USE ON REVIEW REPORT

FILE #: 7-G-19-UR **AGENDA ITEM #: 48**

AGENDA DATE: 7/11/2019

APPLICANT:	**KNOXVILLE TVA EMPLOYEES CREDIT UNION**
OWNER(S):	Rebecca Lawson / TVA Employees Credit Union
TAX ID NUMBER:	154 09809 **View map on KGIS**
JURISDICTION:	City Council District 2
STREET ADDRESS:	1974 Town Center Blvd
LOCATION:	**Northeast side of Town Center Blvd., north side of Boardwalk Blvd.**
APPX. SIZE OF TRACT:	**1.91 acres**
SECTOR PLAN:	Southwest County
GROWTH POLICY PLAN:	Urban Growth Area (Inside City Limits)
ACCESSIBILITY:	Access is via Town Center Blvd., a local boulevard street with center median within 88' of right-of-way.
UTILITIES:	Water Source: Knoxville Utilities Board
	Sewer Source: Knoxville Utilities Board
WATERSHED:	Tennessee River
ZONING:	**PC-1 (Retail and Office Park) (k)**
EXISTING LAND USE:	**Vacant**
PROPOSED USE:	**Credit Union**
HISTORY OF ZONING:	The property was rezoned from TC-1 to PC-1 (k) in 2010 (10-G-10-RZ).
SURROUNDING LAND USE AND ZONING:	North: Target, residential neighborhood / PC-1 (Planned Commercial), TC-1 (Town Center)
	South: I-140 off ramp, Commercial / PC-1 (Planned Commercial)
	East: I-140 / OS-1 (Open Space Preservation)
	West: Medical office, Vacant land / PC-1 (Planned Commercial), TC-1 (Town Center)
NEIGHBORHOOD CONTEXT:	This property is situated with the Northshore Town Center development, which is developed with a mix of office, commercial, various types of residential uses, and an elementary school.

STAFF RECOMMENDATION:

APPROVE the Development Plan for a banking facility containing approximately 5,488 square feet of floor space and the proposed sign plan, subject to 8 conditions.

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Installation of all landscaping shown on the development plan within six months of the issuance of occupancy permits for this project.

3. All existing street trees planted along the south and west property lines, and the Target driveway (property), must be maintained and protected from damage during construction, or replaced per the requirements of the City of Knoxville Urban Forester. Trees located where the proposed driveways are being installed are not required to be replaced unless otherwise required by the Urban Forester.
4. Installing all sidewalks shown on the development plan in accordance with the requirements of the Americans with Disabilities Act (ADA) and the City of Knoxville Department of Engineering.
5. Signage shall be in conformance with the Northshore Town Center Unified Development Master Sign Plan (3-C-11-UR) and Article 8 of the City of Knoxville Zoning Ordinance (Signs, billboards, and other advertising structures), and is subject to final approval by Planning Commission staff and the Knoxville Plans Review and Inspections Division.
6. Meeting all applicable requirements of the City of Knoxville Urban Forester.
7. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
8. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.

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 1.91 acres. The plan proposes the development of a branch banking facility that will contain 5,488 square feet of floor space.

When this property was rezoned to PC-1 (Retail and Office Park) District in 2010, it was conditioned to meet the intent of the TC-1 (Town Center) zoning and approved Northshore Town Center development standards. New development standards for the PC-1 zoned area was adopted in 2011 (3-C-11-UR). The building design meets the intent of the adopted development standards by utilizing multiple brick colors, metal canopies, and glass storefront area. The banking facility has four drive-thru lanes which is more than the two that would be allowed by the TC-1 zoning district. The proposed credit union provided a letter and statistics of nearby bank branches to justify the four drive-thru lanes. In this case, staff believes the proposal is acceptable because this site is located adjacent to the I-140 offramp and the Target parking lot. Similar requests in another location in the Northshore Town Center development may not be appropriate.

