

▶ **FILE #:** 4-C-14-UR

AGENDA ITEM #: 48

AGENDA DATE: 4/10/2014

▶ **APPLICANT:** FIRST TENNESSEE BANK

OWNER(S): First Tennessee Bank

TAX ID NUMBER: 154 09806

JURISDICTION: City Council District 2

STREET ADDRESS: 2076 Town Center Blvd

▶ **LOCATION:** East side of Town Center Blvd. , north side of S. Northshore Dr.

▶ **APPX. SIZE OF TRACT:** 1.65 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Town Center Blvd which is a 4 lane local street that is located in 115'-130' wide right-of-way. Access to the Northshore Town Center development is via S. Northshore Dr., a major arterial street with 2 lanes expanding to 4 lanes within 200-335' of right-of-way and a newly constructed ramp from I-140 directly into the development..

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

▶ **ZONING:** PC-1(k) (Retail and Office Park)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Branch bank

HISTORY OF ZONING: The property was zoned PC-1(k) (Retail and Office Park) in 2010

SURROUNDING LAND USE AND ZONING: North: Mixed use commercial / PC-1 (k)

South: Self storage & residences / OB office and A & A-1 agricultural

East: I-140 (Pellissippi Pkwy) / OS-1

West: Vacant land and mixed use commercial / TC-1 (Town Center)

NEIGHBORHOOD CONTEXT: The surrounding area to the north and west of the site is being developed into a mix of uses under the PC-1 and TC-1 zoning districts. The Target and Publix retail stores are located to the north of this site. To the south and west is vacant land, floodway and an indoor storage facility, zoned TC-1, A and OB. To the east is I-140 right-of-way, which includes the interchange with S. Northshore Dr.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for a banking facility containing up to 2562 square feet of floor space and the proposed sign plan as shown on the site plan subject to 4 conditions

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Provision of a sidewalk along the northern boundary of this site that will tie to the existing sidewalk along Town Center Blvd. The sidewalk must be a minimum of 5 ft. wide with a 2 Ft. planting strip and meet all ADA requirements
3. Installation of all landscaping shown on the development plan within six months of the issuance of occupancy permits for this project.
4. All driveway construction to be in conformance with the City of Knoxville Zoning Ordinance and the City's access control policy

With the conditions noted, this plan meets the requirements for approval in the PC-1 District, and the other criteria for approval of a use on review

COMMENTS:

The applicant has submitted a development plan for an out parcel in the Northshore Town Center Development containing 1.65 acres. The plan proposes the development of a branch banking facility that will contain 2,562 square feet of floor space. The area subject to this use on review request and approximately 62 adjoining acres were rezoned to PC-1 (Retail and Office Park) District in 2010.

A traffic impact study that incorporated this site was done at the time the development plan for the Target and Publix was being considered. Street improvements within the development and to S. Northshore Dr. have been completed. The approval of this project will not necessitate any further road improvements. However, in order to foster the goal of pedestrian connectivity within the larger development, staff will require that this applicant construct a sidewalk long the northern boundary of this site. The proposed sidewalk will need to tie into the existing sidewalk along Town Center Blvd.

A master sign plan that calls for three development directory signs and a series of way-finding signs was approved in 2011.

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

1. All public utilities are available to serve the site.
2. The traffic impact study recommended a number of road improvements that have been completed
3. The proposed development will be 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. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning district, as well as all other criteria for approval of a use on review.
2. The proposed banking facility is consistent with the general standards for uses permitted on review: The proposed development 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

