

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

▶ **FILE #:** 7-E-15-UR

**AGENDA ITEM #:** 51

**AGENDA DATE:** 7/9/2015

▶ **APPLICANT:** ORNL FEDERAL CREDIT UNION

OWNER(S): ORNL Federal Credit Union

TAX ID NUMBER: 154 09816

[View map on KGIS](#)

JURISDICTION: City Council District 2

STREET ADDRESS: 9707 S Northshore Dr

▶ **LOCATION:** North side of S. Northshore Dr., west side of Town Center Blvd.

▶ **APPX. SIZE OF TRACT:** 1.82 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Town Center Blvd., a local street with a pavement width of 80' - 100' within a right-of way that varies in width from 100' to 120'

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

▶ **ZONING:** TC-1 (Town Center)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Commercial development in a TC-1 District (ORNL Federal Credit Union)

HISTORY OF ZONING: The property was zoned TC- (Town Center) in 2004. The current conceptual plan was presented in 2011

SURROUNDING LAND USE AND ZONING: North: Mixed commercial uses / TC-1 and PC-1 commercial

South: Self storage facility / OB office & A agricultural

East: Mixed commercial uses / PC-1 commercial

West: Mixed commercial uses / TC-1 commercial

NEIGHBORHOOD CONTEXT: The site is located within the Northshore Town Center development. Other uses in the area include Target, Publix, restaurants, business and professional offices and a self storage facility.

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request for up to 25,683 sq. ft. of financial institution/office space as shown because the proposed use is compatible with the general principles of the TC-1 zone and the previously presented conceptual plan subject to 6 conditions

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. The proposed monument sign not exceeding 30 sq. ft. in area
3. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.

4. Meeting all applicable requirements of the Knoxville Engineering Dept.
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
6. Installation of landscaping as shown on the site plan within six months of the issuance of occupancy permits for this project

**COMMENTS:**

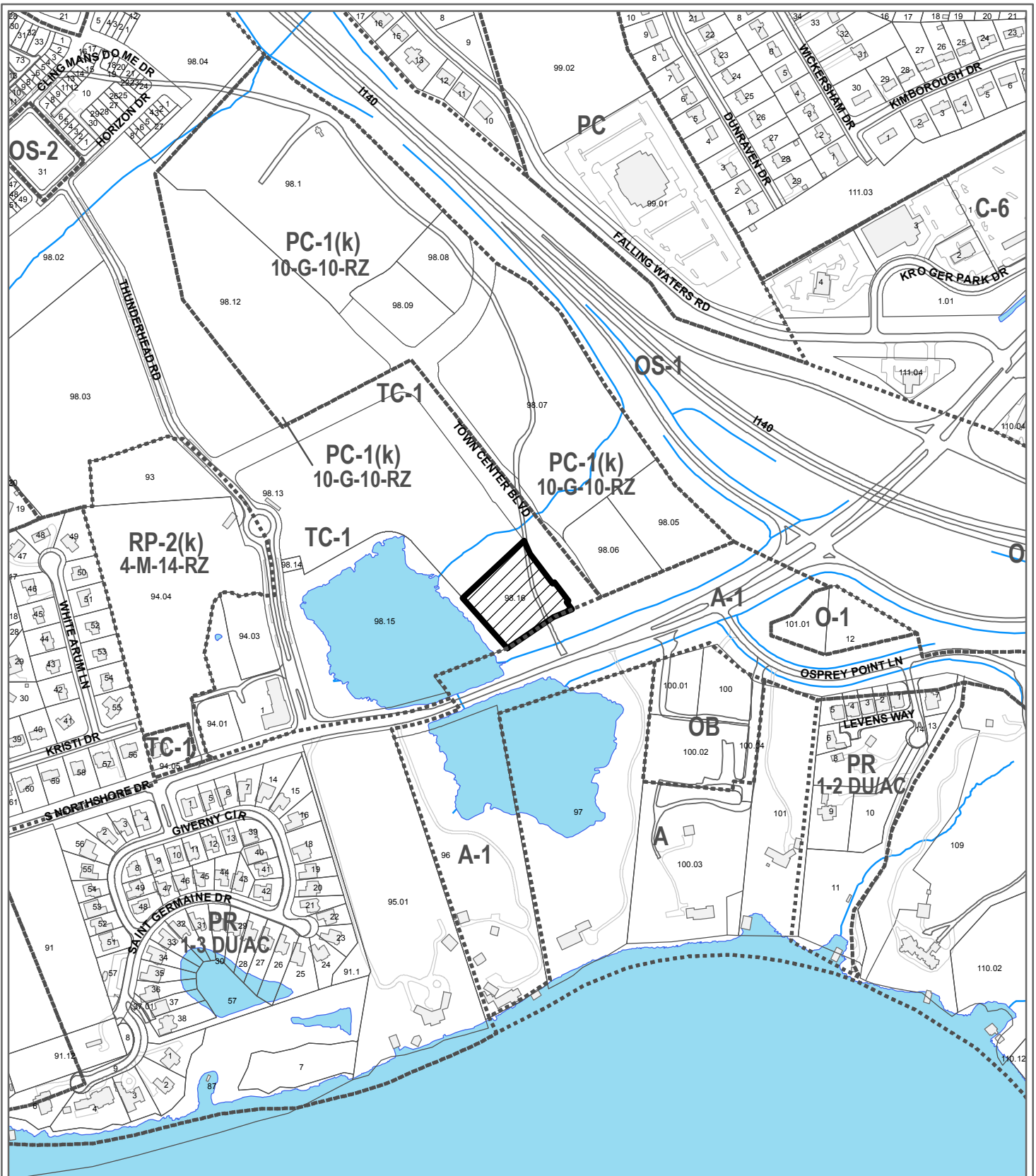
The creation of pedestrian oriented, mixed use urban developments that provide for shopping, business and personal services and housing is a goal of the TC-1 zoning. Additionally, it is goal of the TC-1 zone to reduce the reliance on the use of the automobile by making the develop compact and to promote an efficient use of the land. As part of the development review process in the TC-1 (Town Center) District, a conceptual development plan is presented at the time the rezoning is considered by the MPC and legislative body. The development plan identifies the "core area" where the most intense development would be expected to take place. Secondly, the plan will identify the "peripheral area" which is the area surrounding the core where the type of uses and the intensity of development is expected to change. The intensity of use in the core and the peripheral areas may be limited based upon adopted plans, surrounding land use, transportation impacts and environmental considerations or any other factor that the MPC finds to be relevant.

