



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

▶ **FILE #:** 9-M-07-UR

**AGENDA ITEM #:** 91

**AGENDA DATE:** 9/13/2007

▶ **APPLICANT:** BANKEAST

OWNER(S): BANKEAST

TAX ID NUMBER: 104 094

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side of Hardin Valley Rd., northeast of Schaeffer Rd.

▶ **APPX. SIZE OF TRACT:** 1.619 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

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Bank under construction

▶ **PROPOSED USE:** Removal of a cross access easement and driveway

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) / 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:**

▶ **DENY the request to remove the requirement of a cross access easement and driveway connection to the lot adjoining this property to the east.**

Staff has recommended denial of the request because the elimination of the cross access between properties, allowing access to the approved right-in/right-out driveway, is not consistent with good access management for commercial development along arterial streets. It is Staff's recommendation that the existing access remain or the alternative design to move the right-in/right-out driveway from the Bank East property to the property to the east (see site plan for file 9-O-07-UR) be considered.

**COMMENTS:**

The applicant is requesting a revision to the use-on-review approval granted for the bank by the Planning Commission on February 8, 2007. The plan approved by the Planning Commission included a right-in/right-out access to the site from Hardin Valley Rd. in addition to the access drive to Hardin Valley Rd. across from Charlevoix Rd. When Staff recommended approval of the direct curb cut (right-in/right-out) onto Hardin Valley Rd. it was with a revision to the site plan that included a connection to the property to the east (a part of Hardin Valley Crown Center Subdivision) allowing for cross access within the commercial development at the southeast quadrant of Pellissippi Parkway and Hardin Valley Rd. The applicant is now requesting that this driveway connection and cross access be eliminated expressing concerns on the increased traffic across their property.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. Staffs recommendation of approval of the right-in/right-out only driveway for the Bank East site was based on the driveway connection being provided to the property to the east. By eliminating the driveway connection and shared access between parcels there will be additional requests for direct curb cuts onto Hardin Valley Rd. which is counter to good access management.
2. To address the applicants concern on increased traffic across their property, an alternative design has been offered that would move the right-in/right-out driveway from their property to the property to the east (see site plan for file 9-O-07-UR). This proposed location will increase the separation between the proposed access and the existing Bread Box Food Store access onto Hardin Valley Rd. and will also align with a driveway that provides access to the main driveway within the subdivision.

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

1. The proposed commercial development is consistent with the general standards for uses permitted on review except for the request to eliminate cross access between properties which is not consistent good access management for commercial development along arterial streets. The applicant does not object to using the access easement across the Bread Box Food Store property.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