A traffic impact study that incorporated this site was done at the time the development plan for the Target and Publix was being considered and this proposal submitted a traffic impact letter to update the original traffic study with the proposed use. Street improvements within the development and those required to date for 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, the branch banking facility will construct a new sidewalk along the north frontage and tie into the existing sidewalk at the northwest corner of the site.

A master sign plan that calls for three development directory signs and a series of way-finding signs was approved in 2011. This sign plan allowed one monument sign per property and provided standards for detached and attached signs. This proposal has one monument sign along the Target driveway (north) frontage and two attached signs, located on the north and west elevations. There will also be several directional signs.

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 for the overall Northshore Town Center development 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

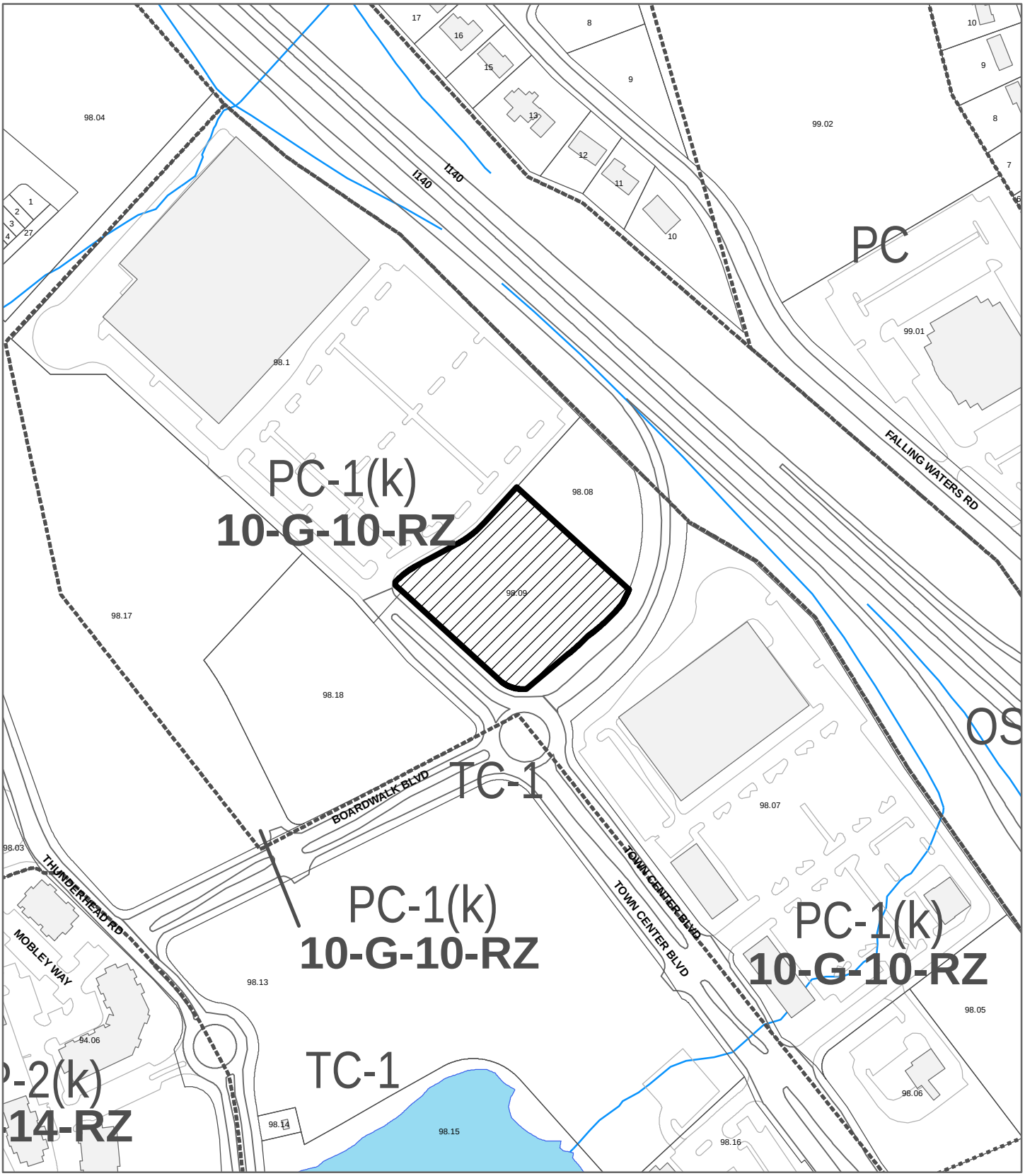
1. The Southwest County Sector Plan and the One Year Plan propose MU-CC (Community Mixed Use Center) uses for the site. The proposed facility is consistent with both plans.
2. This proposal does not present any apparent conflicts with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: 520 (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.