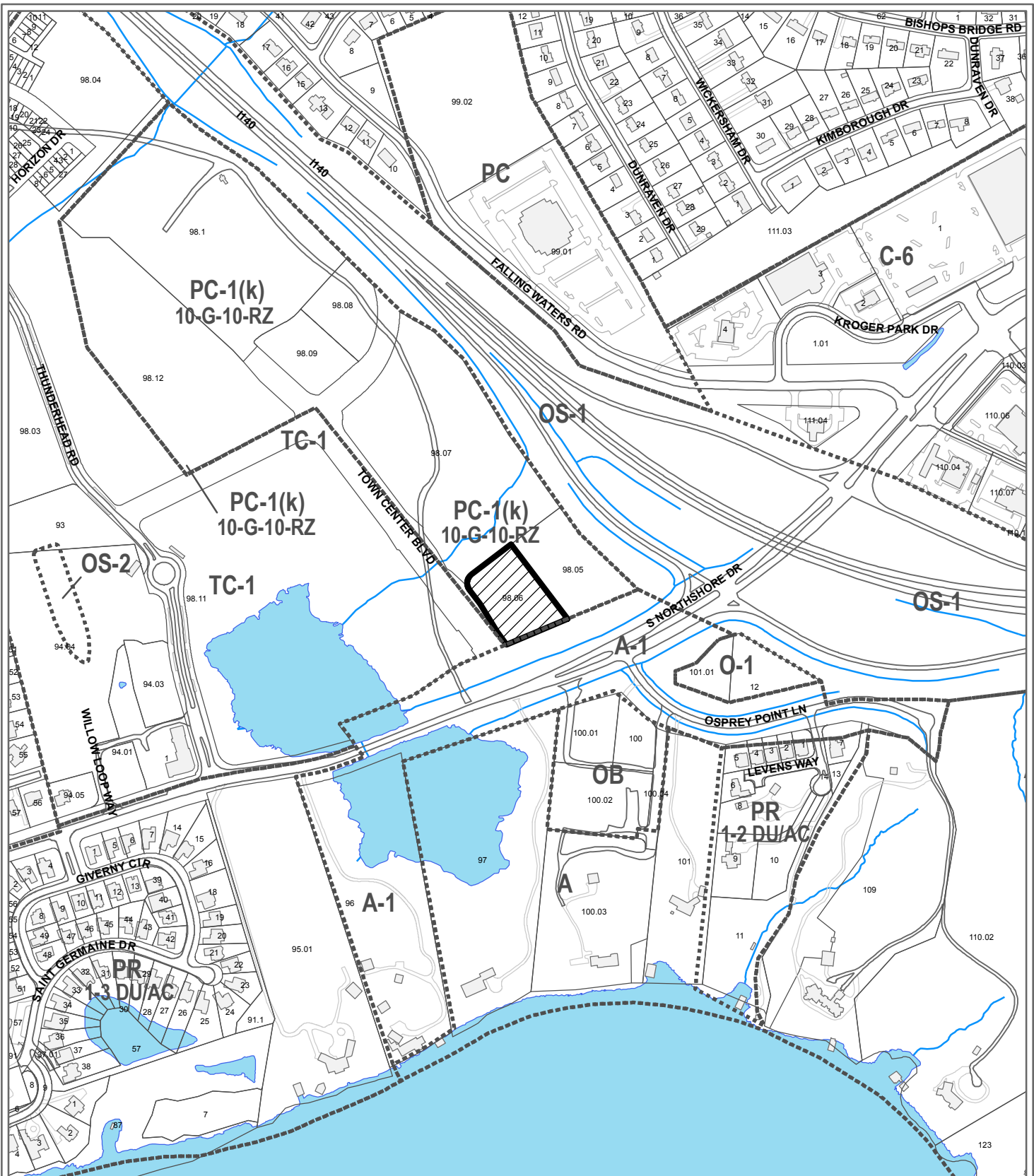
1. The Southwest County Sector Plan proposes mixed use for the site, while the City of Knoxville One Year Plan proposes general commercial and mixed use. The proposed facility is consistent with both plans.

