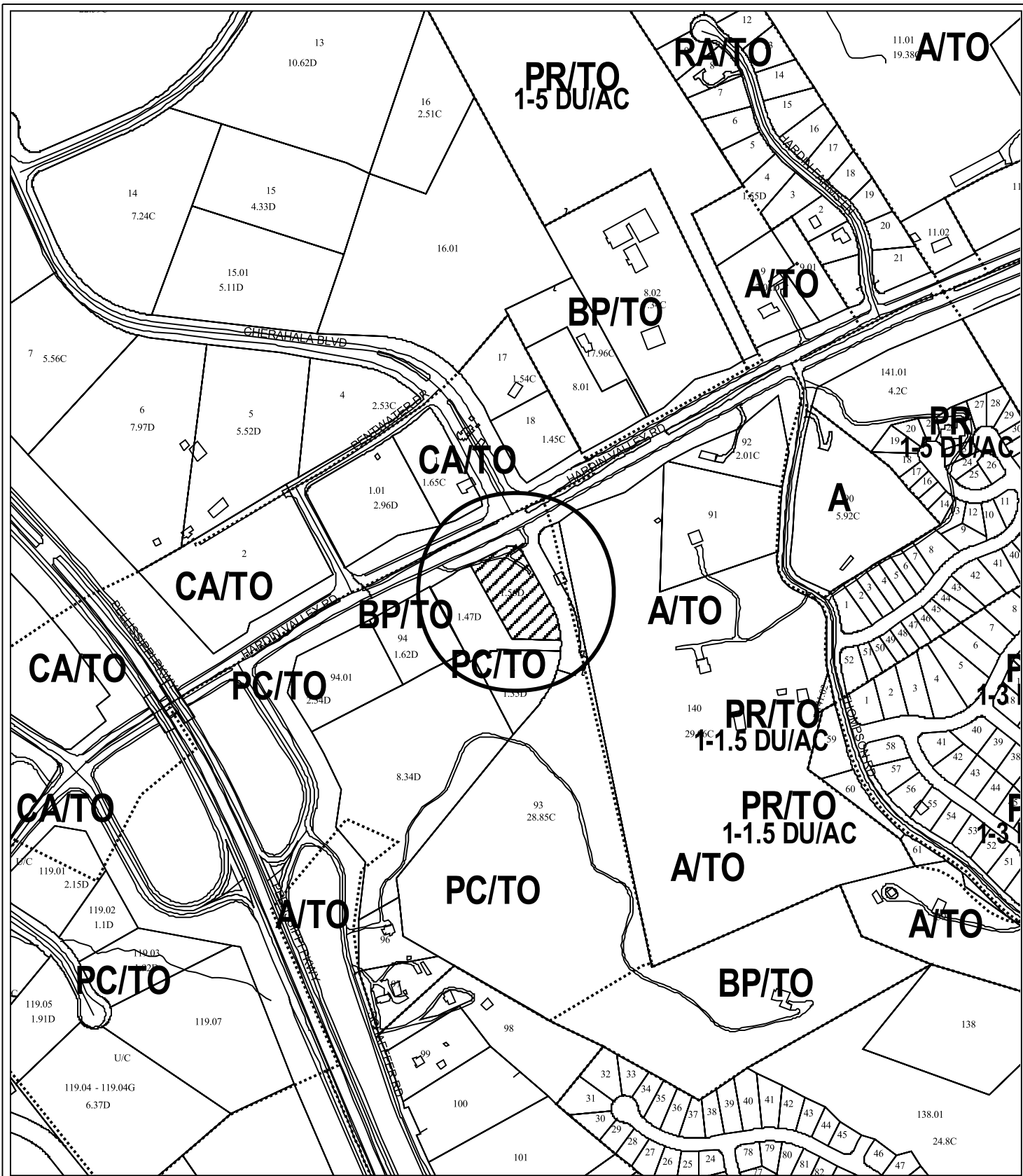
1. The Northwest County Sector Plan proposes commercial uses for the site. The proposed planned commercial development is consistent with the PC (Planned Commercial) zoning district and sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut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

ESTIMATED TRAFFIC IMPACT 673 (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.



