

▶ **FILE #:** 8-G-17-UR

AGENDA ITEM #: 54

AGENDA DATE: 8/10/2017

▶ **APPLICANT:** SUNTRUST BANK

OWNER(S): Cedar Bluff Company

TAX ID NUMBER: 132 G F 001

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 9202 Kingston Pike

▶ **LOCATION:** South side of Kingston Pike, west side of S. Cedar Bluff Rd.

▶ **APPX. SIZE OF TRACT:** 8.32 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access to the site is via Kingston Pk., a 6 to 7 lane median divided arterial street within a 130' right-of-way, and S. Cedar Bluff Rd, a 2 lane median divided local street within a 100' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** SC (Shopping Center)

▶ **EXISTING LAND USE:** Shopping Center

▶ **PROPOSED USE:** SunTrust ATM

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mixed commercial - PC-1 (Retail and Office Park) & C-3 (General Commercial)

South: Residences - RB (General Residential)

East: Church - O-1 (Office, Medical, and Related Services)

West: Mixed commercial - PC-1 (Retail and Office Park)

NEIGHBORHOOD CONTEXT: This site is located near the intersection of Cedar Bluff Rd. and Kingston Pike in an area that is composed of mixed commercial and office uses, and residential uses to the south.

STAFF RECOMMENDATION:

▶ **APPROVE the request for an Automated Teller Machine (ATM) at the Cedar Springs Shopping Center, as identified on the development plan, subject to 3 conditions.**

1. Completion of all parking and drive aisle changes, including all pavement markings, prior to the issuance of an occupancy permit for this project.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, the request meets all requirements for approval of a use on review in the SC (Shopping Center) district.

COMMENTS:

The applicant is proposing to add an ATM at the Cedar Springs Shopping Center which is located on the south side of Kingston Pike and the west side of S. Cedar Bluff Rd. The ATM will be located along the northwestern side of the property. The existing parking lot and drive aisle will be modified to accommodate the ATM, drive-up lane and bypass lane. The proposed changes will also change the access for truck deliveries to the shopping center which has been approved by the owner of the shopping center. There will be no lose of parking with the proposed changes.

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

1. All public utilities are available to serve the site.
2. The proposed ATM will have no impact on the residential neighborhood located to the south since it will adjoin a carwash located in the Sherrill Hill development to the west.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all requirements of the SC zoning as well as the general criteria for approval of a use on review.
2. The proposed addition to the Cedar Springs Shopping Center, with the recommended conditions, 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 since the development is located off of an arterial street. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

