



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

▶ **FILE #:** 5-K-08-UR

**AGENDA ITEM #:** 75

**AGENDA DATE:** 5/8/2008

▶ **APPLICANT:** KNOXVILLE TVA EMPLOYEES CREDIT UNION

**OWNER(S):** KNOXVILLE TVA EMPLOYEES CREDIT UNION

**TAX ID NUMBER:** 103 118.02

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** Southwest side of Valley Vista Rd., south of Hardin Valley Rd.

▶ **APPX. SIZE OF TRACT:** 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

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

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** credit union/office

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

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

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

West: Residence and vacant land / 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 credit union and office building in the PC (k) (Planned Commercial) & TO (Technology Overlay) zoning districts, subject to 7 conditions:**

1. Obtaining approval from the Tennessee Technology Corridor Development Authority (TTCDA) 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 officially 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. Obtaining variances from the Knox County Board of Zoning Appeals for the reduction in the size of the parking stalls, from 200 square feet to 162 square feet and for any reduction in the total number of parking spaces.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. 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 installed 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 5 acre lot within Vista Dei Monte Subdivision with a five story office building with a total building area of approximately 53,650 square feet. A credit union branch office of approximately 4600 square feet will be located on the first floor with 5 drive-through lanes.

The credit union / office building will have two access drives to Valley Vista Rd., a proposed three lane collector street with a 70' right-of-way off of Hardin Valley Rd. While most of the construction has been completed for Valley Vista Rd., it has not been completed or received final approval from the County. 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 officially 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 (TTCDA). The TTCDA will consider this request on May 5, 2008.

**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 credit union and office building 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 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**

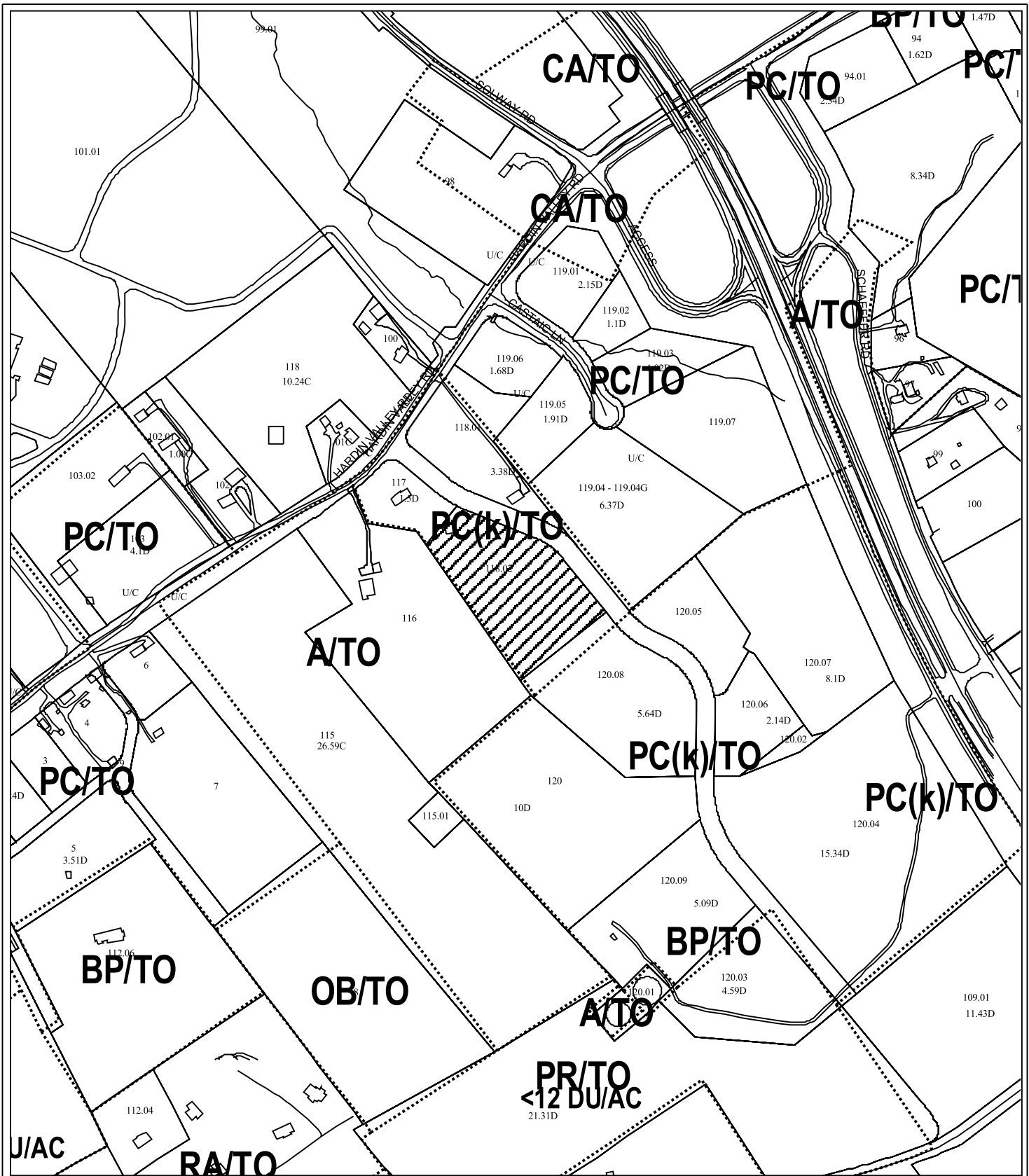
1. The Northwest County Sector Plan proposes commercial uses for the site. The proposed use is consistent with the PC (Planned Commercial) zoning district and sector plan designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 1489 (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.