The Planning Commission'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 a Planning Commission decision in the City.



7-G-19-UR
USE ON REVIEW

Credit Union in PC-1 (Retail and Office Park) (k)

Original Print Date: 6/18/2019 Revised:

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

Petitioner: Knoxville TVA Employees Credit Union

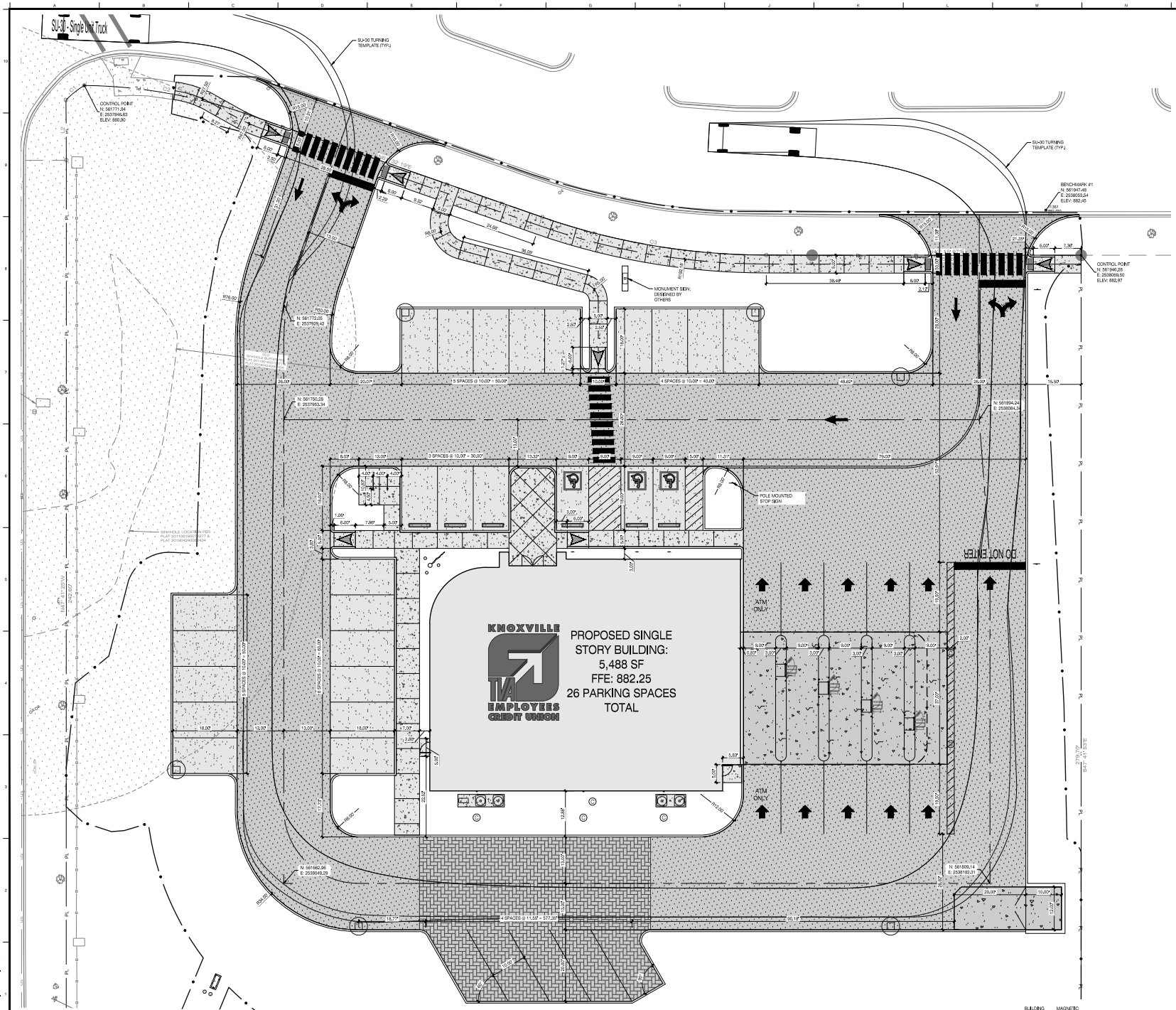
Map No: 154

Jurisdiction: City

0 250

Feet

N



SITE LAYOUT PLAN

SCALE: 1" = 10'-0"

PARKING CALCULATION

2.5 SPACES PER 1,000 GROSS FLOOR AREA (MIN.)
5 SPACES PER 1,000 GROSS FLOOR AREA (MAX.)
5,200 / 1,000 = 5.2
5.2 x 2.5 = 13 SPACES (MIN.)
5.2 x 5 = 26 SPACES (MAX.)

	REQUIRED	PROVIDED	
REGULAR	11 (MIN) 24 (MAX)	REGULAR	28
ACCESSIBLE	2	ACCESSIBLE	3
TOTAL	13 (MIN) 26 (MAX)	TOTAL	31

*20% ADDITIONAL IMPERVIOUS SPACES ADDED (5 SPACES)

SITE LEGEND

- HEAVY DUTY ASPHALT PAVING
- LIGHT DUTY ASPHALT PAVING
- CONCRETE PAVING
- CONCRETE SIDEWALK
- PERVIOUS PAVERS SYSTEM