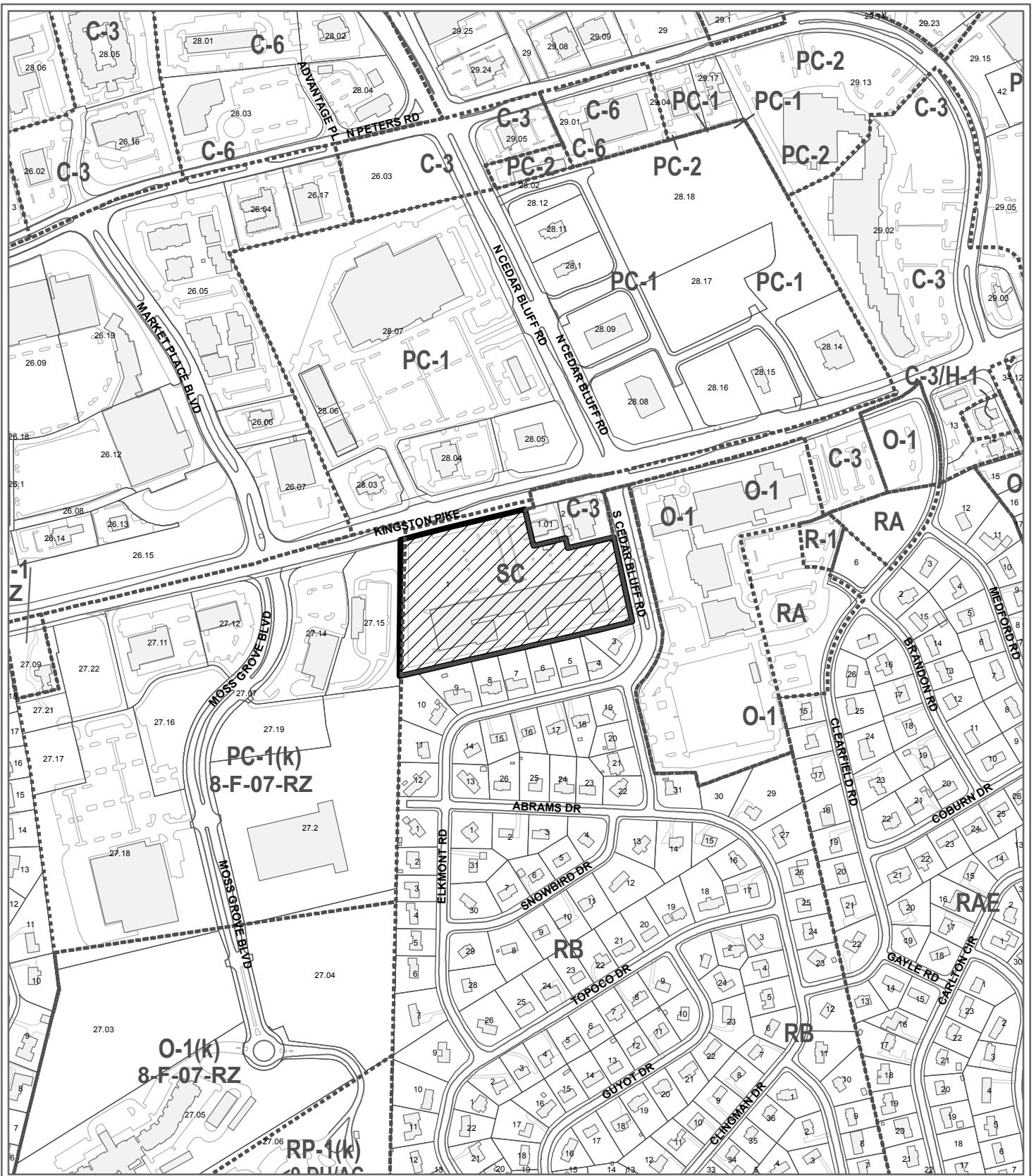
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes commercial use for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

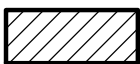
ESTIMATED TRAFFIC IMPACT: Not required.

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 City.



**8-G-17-UR
USE ON REVIEW**

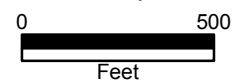


SunTrust ATM in SC (Shopping Center)