The site in question is a 1.82 acre site that is part of approximately 13 acres of TC-1 zoned property that adjoins a small lake in the Northshore Town Center development. A conceptual plan was presented in 2011 when the property changed hands from the original developer. The conceptual plan depicts a combination of office and retail/restaurant space surrounding the lake. The conceptual plan emphasizes the lake and proposes a walkway along the bank of the lake that will tie development together. As part of that effort ORNL will be constructing a patio that will overlook the lake and tie into the proposed walkway around the lake. This applicant will also be adding a sidewalk that will serve to link the lake side walkway with Town Center Blvd. The construction of the proposed sidewalks will serve the immediate needs of the customers of this project and serve as a public sidewalk which will link this project with the proposed surrounding development.

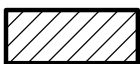
**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**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.



**7-E-15-UR  
USE ON REVIEW**

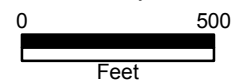


Commercial development in a TC-1 District (ORNL Federal Credit Union) in TC-1 (Town Center)

Petitioner: ORNL Federal Credit Union

Map No: 154

Jurisdiction: City



Original Print Date: 6/24/2015

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



VICINITY MAP N.T.S.

INDEX TO DRAWINGS		
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A4.1a	EXTERIOR ELEVATIONS	05/26/15
A4.2a	EXTERIOR ELEVATIONS	05/26/15

Use on Review Plans  
for

# ORNL Federal Credit Union Northshore Regional Center

9707 S Northshore Drive  
Knoxville, Tennessee 37922

Owner:  
ORNL Federal Credit Union  
211 S Rutgers Avenue  
Oak Ridge, Tennessee 37830  
(865) 425-2709

7-E-15-UR  
Revised: 6/24/2015

PARCEL ID 154 09816  
CITY BLOCK 51008

a 200 East Main Street - Suite 600  
Fort Wayne, Indiana 46802  
p 260.422.4241  
f 260.422.4847  
w designcollaborative.com

CERTIFICATION

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No.	Description	Date
1	MPC Comments	06/24/15