10-F-07-UR
 USE ON REVIEW

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

Original Print Date: 09/27/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: First Tennessee Bank
 National Association

Map No: 104

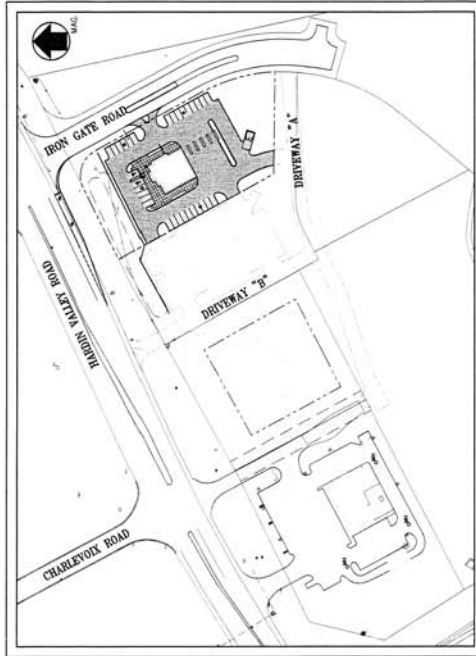
Jurisdiction: County



FIRST TENNESSEE BANK FINAL SITE PREPARATION FOR LOT 1 HARDIN VALLEY CROWN CENTER KNOX COUNTY, TENNESSEE

DRAWING INDEX

- C0.01 COVER SHEET
- C1.01 SITE LAYOUT, PAVING AND STRIPING PLAN
- C2.01 SITE GRADING, DRAINAGE & EROSION CONTROL PLAN
- C3.01 SITE DETAILS
- C3.02 SITE DETAILS
- U1.01 SITE UTILITIES PLAN
- LA1.01 LANDSCAPE PLAN

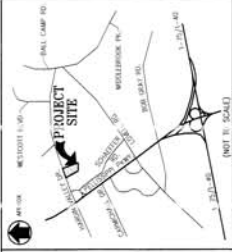


LOCATION MAP
SCALE: 1" = 100'

PROPERTY DATA	
PROJ. CD. C.E.T. MAP NO.	104
PARCEL NUMBERS	1
JURISDICTION	KNOX COUNTY, COUSCE DISTRICT 6
ZONING	50 AC. TECHNOLOGY OVERLAY/PLANNED COMMERCIAL DISTRICT
AREA	1.56 AC. TOTAL/ 1.56 AC. DISTURBED

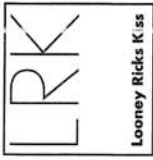
U.O.R.
DATE: 10-11-07-UK

REVISED
9-21-07



VICINITY MAP

REVISIONS	DATE
 Cannon & Cannon, Inc. Consulting Engineers & Land Surveyors 1000 North Main Street, Suite 200 Knoxville, Tennessee 37917 Telephone: (615) 522-2200 Fax: (615) 522-2201	
CLIENT:	FIRST TENNESSEE BANK NATIONAL ASSOCIATION 165 MADISON AVE MEMPHIS, TN 38103
PROJECT:	FIRST TENNESSEE BANK HARDIN VALLEY CROWN CENTER KNOX COUNTY, TENNESSEE
COVER SHEET	
C0.01	



Looney Ricks K'iss
 1000 Nashville Avenue, Suite 200
 Nashville, TN 37203
 Tel: 615-252-2621
 Fax: 615-252-2621
 Email: lrk@lrk.com

First Tennessee
 Home Bank Building, Inc.
 100 Madison Ave.
 Memphis, Tennessee 38103

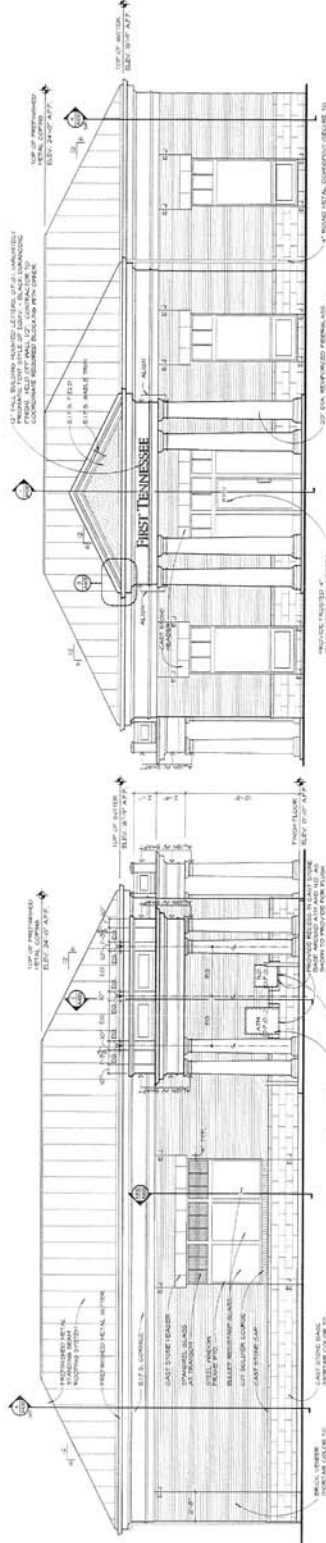
Name and Address: _____
 No. _____ Date: _____
 01 09/24/07 Construction Co. _____