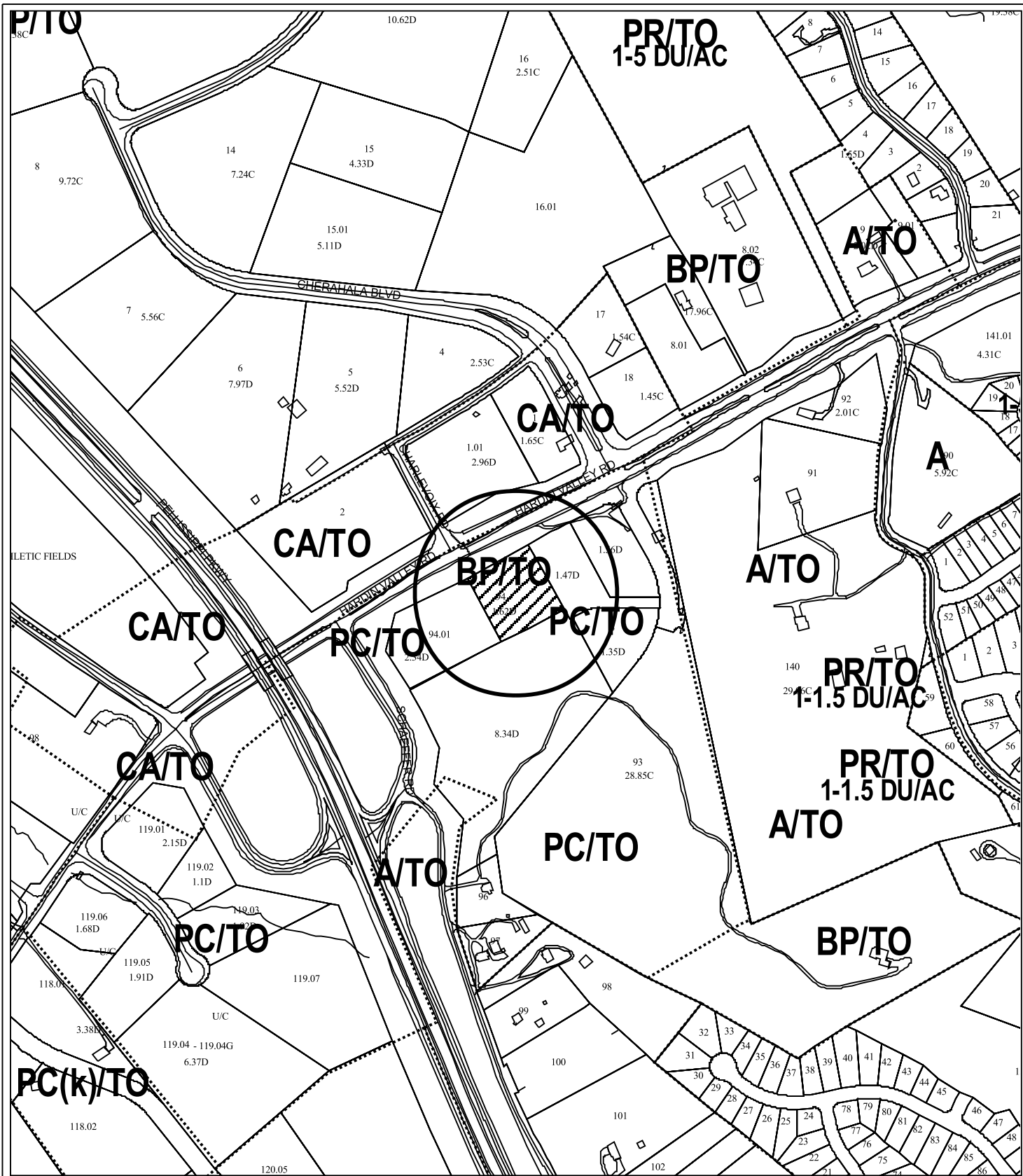
1. The Northwest County Sector Plan proposes commercial uses for the site. The proposed planned commercial development is consistent with the PC (Planned Commercial) zoning district and sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut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

**ESTIMATED TRAFFIC IMPACT 765 (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.



9-M-07-UR  
 USE ON REVIEW

Petitioner: BankEast  
 Map No: 104  
 Jurisdiction: County

 Removal of a cross access easement and driveway in PC (Planned Commercial) / TO (Technology Overlay)