DATE	PROJECT
05/26/2015	2015.0015

TITLE

Cover Sheet

SHEET

C0.0

Agenda Item # 51

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CERTIFICATION

<b>PARKING DATA - NEW ORLEANS BRANCH</b>	
GROSS BUILDING AREA:	25,683 SF
USABLE FLOOR AREA:	24,495 SF
PARKING SPACES PROVIDED:	91 SPACES
STANDARD SPACES:	3 SPACES
HANDICAP ACCESSIBLE:	94 SPACES
TOTAL SPACES PROVIDED:	97 SPACES
PARKING REQUIRED BY LOCAL CODE:	
1 SPACE/500 SF USABLE FLOOR AREA:	49 SPACES
PLUS 1 SPACE/EMPLOYEE (64 EMPLOYEES):	21 SPACES
TOTAL:	70 SPACES
90 PERCENT OF REQUIRED SPACES PER TC-1 ZONING:	63 SPACES
<b>PROPERTY DATA:</b>	
LOT AREA:	1.82 ACRES
ZONING:	TC-1
BUILDING SETBACKS:	
FRONT:	180' 0"
SIDE:	8'
REAR:	180'
<b>LEGEND:</b>	
①	LANDSCAPE AREA/ISLAND
②	CONCRETE SIDEWALK WITH INTEGRAL CURB (SEE DETAIL SHEET)
③	CONCRETE SIDEWALK (SEE DETAIL SHEET)
④	CONCRETE CURB AND GUTTER (SEE DETAIL SHEET)
⑤	ACCESSIBLE RAMP (SEE DETAIL SHEET)
⑥	HANDICAP SPACE WITH PAINTED ACCESSIBLE SYMBOL (SEE DETAIL SHEET)
⑦	4" WIDE DIAGONAL PAINT STRIPES AT 2'47" O.C.
⑧	4" WIDE PAINTED WHITE PARKING STRIPES (TYP)
⑨	2" WIDE WHITE PAINTED STOP BAR (SEE DETAIL SHEET)
⑩	4" WIDE PAINTED DOUBLE SOLID YELLOW LINE
⑪	R 1-1 "STOP" SIGN (24"x24") (SEE DETAIL SHEET)
⑫	ACCESSIBLE PARKING SIGN (SEE DETAIL SHEET)
⑬	ACCESSIBLE PARKING SIGN WITH "VAN ACCESSIBLE" SIGN (SEE DETAIL SHEET)
⑭	DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
⑮	GENERATOR ENCLOSURE (SEE ARCHITECTURAL PLANS)
⑯	TELLER MACHINE (SEE ARCHITECTURAL PLANS)
⑰	PATIO/DECK (SEE ARCHITECTURAL PLANS)
⑱	CONCRETE TRANSFORMER PAD. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR DETAILS.

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**ORNL FEDERAL CREDIT UNION**  
Northshore Regional Center  
KNOXVILLE, TENNESSEE



10215 Technology Drive, Suite 304 Knoxville, TN 37932  
Phone: (865) 777-4160 Fax: (865) 777-4189

No.	Description	Date
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05/26/2015	2015.0015

TITLE

Site Layout Plan

SHEET

7-E-15-UR  
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GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

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**Northshore Regional Center**