ESTIMATED TRAFFIC IMPACT: 401 (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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**4-C-14-UR
USE ON REVIEW**

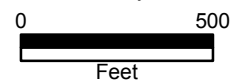


Branch bank in PC-1(k) (Retail and Office Park)

Petitioner: First Tennessee Bank

Map No: 154

Jurisdiction: City



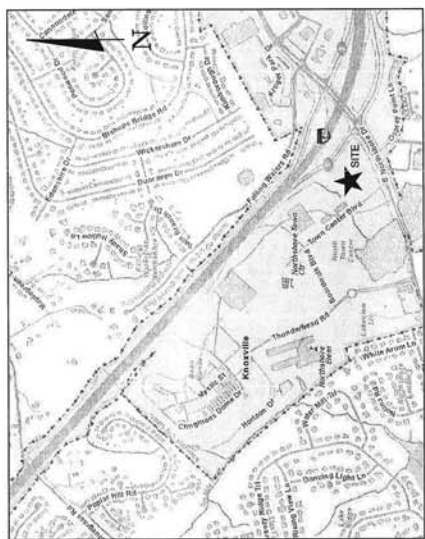
Original Print Date: 3/25/2014
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

FIRST TENNESSEE BANK AT NORTHSHORE TOWNCENTER KNOXVILLE, TENNESSEE

INDEX OF DRAWINGS

Sheet No.	Description
C0	COVER SHEET
C1	EXISTING CONDITIONS
C2	SITE NOTES
C3	SITE PLAN
C4	EROSION CONTROL PLAN (PHASE INITIAL) [NITS]
C4A	EROSION CONTROL PLAN (PHASE I/FINAL) [NITS]
C5	GRADING AND DRAINAGE PLAN [NITS]
C6	LANDSCAPE PLAN [NITS]
C7	EROSION CONTROL DETAILS [NITS]
C9	SITE DETAILS
C10	SITE DETAILS [NITS]
C11	UTILITY DETAILS [NITS]
C12	UTILITY DETAILS
C13	LANDSCAPE DETAILS
C14	LANDSCAPE DETAILS
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS

[NITS]- NOT IN THIS SUBMITTAL



LOCATION MAP

NOT TO SCALE

BWSC
BARGE WAGGONER SUMNER & CANNON, INC.
 8033 Sherrill Blvd., Suite 200, Knoxville, Tennessee 37932
 PHONE (865) 637-2860 FAX (865) 673-8554

4-C-14-UR

PROJECT INFORMATION

PROJECT NAME: FIRST TENNESSEE BANK AT NORTHSHORE TOWNCENTER
CLIENT NAME: FIRST TENNESSEE BANK
PHONE # (901) 522-4883
BARGE WAGGONER, SUMNER & CANNON, INC.
PHONE # (865) 637-2860
TAX MAP NO.: 98.06
TAX PARCEL ID: 2076 TOWNCENTER BLVD.
STREET ADDRESS: 2076 TOWNCENTER BLVD.
PROPOSED USE: BANKING
BUILDING HEIGHT: 25 FT.
LOT SIZE: 1.857 AC
LOT POSITION: CORNER
BUILDING SETBACKS:
 FRONT (TOWNCENTER BLVD): 25 FT
 SIDE: NONE
 REAR: NONE
PARKING: 1 SPACE PER 300 SF USABLE FLOOR SPACE = 7
REQUIREMENTS: 1 PER 3 EMPLOYEES = 6
TOTAL EXISTING: 0 AC
PROPOSED: 0.583 AC
UTILITY CONTACTS: LUGS (865) 988-4891
 FIRST UTILITY DISTRICT (865) 966-9741
 KUB (865) 598-2723
GAS: TOWN OF KNOXVILLE
WATER/SEWER: TOWN OF KNOXVILLE
CABLE: CHARTER COMMUNICATIONS 1-855-805-3707

OWNER

FIRST TENNESSEE BANK
 185 MADISON AVENUE, SUITE 1100
 KNOXVILLE, TN 37903
 PHONE (901) 522-4883
 CONTACT: ROBERT HARDWICK