Original Print Date: 08/28/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



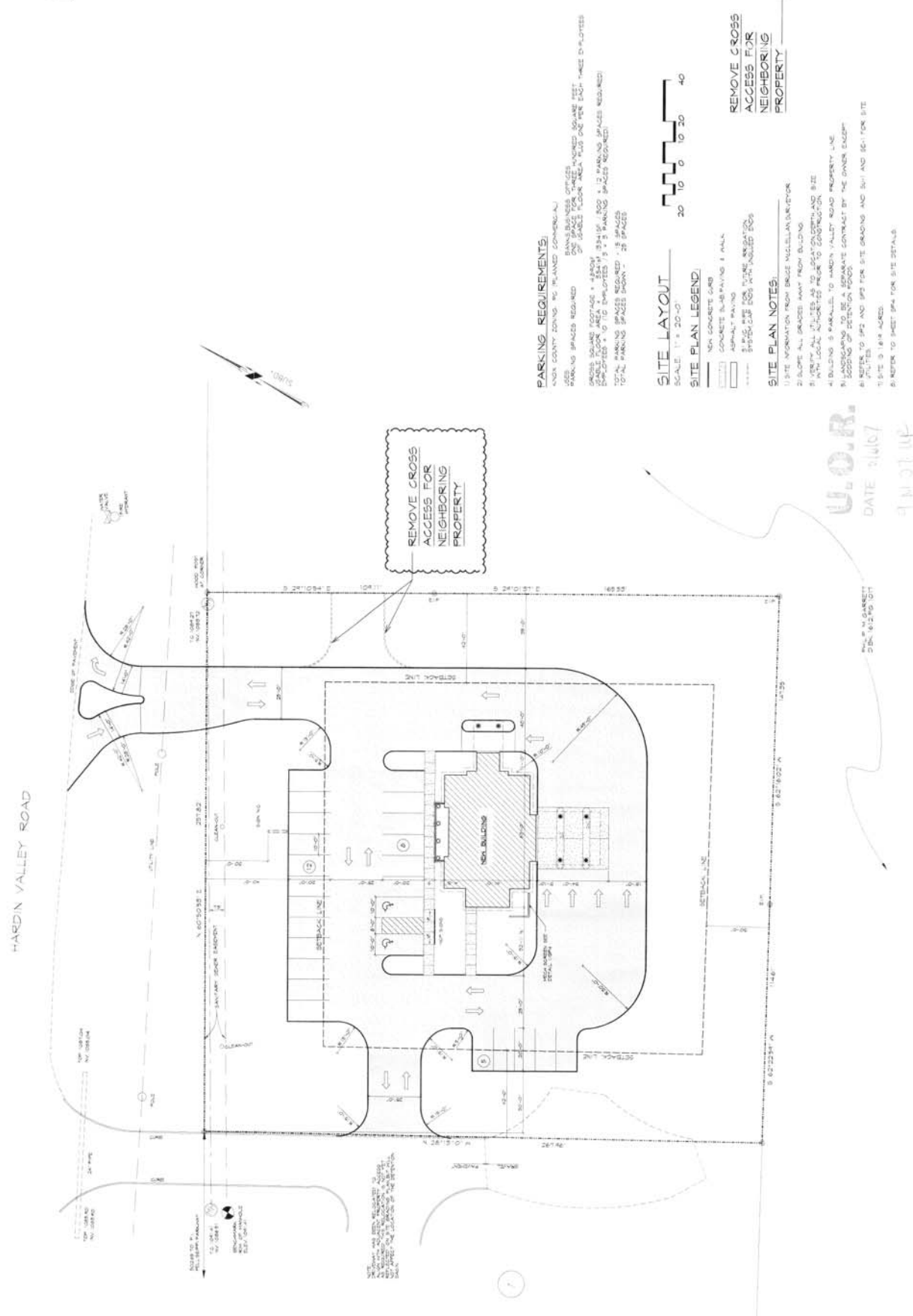


**LINDSAY & MAPLES**  
ARCHITECTS, INC., KNOXVILLE, TENNESSEE

107 SERVICES  
KNOXVILLE, TENNESSEE  
LINDSAY & MAPLES ARCHITECTS, INC.  
107 SERVICES  
KNOXVILLE, TENNESSEE

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

NO. OF SHEETS	1
DATE	8/10/07
SHEET NO.	SPI



**PARKING REQUIREMENTS:**  
ANDERSON COUNTY ZONING: PD (PLANNED COMMERCIAL)  
MINIMUM BUSINESS OFFICES: 50,000 SQ. FT.  
MINIMUM PARKING SPACES REQUIRED: 20 SPACES PER 1,000 SQ. FT. OF OFFICE SPACE  
TOTAL PARKING SPACES REQUIRED: 15 SPACES  
TOTAL PARKING SPACES SHOWN: 15 SPACES

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

**SITE PLAN LEGEND:**  
NEW CONCRETE GRAB  
CONCRETE SUB-PAVING 1' PAVI  
ASPHALT PAVING  
3" ASPHALT GRAB WITH 1" UNFINISHED SOCS  
REMOVE CROSS ACCESS FOR NEIGHBORING PROPERTY

**SITE PLAN NOTES:**  
1. SITE INFORMATION FROM BRUCE WICKLIFF/ANALYST/FCOR  
2. SLOPE ALL GRABBS AWAY FROM BUILDING  
3. VERIFY ALL UTILITIES AS TO LOCATION, DEPTH AND SIZE WITH LOCAL AUTHORITIES PRIOR TO CONSTRUCTION  
4. BUILDING IS PARALLEL TO HARDIN VALLEY ROAD PROPERTY LINE  
5. LANDSCAPING TO BE A SEPARATE CONTRACT BY THE OWNER EXCEPT FOR SPACES 1-15 AND SPACES 16-20 FOR SITE GRADING AND SHUT AND SET-UP FOR SITE UTILITIES  
6. SITE IS 3.184 ACRES  
7. REFER TO SHEET SPA FOR SITE DETAILS

**U.O.R.**  
DATE: 8/10/07  
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