KNOXVILLE, TENNESSEE



Site Infrastructure Transportation Engineers

10215 Technology Drive, Suite 304  
Phone: (865) 777-4160

Knoxville, TN 37932  
Fax: (865) 777-4189

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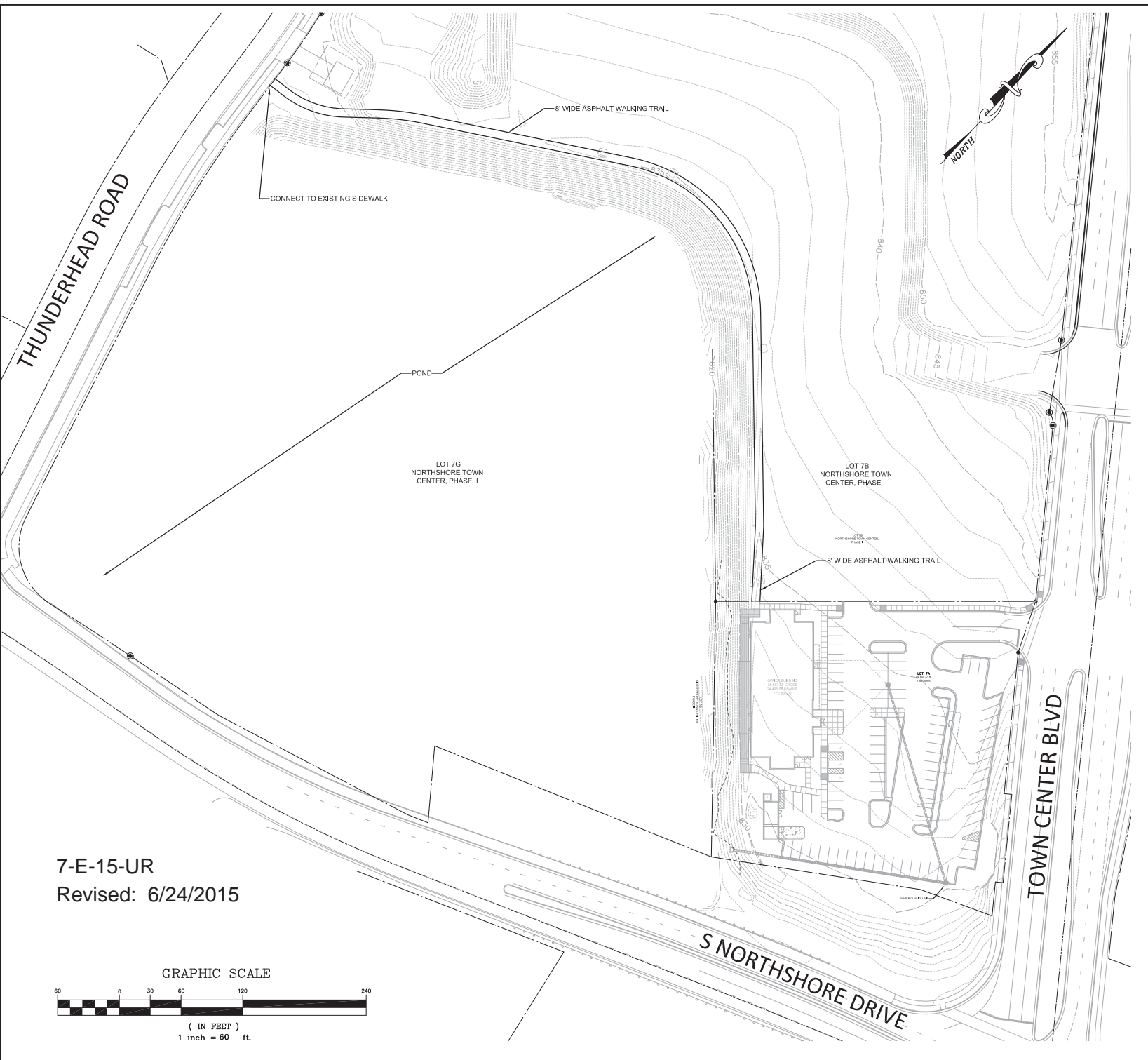
TITLE

Walking Trail  
Plan

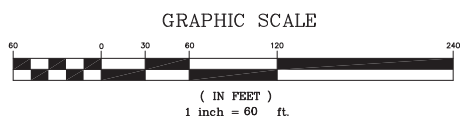
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**C4.1**

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7-E-15-UR  
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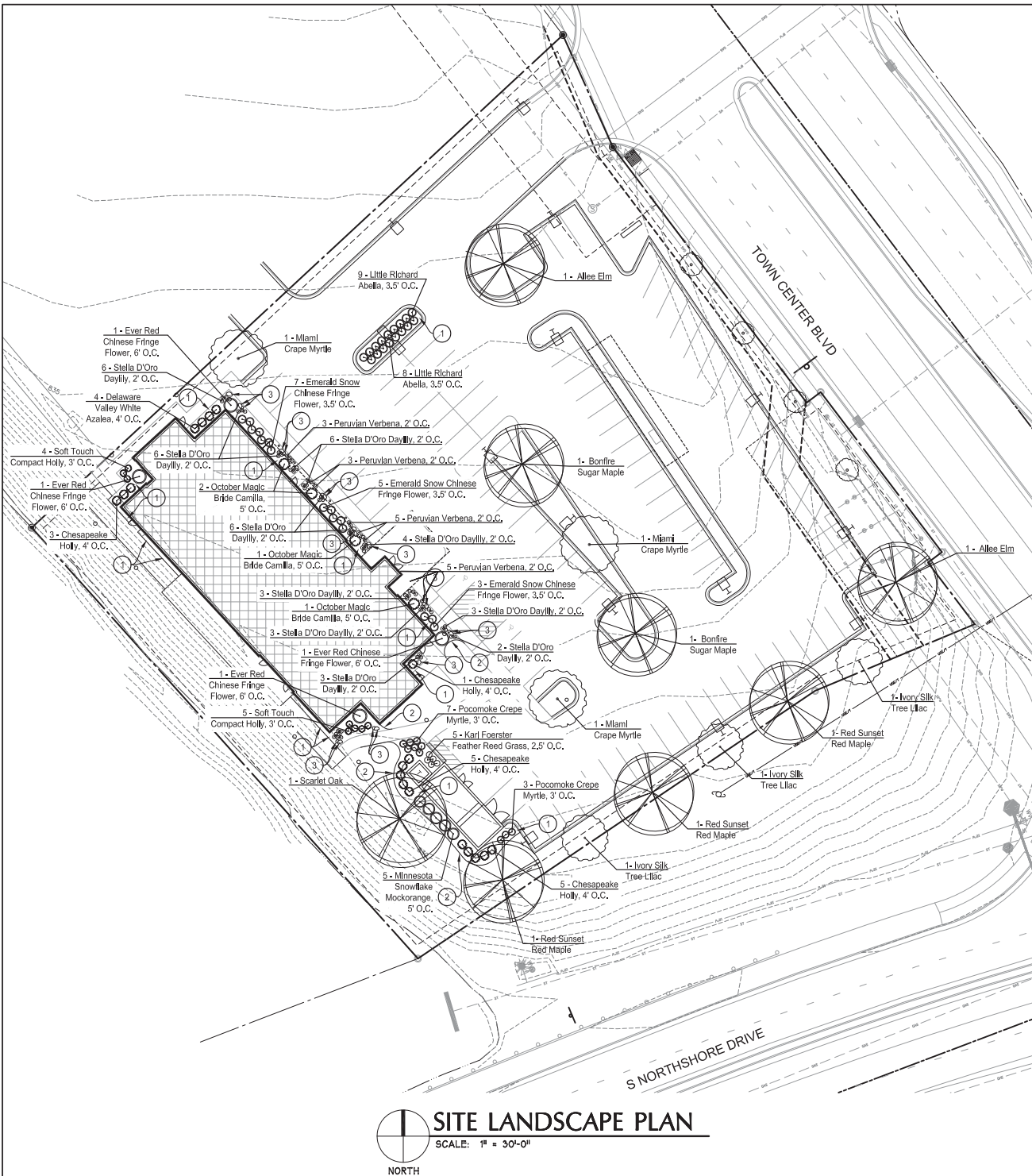
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**Northshore Regional Center**  
KNOXVILLE, TENNESSEE