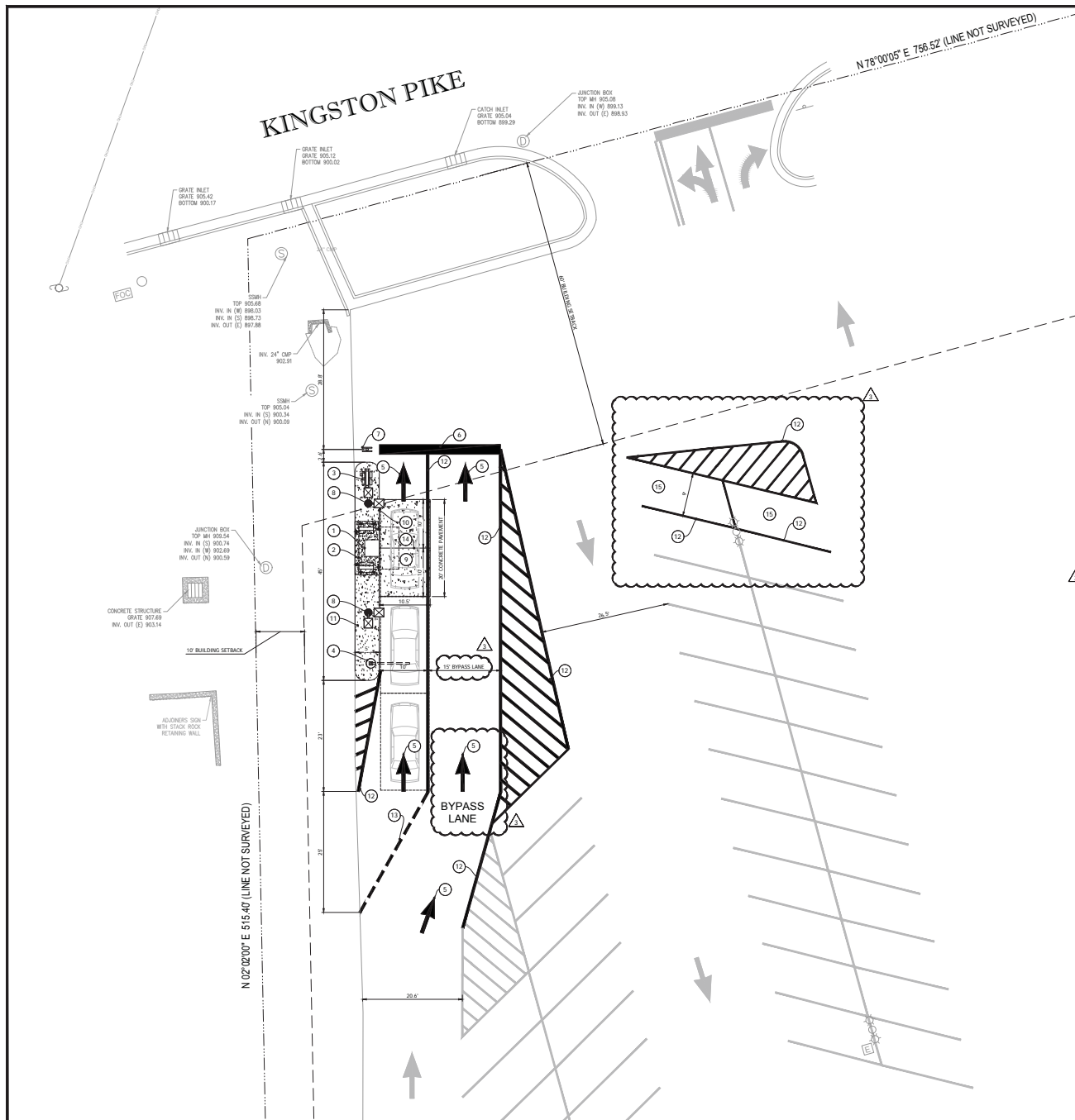
Petitioner: SunTrust Bank

Map No: 132

Jurisdiction: City



Original Print Date: 7/18/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



LEGEND

- NEW CONCRETE
- EXISTING CURBING
- PROPOSED CURBING
- H/C AND PARKING STRIPING

IRRIGATION NOTE
CONTRACTOR TO MAKE ADJUSTMENTS TO IRRIGATION AS NEEDED.

EXPANSION JOINT NOTE
CONTRACTOR TO INSTALL EXPANSION JOINTS ALONG ALL NEW SIDEWALK WHEN ABUTTING NEW AND EXISTING STRUCTURES AND EXISTING CONCRETE SIDEWALKS.

SITE PLAN KEYED NOTES

ITEM	DESCRIPTION
1	NEW ATM FOUNDATION / CONCRETE SLAB.
2	NEW ATM CANOPY BUILDING AND REQUIRED BOLLARDS. REFER TO MANUFACTURER'S DESIGN DRAWINGS.
3	FREE STANDING ELECTRICAL/DATA SERVICE RACK. SEE ELECTRICAL PLAN, SHEET E02.01.
4	CLEARANCE BAR AND FOUNDATION. REFER TO MANUFACTURER'S DESIGN DRAWINGS.
5	WHITE THERMOPLASTIC DIRECTIONAL ARROW (TYP)
6	24" WHITE THERMOPLASTIC STOP BAR (TYP)
7	36" R1-1 "STOP" SIGN AND "DO NOT ENTER" SIGN WITH CONCRETE FOUNDATION (TYP)
8	NEW AREA LIGHT (TYP). SEE ELECTRICAL PLANS.
9	6" - 4,000 PSI CONCRETE PAVEMENT
10	EXPANSION JOINTS (TYPICAL). SEE DETAIL SHEET C12.01.
11	RAISED ATM CONCRETE ISLAND. SEE DETAIL SHEET C12.01.
12	6" WHITE CONTINUOUS THERMOPLASTIC LANE AND PARKING STRIPING.
13	6" WHITE SKIPPED THERMOPLASTIC LANE STRIPING.
14	SAWCUT JOINT
15	RELOCATED PARKING SPACES (TYPICAL OF 2)