- PAINTED DOUBLE STRIP, COLOR TO BE YELLOW
- PAINTED SINGLE STRIP, COLOR TO BE WHITE
- ONE WAY — PAINTED "ONE WAY" LETTERS, COLOR TO BE WHITE
- PAINTED DIRECTIONAL ARROWS, COLOR TO BE WHITE
- PAINTED STOP BAR, COLOR TO BE WHITE
- DO NOT ENTER — PAINTED "DO NOT ENTER" LETTERS, COLOR TO BE WHITE
- PAINTED PEDESTRIAN CROSSWALK, COLOR TO BE WHITE
- WHEEL STOP

7-G-19-UR
Revised: 6/25/2019

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GRAPHIC SCALE
10 0 5 10 20 30
1 INCH = 10'

MBI

ENGINEER:
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PROJECT INFORMATION

PROJECT:
KNOXVILLE TVA EMPLOYEES CREDIT UNION NORTHSHORE BRANCH

PROJECT ADDRESS:
1974 TOWN CENTER BOULEVARD
KNOXVILLE, TN 37922

PROJECT NO.: 19000221

NOTES

ACTIVE DESIGN PHASE
- [ ] FOR REVIEW ONLY
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- [ ] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION BIDDING
- [ ] CONSTRUCTION DOCUMENTS
- [ ] AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