**LANDSCAPE NOTES:**

- 1 ALL PLANTING BEDS SHALL HAVE 3" OF HARDWOOD SHREDDED MULCH. MULCH TO BE HELD 1" MIN. BELOW FINISH FLOOR AT BUILDING. MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING.
- 2 ALL PLANTING BEDS LOCATED NEXT TO TURF AREAS SHALL HAVE A TRENCH EDGE PER DETAIL #4/L1.1.
- 3 LANDSCAPE ROCK TO BE TENNESSEE FLAGSTONE IN VARIOUS SIZES. FLAGSTONE SHALL BE BETWEEN 4 TO 6 INCHES THICK AND BE VARIOUS SHADES OF BROWN, TAN AND REDS, PARTIALLY BURY STONE IN HARDWOOD SHREDDED MULCH. (QUANTITY: 19 - SEE PLAN FOR LOCATIONS.)
- 4 COORDINATE ALL PLANTINGS WITH UNDERGROUND UTILITIES - SEE SITE UTILITY PLAN.
- 5 INSTALL PERENNIALS PER PLANTING DETAILS #3/L1.1.
- 6 INSTALL TREES PER PLANTING DETAIL #1/L1.1
- 7 INSTALL SHRUBS PER PLANTING DETAILS #2/L1.1.
- 8 INSTALL ORNAMENTAL GRASSES PER PLANTING DETAILS #5/L1.1.
- 9 IF A DISCREPANCY IS FOUND BETWEEN THE QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLANTING PLAN, THAN THE PLANTING PLAN SHALL TAKE PRECEDENCE.
- 10 ONLY DELIVER PLANTS TO THE SITE WHEN PLANTING IS READY TO BEGIN. IF A DELAY ARISES OF MORE THAN 6 HOURS, MOVE PLANTS FROM PROPERTY TO A SHADED PROTECTED SITE, AND KEEP ROOTS MOIST. ALSO, ENSURE THE PLANTS ARE PROTECTED FROM MECHANICAL DAMAGE.