8-G-17-UR
Revised: 7-26-2017

Client Name and Address
SUNTRUST
1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
[P] 813.434.4770
[F] 813.445.5211
www.igroop.net
Cert. of Auth. No. 6526

Client Name and Address
SUNTRUST - CEDAR SPRINGS
9002 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37922

SITE PLAN

Project Name and Address
SUNTRUST - CEDAR SPRINGS
9002 KINGSTON PIKE
KNOXVILLE, TENNESSEE 37922

Project No: 70-51.00
Date: 05/30/17
Scale: AS NOTED

Sheet: **C02.01**

Date: _____

REFERENCE NORTH

SCALE: 1" = 10'

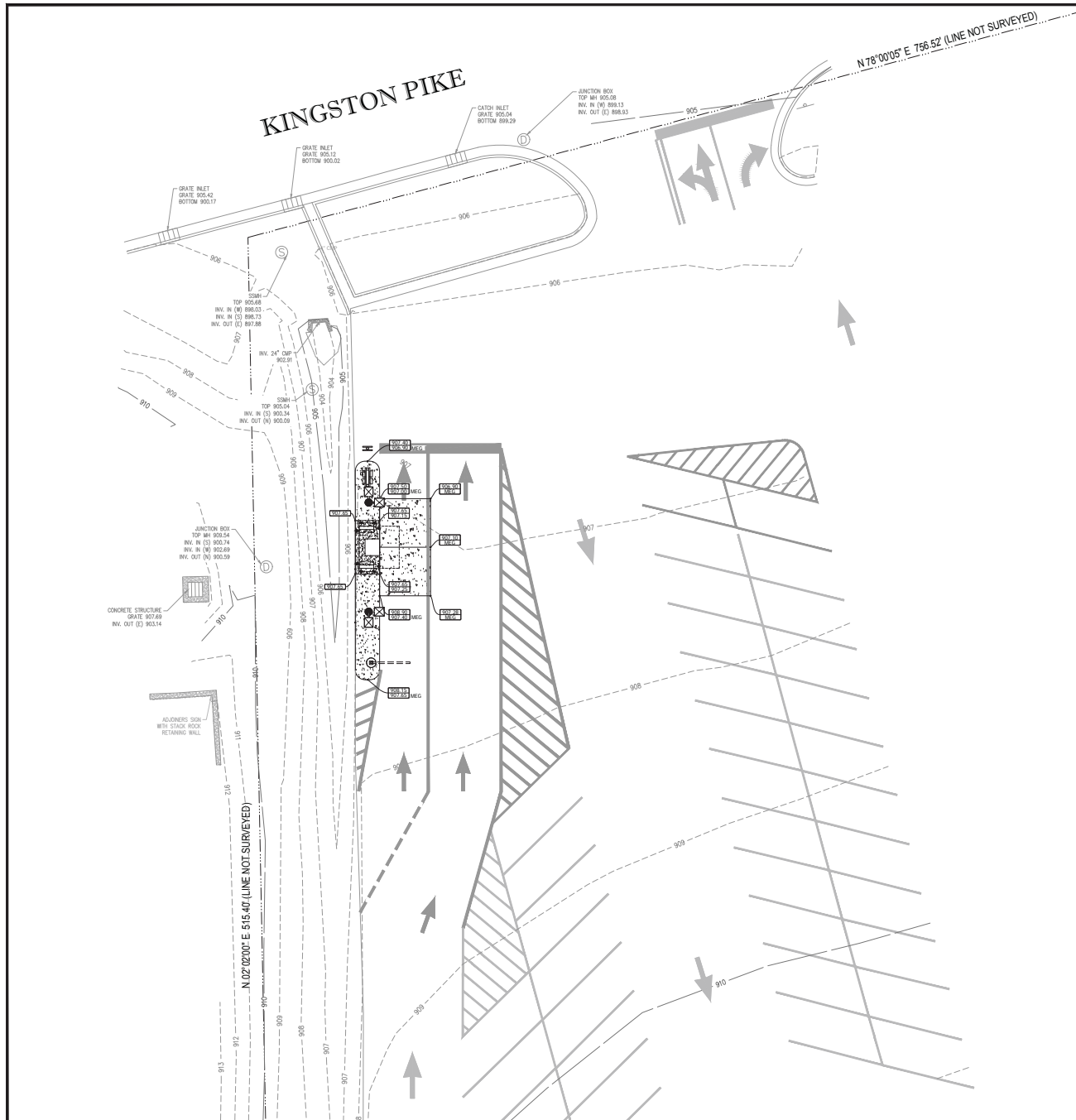
DATE	05/30/17	DESIGN	
DATE	05/30/17	CHECK	
DATE	05/30/17	APPROVE	