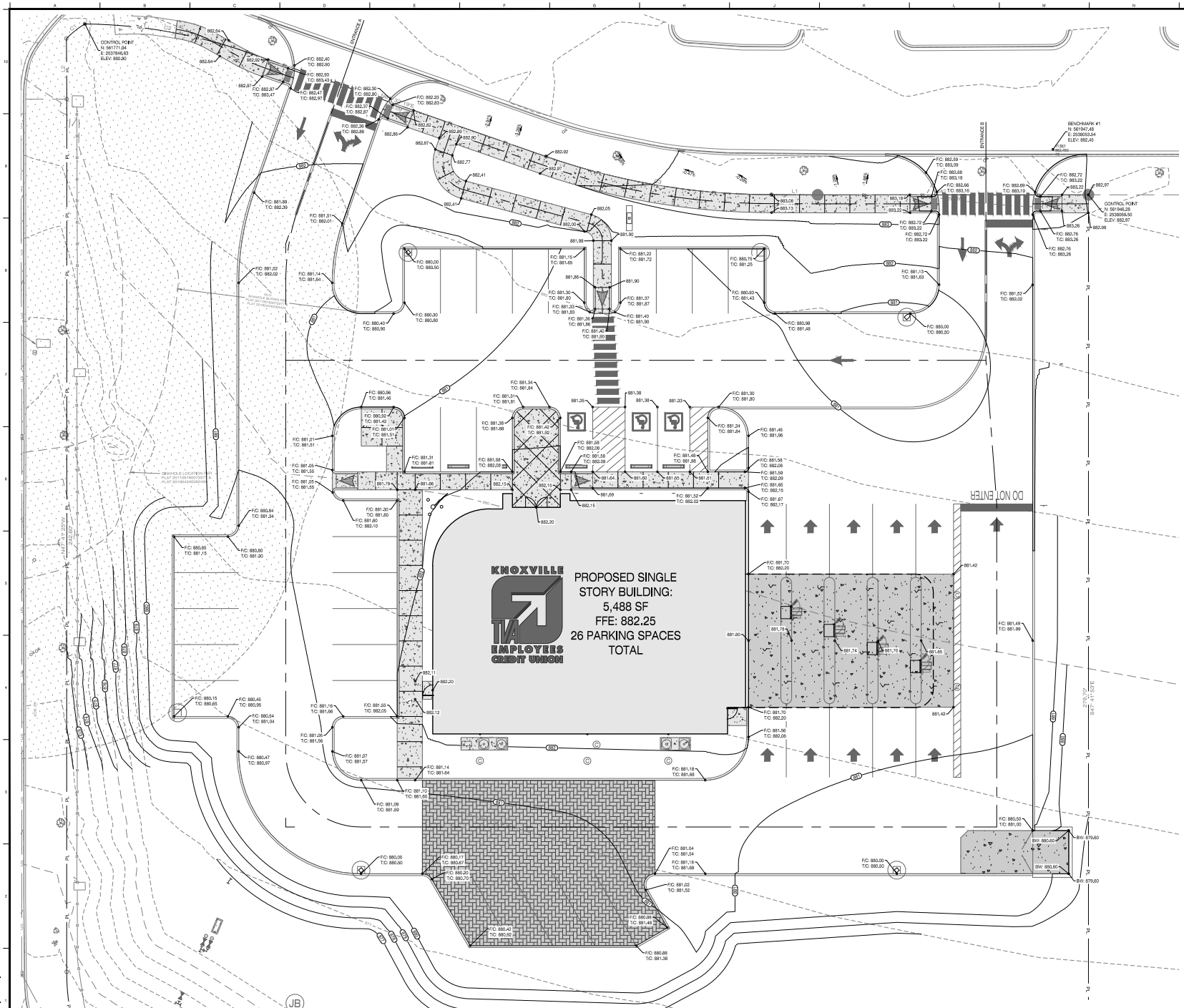
KEY PLAN

SHEET INFORMATION

SHEET ISSUED:	06/25/2019
DESIGNED BY:	G.A.D.
DRAWN BY:	G.A.D.
REVIEWED BY:	G.W.