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Revised: 6/24/2015

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TITLE
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Site Landscape  
Plan

SHEET
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**L1.0**

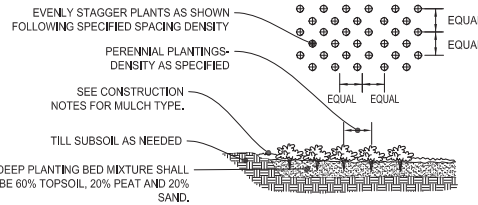
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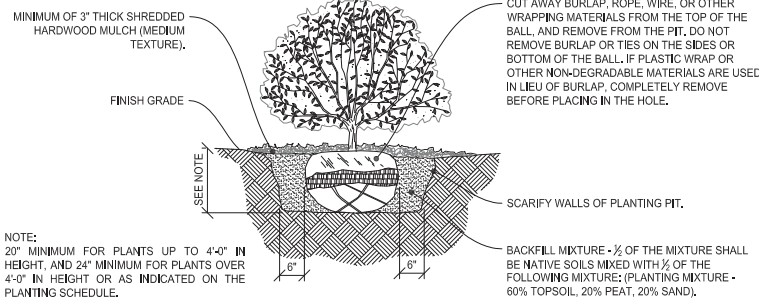


PLANTING SCHEDULE					
QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING
<b>TREES</b>					
2	Allee Elm	Ulmus parvifolia 'Emer II' PP 7552	2.5" cal.	B & B	As Shown
2	Bonfire Maple	Acer saccharum 'Bonfire'	2.5" cal.	B & B	As Shown
3	Ivory Silk Tree Lilac	Syringa reticulata 'Ivory Silk'	2.5" cal.	B & B	30' O.C.
3	Miami Crape Myrtle	Lagerstroemia x 'Miami'	2" cal.	B & B	As Shown
3	Red Sunset Red Maple	Acer rubrum 'Franksred'	---	B & B	As Shown
1	Shingle Oak	Quercus Imbricaria	3" cal.	B & B	As Shown
<b>SHRUBS</b>					
14	Chesapeake Holly	Ilex crenata 'Chesapeake'	18"	5 Gallon	4' O.C.
4	Delaware Valley White Azalea	Rhododendron x 'Delaware Valley White'	15"-18"	3 Gallon	4' O.C.
15	Emerald Snow Chinese Fringe Flower	Loropetalum chinensis 'Emerald Snow'	15"-18"	3 Gallon	3.5' O.C.
4	Ever Red Chinese Fringe Flower	Loropetalum chinensis v. r. 'Ever Red'	15"-18"	B & B	6' O.C.
17	Little Richard Abelia	Abelia x grandiflora 'Little Richard'	15"-18"	B & B	3.5' O.C.
5	Minnesota Snowflake Mockorange	Philadelphus x virginialis 'Minnesota Snowflake'	---	B & B	5' O.C.
4	October Magic Bride Camellia	Camellia sasanqua 'Green 99-006' PP20539	---	B & B	5' O.C.
10	Pocomoke Crepe Myrtle	Lagerstroemia indica 'Pocomoke'	---	B & B	3' O.C.
8	Soft Touch Compact Holly	Ilex crenata 'Soft Touch'	48" HL	B & B	7' O.C.
<b>PERENNIALS/ORNAMENTAL GRASS</b>					
21	Peruvian Verbena	Verbena peruviana	---	1 Gallon	24" O.C.
5	Karl Foerster's Feather Reed Grass	Calamagrostis x acutifolia 'Karl Foerster'	---	3 Gallon	30" O.C.
39	Stella D'Oro Daylily	Hemerocallis 'Stella D'Oro'	---	2 Gallon	18" O.C.

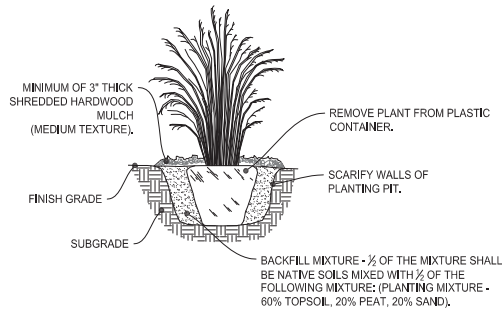


**3 PERENNIAL PLANTING DETAIL**  
SCALE: NONE

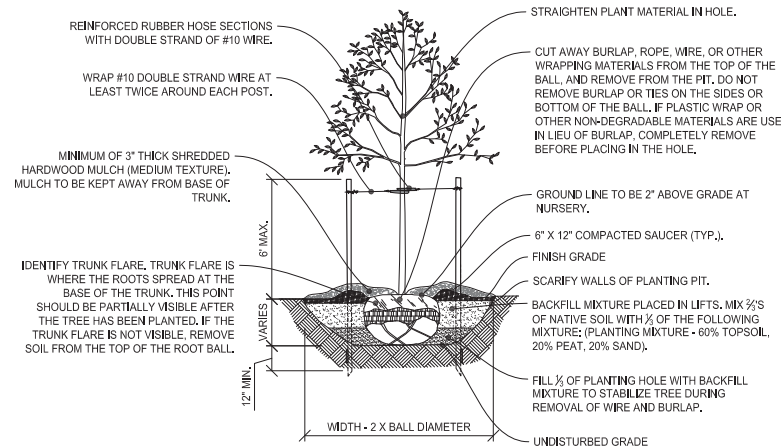
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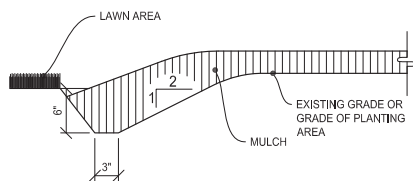
**2 SHRUB PLANTING DETAIL**  
SCALE: NONE