ENGINEER

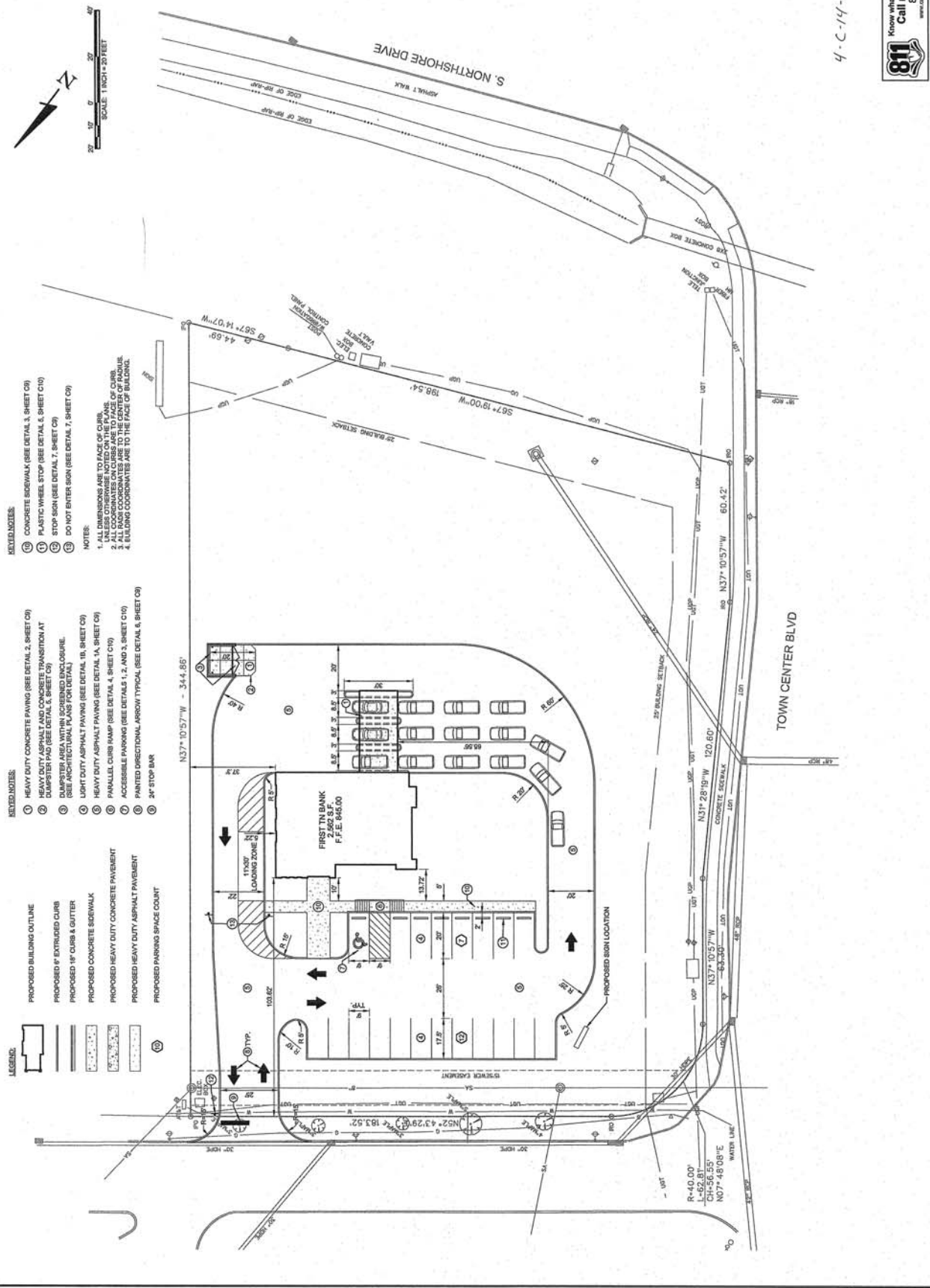
BARGE WAGGONER, SUMNER & CANNON, INC.
 1033 SHERRILL BLVD., SUITE 200
 KNOXVILLE, TN 37932
 PHONE (865) 637-2860
 CONTACT: CASEY TYREE, P.E.