Project Number: 01.01.192.00
 Project Name: _____
 Project Location: Nashville, TN
 Drawing Name: Exterior Elevations
 Drawing Date: _____
 Drawing By: _____
 Drawing Check: _____
 Drawing Date: _____

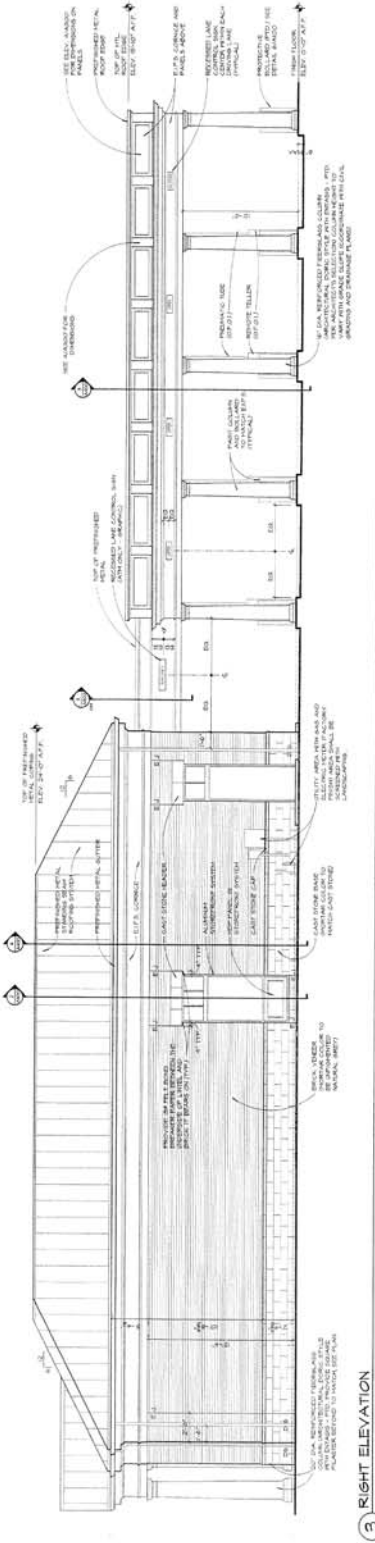


DATE: 10-07-07
 U.O.R. (Under One Roof)

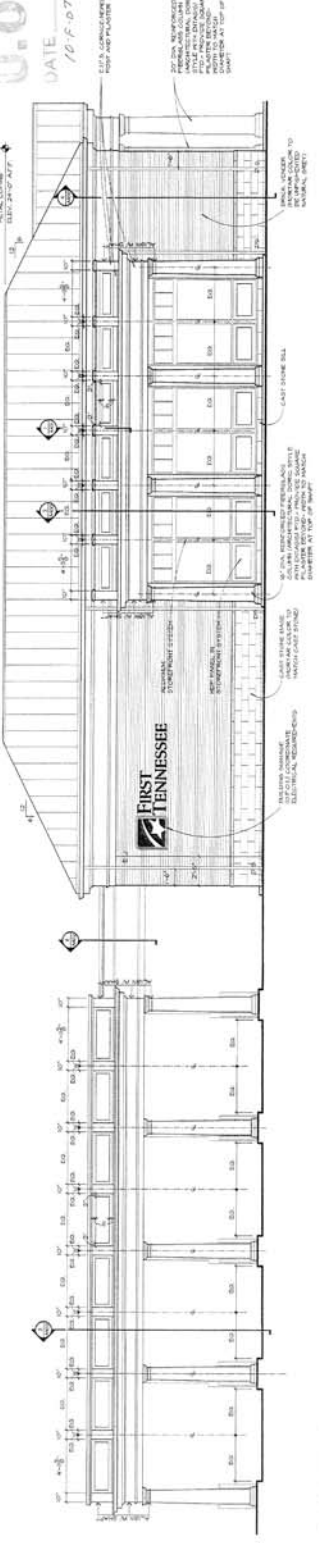
A300



1 BACK ELEVATION 1/4" = 1'-0"
 2 FRONT ELEVATION 1/4" = 1'-0"



3 RIGHT ELEVATION 1/4" = 1'-0"
 4 LEFT ELEVATION 1/4" = 1'-0"



RIGHT ELEVATION 1/4" = 1'-0"

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