**5 ORNAMENTAL GRASS PLANTING DETAIL**  
SCALE: NONE



**1 TREE PLANTING W/ POST DETAIL**  
SCALE: NONE



**4 TRENCH EDGE DETAIL**  
SCALE: NONE

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TITLE

Plantings Details  
and Schedule

SHEET

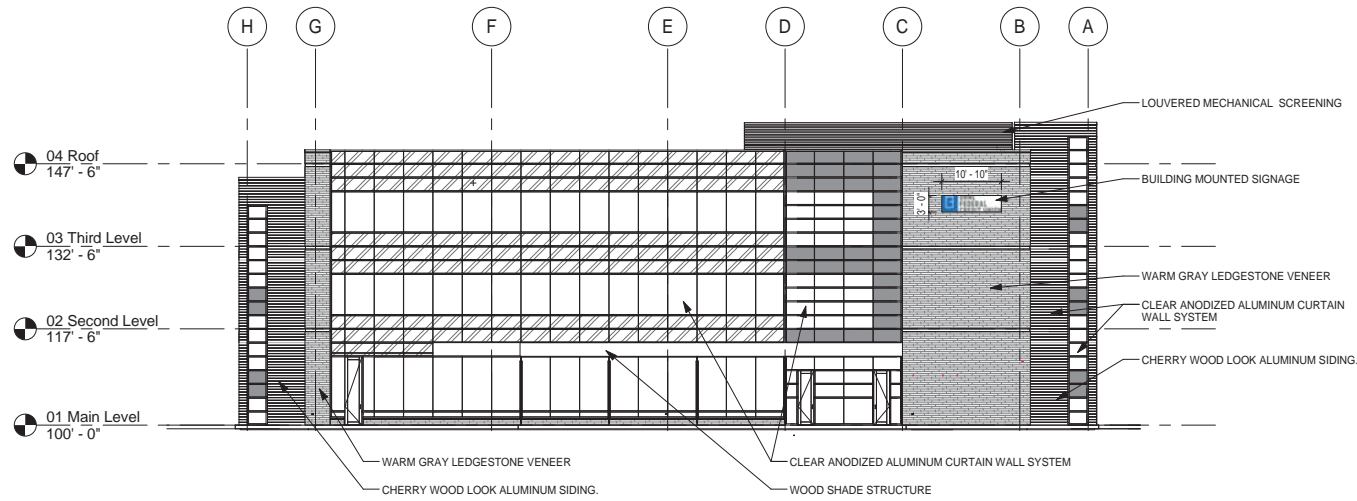
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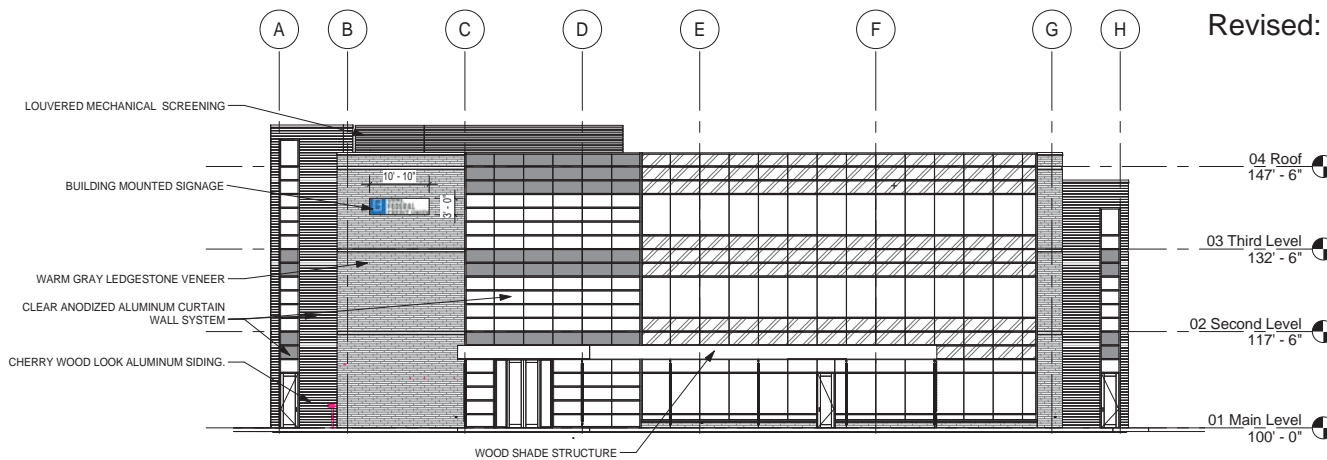
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**2** Exterior Elevation - West  
SCALE: 1/16" = 1'-0"