SITE PLAN

DL	CHK	DATE	DESCRIPTION

811
Know where's below
before you dig.
Call 811
www.811.com

4-C-14-UR



- KEYED NOTES:**
- 1 CONCRETE SIDEWALK (SEE DETAIL 3, SHEET C9)
 - 2 PLASTIC WHEEL STOP (SEE DETAIL 6, SHEET C10)
 - 3 STOP SIGN (SEE DETAIL 7, SHEET C9)
 - 4 DO NOT ENTER SIGN (SEE DETAIL 7, SHEET C9)

- NOTES:**
- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON THE PLANS.
 - 2. ALL CURB COORDINATES ARE TO THE CENTER OF CURB.
 - 3. ALL CURB COORDINATES ARE TO THE CENTER OF BUILDING.
 - 4. BUILDING COORDINATES ARE TO THE FACE OF BUILDING.

- KEYED NOTES:**
- 1 HEAVY DUTY CONCRETE PAVING (SEE DETAIL 2, SHEET C9)
 - 2 HEAVY DUTY ASPHALT AND CONCRETE TRANSITION AT DUMPTER PAD (SEE DETAIL 6, SHEET C9)
 - 3 DUMPTER AREA WITHIN SCREENED ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAIL)
 - 4 LIGHT DUTY ASPHALT PAVING (SEE DETAIL 10, SHEET C9)
 - 5 HEAVY DUTY ASPHALT PAVING (SEE DETAIL 1A, SHEET C9)
 - 6 PARALLEL CURB RAMP (SEE DETAIL 1, SHEET C10)
 - 7 ACCESSIBLE PAVING (SEE DETAILS 1, 2, AND 3, SHEET C10)
 - 8 PAINTED DIRECTIONAL ARROW TYPICAL (SEE DETAIL 6, SHEET C9)
 - 9 2" STOP MARK

- LEGEND:**
- PROPOSED BUILDING OUTLINE
 - PROPOSED 1" EXTRUDED CURB
 - PROPOSED 18" CURB & GUTTER
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED HEAVY DUTY CONCRETE PAVEMENT
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT
 - PROPOSED PARKING SPACE COUNT