5-K-08-UR  
USE ON REVIEW



credit union/office in PC(k) (Planned Commercial) / TO (Technology Overlay)

Original Print Date: 04/22/08    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Knoxville TVA  
Employees Credit Union

Map No: 103

Jurisdiction: County

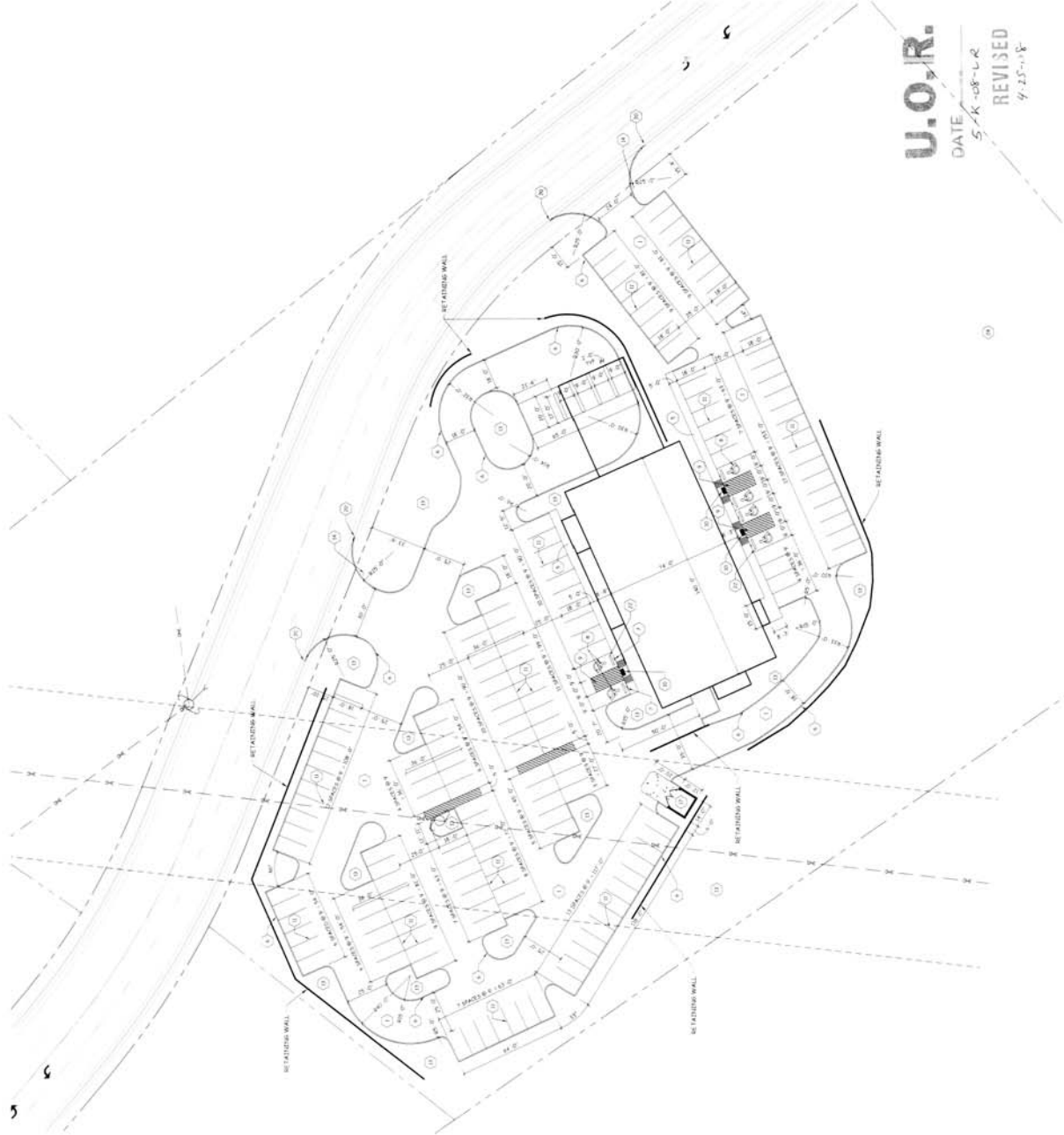




**U.O.R.**  
 DATE 5-K-08-L-R  
 REVISED 4-25-18



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



- SITE KEYED NOTES**
- 1 LIGHT DUTY ASPHALT PAVING - SEE DETAIL 7102Z
  - 2 6" BASE COURSE
  - 3 1" FINISH COURSE
  - 4 1" TOP COURSE
  - 5 NOT USED
  - 6 NOT USED
  - 7 TRANSDOMETER ENCLOSURE - SEE DETAIL 7102Z
  - 8 NOT USED
  - 9 NOT USED
  - 10 END OF NEW CONCRETE INTO EXISTING
  - 11 NOT USED
  - 12 CONCRETE WHEEL STOP - SEE DETAIL 7102Z
  - 13 NOT USED
  - 14 NOT USED
  - 15 NOT USED
  - 16 NOT USED