7-E-15-UR  
Revised: 6//24/2015



**1** Exterior Elevation - East  
SCALE: 1/16" = 1'-0"

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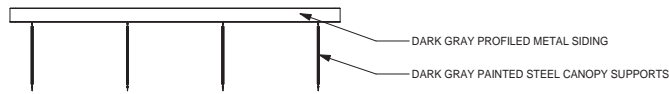
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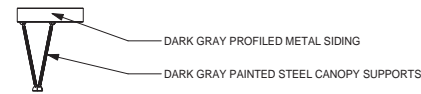
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**A4.1a**

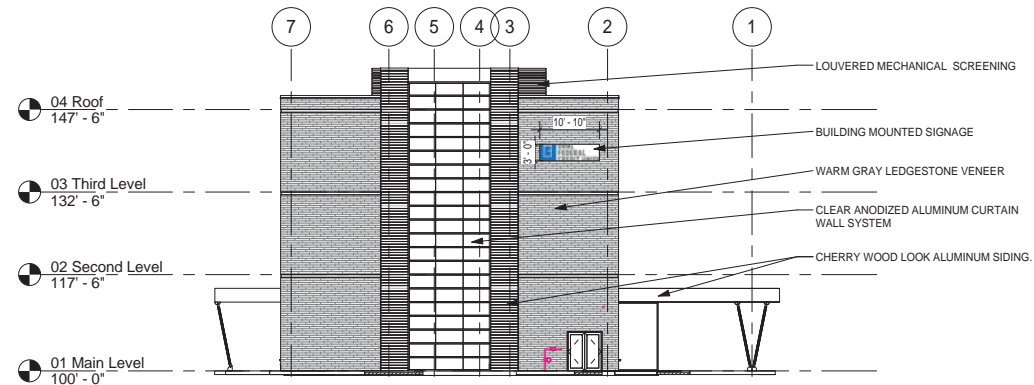
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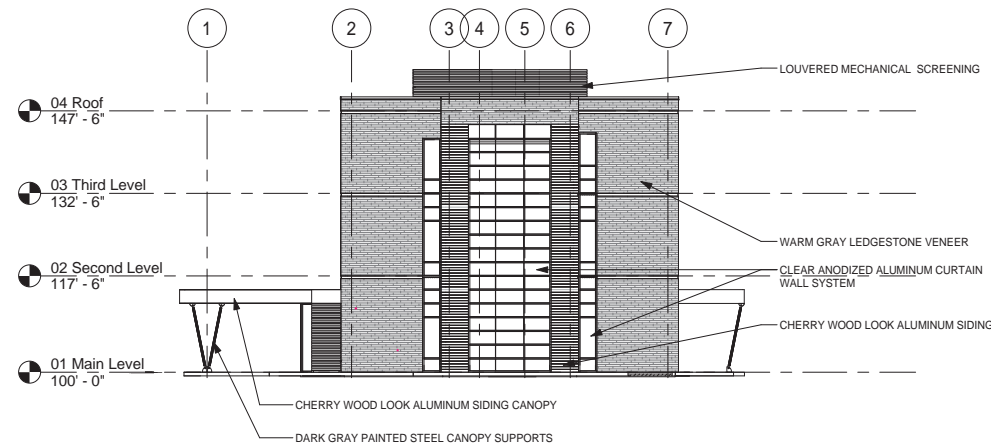
**4** ATM Canopy - East  
SCALE: 1/16" = 1'-0"



**3** ATM Canopy - South  
SCALE: 1/16" = 1'-0"



**2** Exterior Elevation - South  
SCALE: 1/16" = 1'-0"



**1** Exterior Elevation - North  
SCALE: 1/16" = 1'-0"

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	Exterior Elevations	
	SHEET	



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ORNL Federal Credit Union  
 Northshore  
 Monument Sign  
 2015.06.24