INFINITY ENGINEERING GROUP, LLC
1208 East Kennedy Boulevard
Suite 230
Tampa, Florida 33602
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Cert. of Auth. No. 6526

SUNTRUST

NISIT SARPAPARKHAD, P.E.
TN REG. NO. 114923

Date: _____

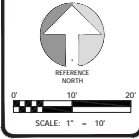


LEGEND

- EXISTING GRADE.
- PROPOSED TOP OF CONCRETE ELEVATION IN FEET.
- PROPOSED EDGE OF PAVEMENT ELEVATION IN FEET.
- F.F.E.
- MEG
- TOP OF CONCRETE
- PROPOSED SURFACE FLOW
- EXISTING CONCRETE
- PROPOSED CURB
- EXISTING CURBING
- HIGH POINT

EROSION CONTROL MEASURE NOTES

REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AS NEEDED AND MUST REMAIN INTACT THROUGHOUT CONSTRUCTION. FAILURE TO INSTALL OR PROPERLY MAINTAIN THESE BARRICADES WILL RESULT IN ENFORCEMENT ACTION WHICH MAY INCLUDE CITATIONS, AND INITIATION OF CIVIL PENALTY PROCEDURES.



NO.	DATE	DESCRIPTION	BY	CHECKED
1	05/24/17	ISSUED FOR PERMIT	SS	SS
2	05/24/17	REVISION	SS	SS
3	05/24/17	REVISION	SS	SS

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Client Name and Address

Client Name and Address

Date

8-G-17-UR
 Revised: 7-26-2017



Key Plan:

Project Name and Address

Project No: 70-51.00

Date: 05/20/17

Scale: AS NOTED

Sheet: C03.01

Sheet Title: GRADING PLAN

Use on Review Development Plan

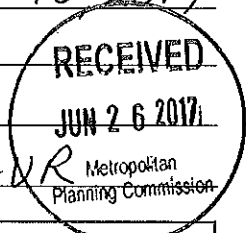
Name of Applicant: SunTrust Bank

Date Filed: June 26 2017 Meeting Date: August 10 2017

Application Accepted by: Thomas Brechko

Fee Amount: File Number: Development Plan

Fee Amount: 1500.00 File Number: Use on Review 8-6-17-NR



PROPERTY INFORMATION

Address: 9202 Kingston Pike, Knoxville, TN 37922

General Location: South side of Kingston Pike, west side of S. Cedar Bluff Rd.

Tract Size: 8.32 Acres No. of Units:

Zoning District: SC

Existing Land Use: Shopping Center

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification: Community Commercial

Growth Policy Plan Designation: Urban

Census Tract: 57.06

Traffic Zone: 171

Parcel ID Number(s): 132GF001

Jurisdiction: County Commission 3 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name:

Company: Cedar Bluff Company

Address: 132 Sherlake Road

City: Knoxville State: TN Zip: 37922

Telephone:

Fax:

E-mail:

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Stephanie Bartlett

Company: Infinity Engineering Group, LLC

Address: 1208 E. Kennedy Blvd., Suite 230

City: Tampa State: FL Zip: 33602

Telephone: 813-575-6103

Fax:

E-mail: stephanie.bartlett@ieggroup.net

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Suntrust ATM

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Stephanie Bartlett

PLEASE PRINT

Name: Stephanie Bartlett

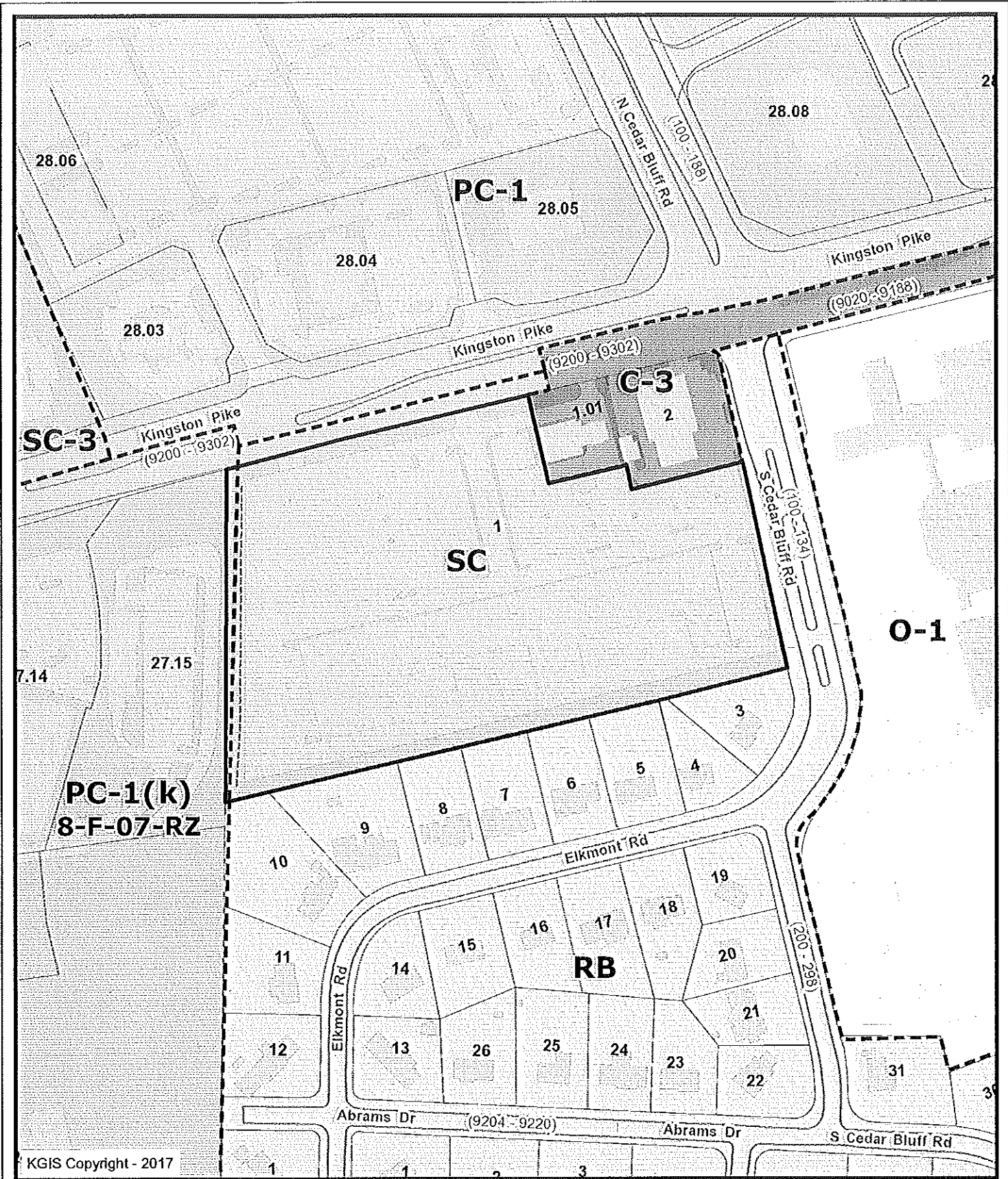
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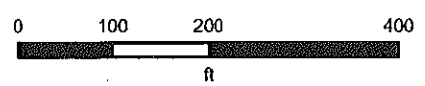


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Knoxville - Knox County - KUB Geographic Information System



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