  - 17 HORIZONTAL ACCESS ASSESS - SEE DETAIL 7102Z
  - 18 CONCRETE HORIZONTAL RAMP - SEE DETAIL 7102Z
  - 19 WIDE PAINT SYMBOLS - COLOR TO BE WHITE
  - 20 NOT USED
  - 21 LANDSCAPED AREAS - AREAS DETERMINED BY U.O.R. OR 300' CONCORDANCE WITH LANDSCAPE PLAN
  - 22 POLE INDICATED STOP SIGN - SEE DETAIL 7102Z

**GENERAL NOTES**

U.O.R. IS TO COORDINATE THE BUILDING FOOTPRINTS WITH THE SITE ELEVATION AND TO PROVIDE THE NECESSARY ELEVATION POINTS TO CONSTRUCTION AND UO.R. ARCHITECT FOR ANY DISCREPANCIES BEFORE START OF CONSTRUCTION.

SEE THE LATER PLAN SHEETS FOR LOCATIONS OF NEW WATERLINE AND SEWER MAINS AND THE LOCATION OF NEW UTILITY LOCATIONS.

SEE ELECTRICAL, SITE PLAN AND MECHANICAL LOCATIONS OF NEW UTILITIES.

U.O.R. IS TO COORD. ALL THE GRADING AND DRAINAGE WITH DEVELOPER AND DEVELOPER IS INDICATED TO PROVIDE NEARBY SITE DRAINAGE.