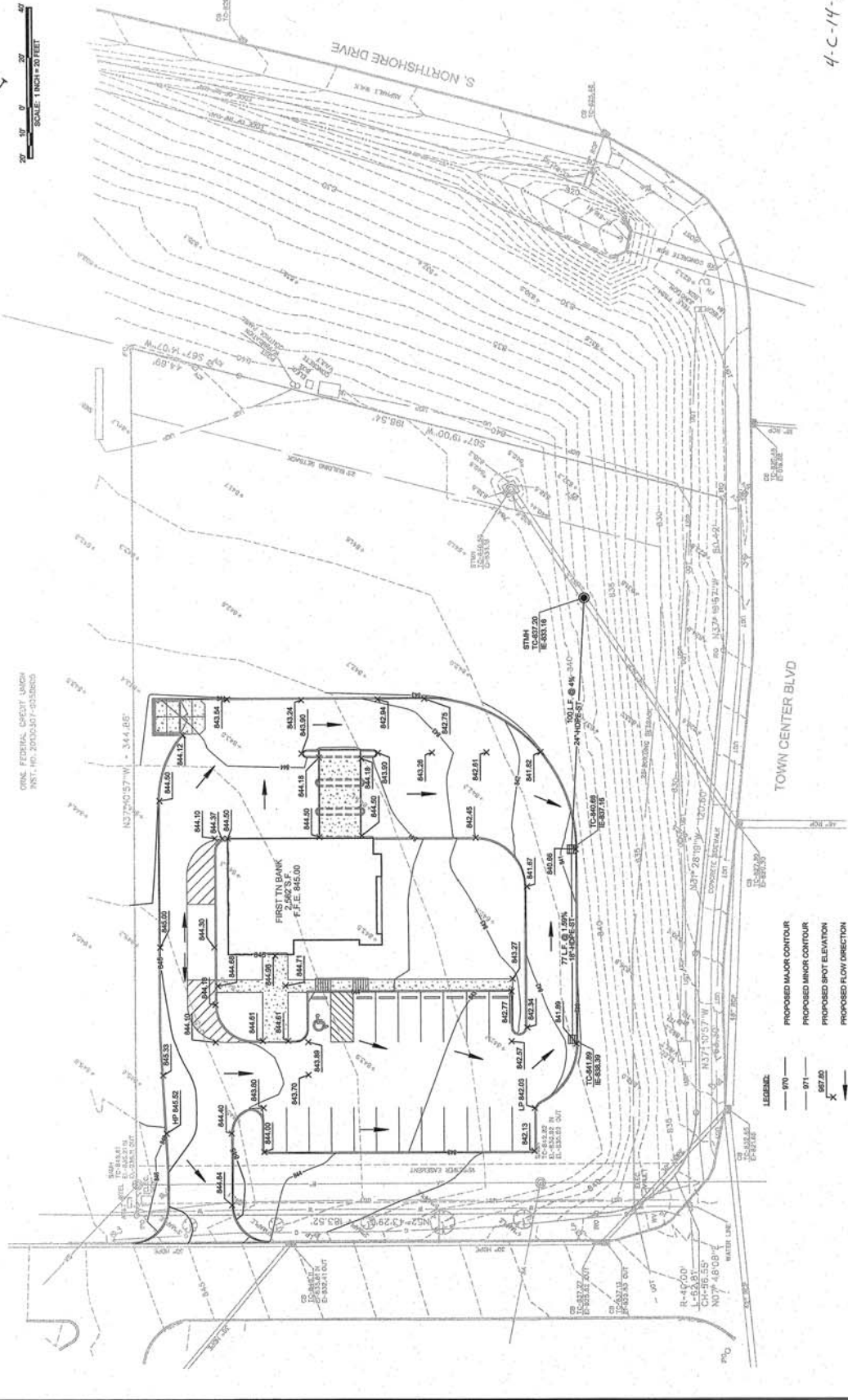
NO.	DATE	DESCRIPTION

C5

FILE NO. 35712-00

811
 Know what's below
 Call before you dig.
 811
 www.811.com

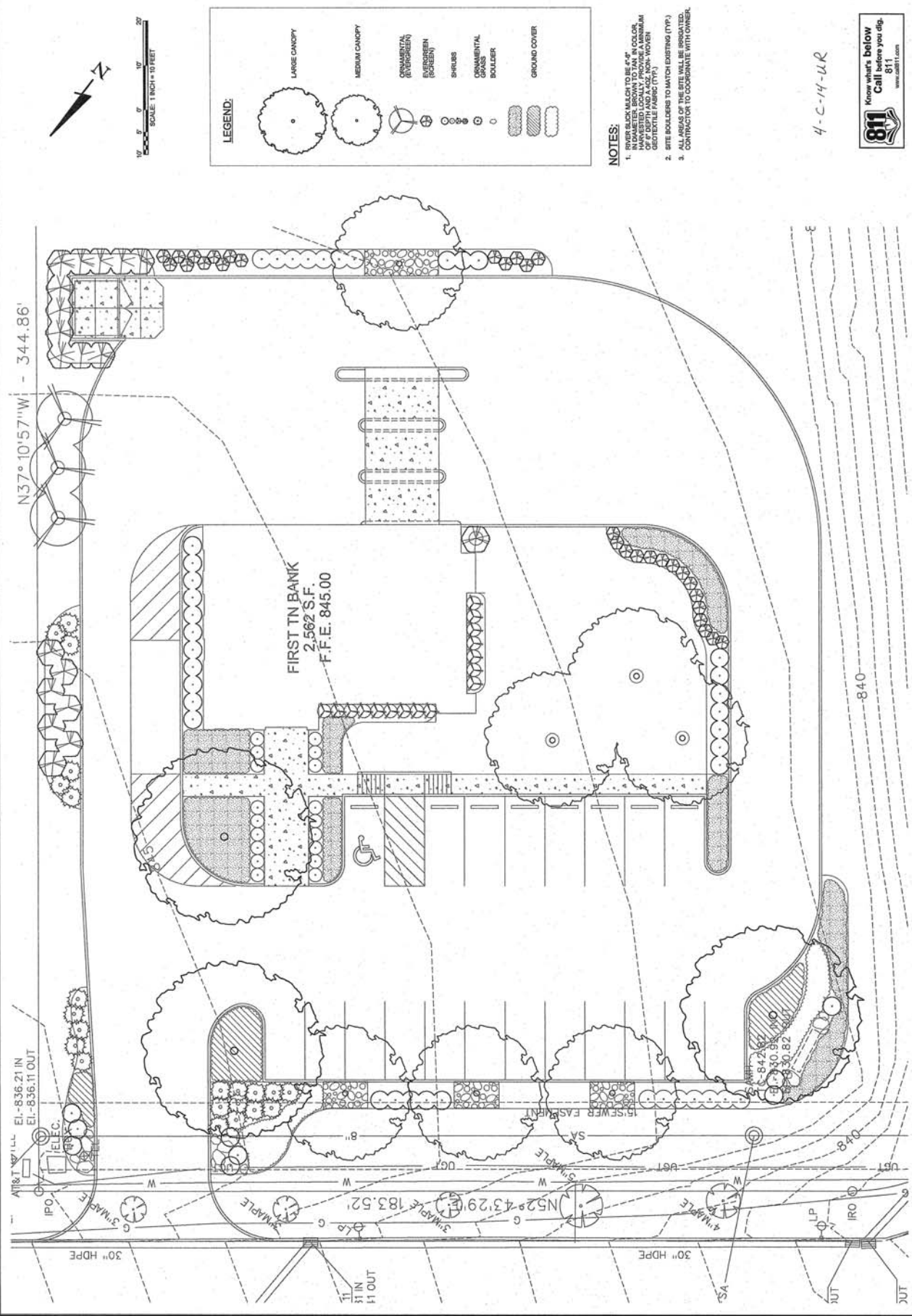
4-C-14-UR



- LEGEND:**
- 870 — PROPOSED MAJOR CONTOUR
 - 871 — PROPOSED MINOR CONTOUR
 - 867.00 — PROPOSED SPOT ELEVATION
 - X — PROPOSED FLOW DIRECTION

- NOTES:**
1. ALL SPOT SHOTS ARE TO BE TAKEN AT 5' SPACING.
 2. ALL SPOT SHOTS ON INLETS ARE TO TOP OF CASTING AT CURB OPENING.

NO.	DATE	DESCRIPTION



- NOTES:**
1. EVERGREENS BELONG TO THE HARDY GROUP. ALL OTHERS ARE HARVESTED LOCALLY. PROVIDE A MINIMUM 2" CALIBER FIBERGLASS GEOTEXTILE FABRIC (TYP.)
 2. SITE BOLLARDS TO MATCH EXISTING (TYP.)
 3. ALL AREAS OF THE SITE WILL BE BROUGHT TO CONTRACTOR TO COORDINATE WITH OWNER.

811
 Know what's below
 Call 811
 www.811.com

4-C-14-UR

P:\35715\35715000\8550\PLANS\DWG\PL07\357150007.dwg
 2/24/2014 9:08:35 AM
 User: jlp
 Project: Open Workspace: NONE



Looney Ricks Kiss

175 North Perry, Suite 300
Madison, TN 37115
Tel: 615.252.5300
Fax: 615.252.5300
www.looneyrickskiss.com

Client:

First Tennessee

165 Madison Ave.

Nashville, TN 37203

Name and Revision:

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

No. Date Revision

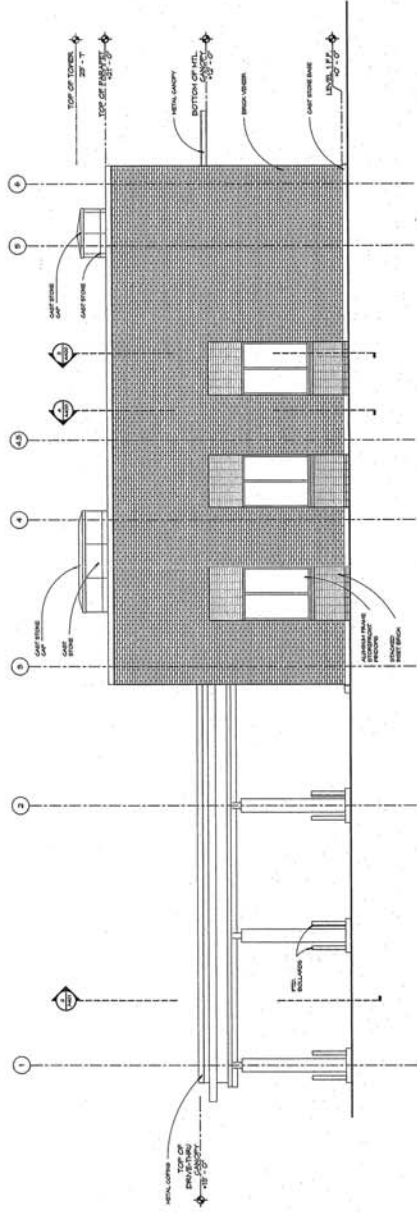
No. Date Revision

Project Number: 01.13025.00
Project Name: FIRST TENNESSEE BANK
Nashville Store Center
Drawing Name: Exterior Elevations
Drawing Date: 4-2-14
Drawing Author: [Name]
Drawing Checker: [Name]

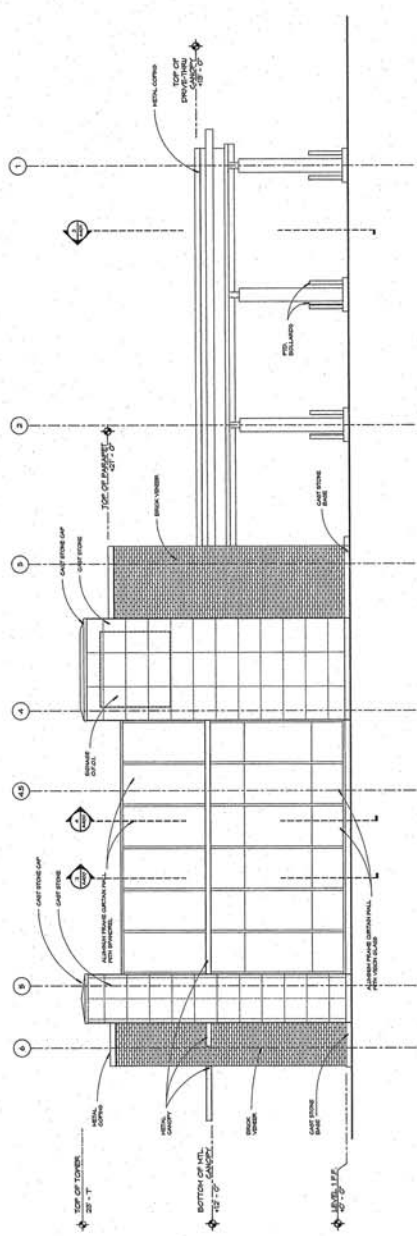
Project Number: 01.13025.00
Project Name: FIRST TENNESSEE BANK
Nashville Store Center
Drawing Name: Exterior Elevations
Drawing Date: 4-2-14
Drawing Author: [Name]
Drawing Checker: [Name]

A301

4-C-14-UR



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



2 WEST ELEVATION
1/4" = 1'-0"