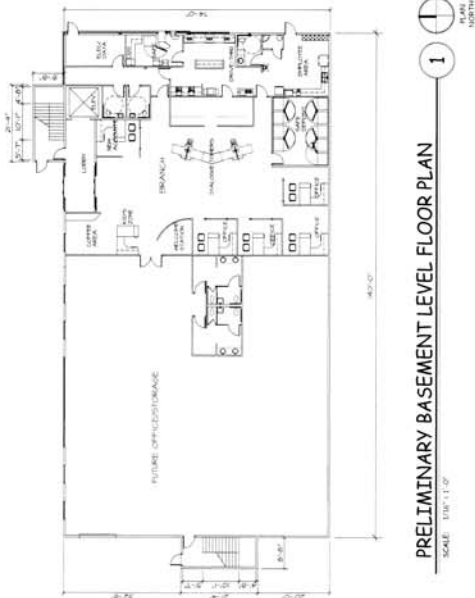


**VICINITY MAP**

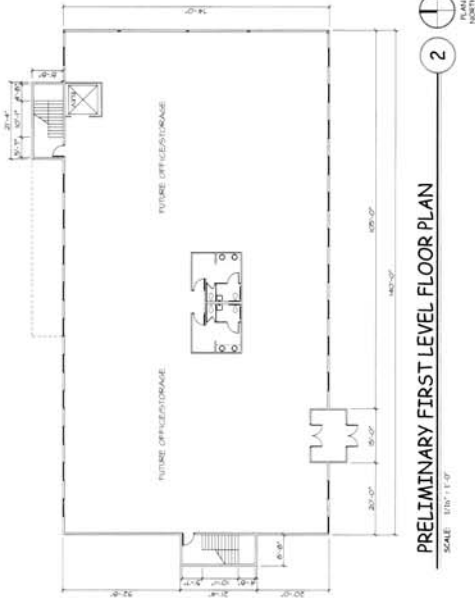




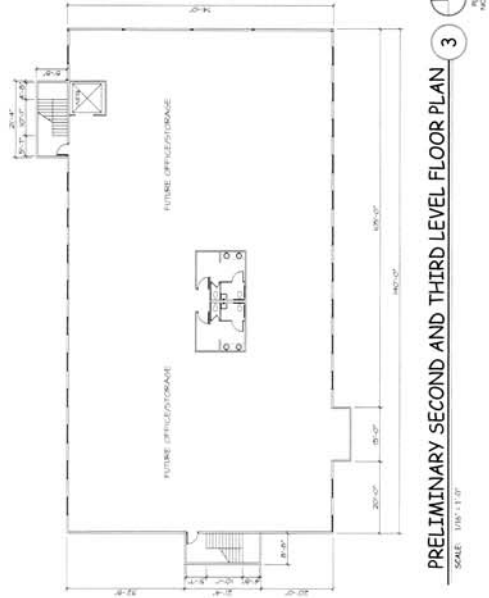




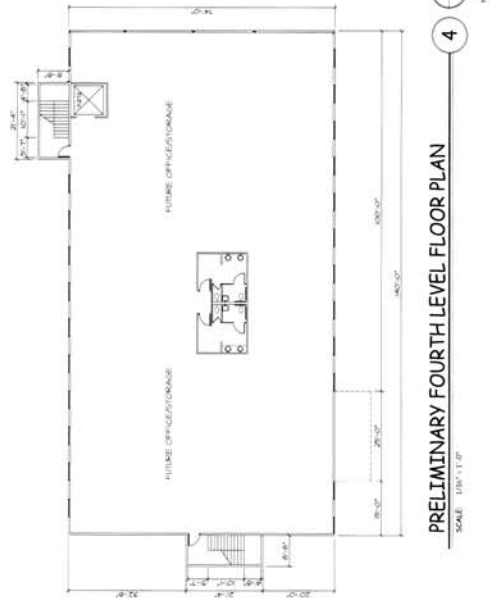
PRELIMINARY BASEMENT LEVEL FLOOR PLAN



PRELIMINARY FIRST LEVEL FLOOR PLAN



PRELIMINARY SECOND AND THIRD LEVEL FLOOR PLAN



PRELIMINARY FOURTH LEVEL FLOOR PLAN

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NOT FOR CONSTRUCTION

Knoxville TVA Employees Credit Union  
HARDIN VALLEY OFFICE  
VALLEY VISTA ROAD  
KNOXVILLE, TENNESSEE

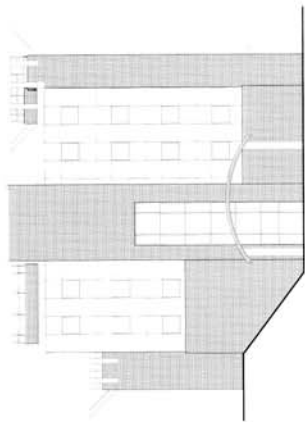
U.O.R.  
DATE: 5-14-08  
WBS: JAR  
WBS: WBS  
C. User: No. 07/017

U.O.R.  
DATE: 5-14-08

REVISIONS  
1. WBS: JAR  
2. WBS: WBS  
3. User: No. 07/017

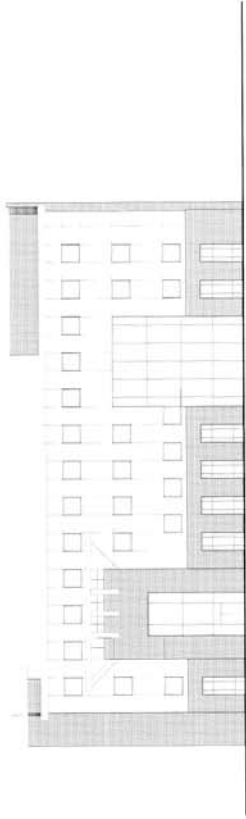
REVISED  
4-25-08

Sheet No. 1 of 1  
A1.1



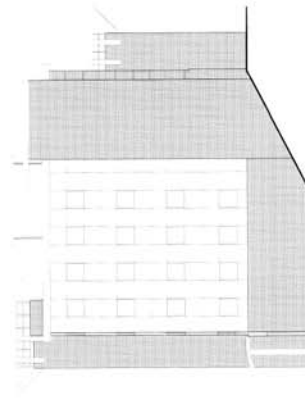
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

REVISIONS: MANAGER NORTH  
1



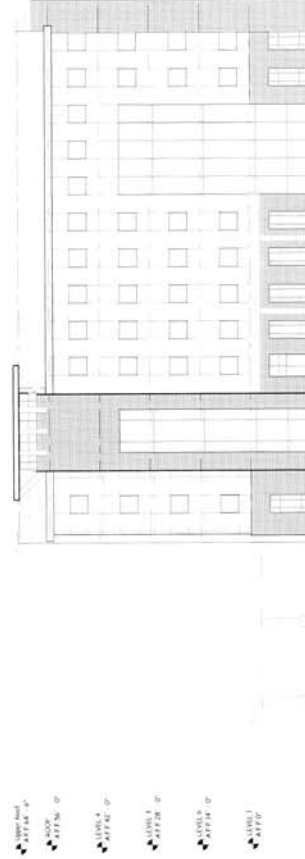
EAST ELEVATION  
SCALE: 1/8" = 1'-0"

REVISIONS: MANAGER NORTH  
2



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

REVISIONS: MANAGER NORTH  
3



WEST ELEVATION  
SCALE: 1/8" = 1'-0"

REVISIONS: MANAGER NORTH  
4

- LEVEL 100' 0" FINISH
- LEVEL 90' 0" FINISH
- LEVEL 80' 0" FINISH
- LEVEL 70' 0" FINISH
- LEVEL 60' 0" FINISH
- LEVEL 50' 0" FINISH
- LEVEL 40' 0" FINISH
- LEVEL 30' 0" FINISH
- LEVEL 20' 0" FINISH
- LEVEL 10' 0" FINISH
- LEVEL 0' 0" FINISH

REVISED  
7-25-07

U.S. O.R.G.  
S-K-OF-UK  
DATE

Sheet No. of A4.1

DATE: 2007  
 Designed By: [Name]  
 Drawn By: [Name]  
 Reviewed By: [Name]  
 Comm. No.: 070807  
 Revisions:

Drawing Title: HYDROCALCULATIONS

PROJECT INFORMATION:  
 PROJECT NO.:  
 PROJECT NAME:  
 PROJECT ADDRESS:

March, The Engineers' Club, Inc.

HARDIN VALLEY OFFICE  
 VALLEY VISTA ROAD  
 KNOXVILLE, TENNESSEE

MBI  
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