SHEET TITLE: SITE LAYOUT PLAN

SHEET NO.: C300



SITE GRADING PLAN

SCALE: 1" = 10'-0"

1

BUILDING NORTH

MAGNETIC NORTH

7-G-19-UR
Revised: 6/25/2019

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GRAPHIC SCALE

10 0 5 10 20 30

1 INCH = 10'

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PROJECT INFORMATION

PROJECT:

KNOXVILLE TVA EMPLOYEES CREDIT UNION NORTHSHORE BRANCH

PROJECT ADDRESS:

1974 TOWN CENTER BOULEVARD
KNOXVILLE, TN 37922

PROJECT NO.: 19000021

NOTES

ACTIVE DESIGN PHASE

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REVISION INFORMATION

NO.	DATE	DESCRIPTION

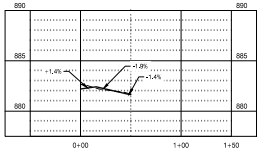
KEY PLAN

SHEET INFORMATION

SHEET ISSUED:	06/25/2019
DESIGNED BY:	G.A.D.
DRAWN BY:	G.A.D.
REVIEWED BY:	G.W.

SHEET TITLE: SITE GRADING PLAN

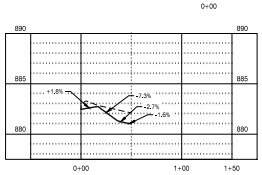
SHEET NO.: C400



ENTRANCE A PROFILE

SCALE: H: 1" = 50'-0" V: 1" = 5'-0"

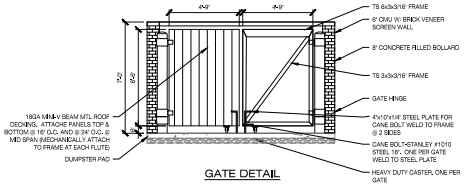
1



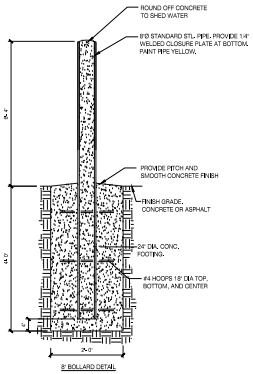
ENTRANCE B PROFILE

SCALE: H: 1" = 50'-0" V: 1" = 5'-0"

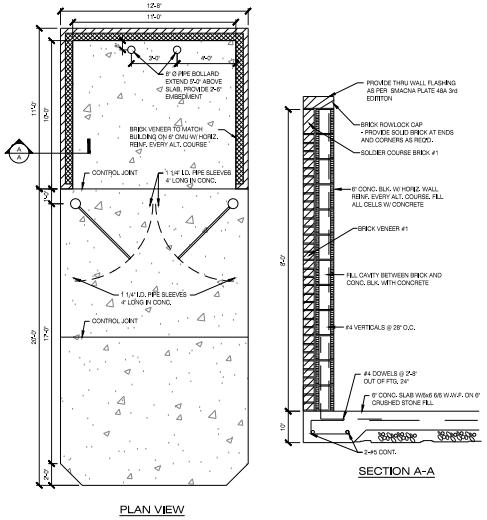
2



GATE DETAIL

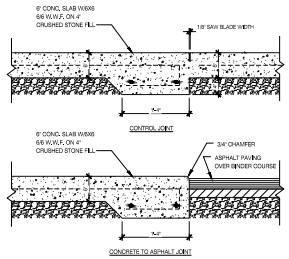


8' BOLLARD DETAIL



PLAN VIEW

SECTION A-A



CONCRETE TO ASPHALT JOINT

DUMPSTER ENCLOSURE - 6" CMU AND BRICK

SCALE: N.T.S.

3

7-G-19-UR
Revised: 6/25/2019

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PROJECT INFORMATION

PROJECT:

KNOXVILLE TVA EMPLOYEES CREDIT UNION NORTHSHORE BRANCH

PROJECT ADDRESS:

1974 TOWN CENTER BOULEVARD
KNOXVILLE, TN 37922

PROJECT NO.: 19000027

NOTES

ACTIVE DESIGN PHASE

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- [ ] CONSTRUCTION DOCUMENTS
- [ ] AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

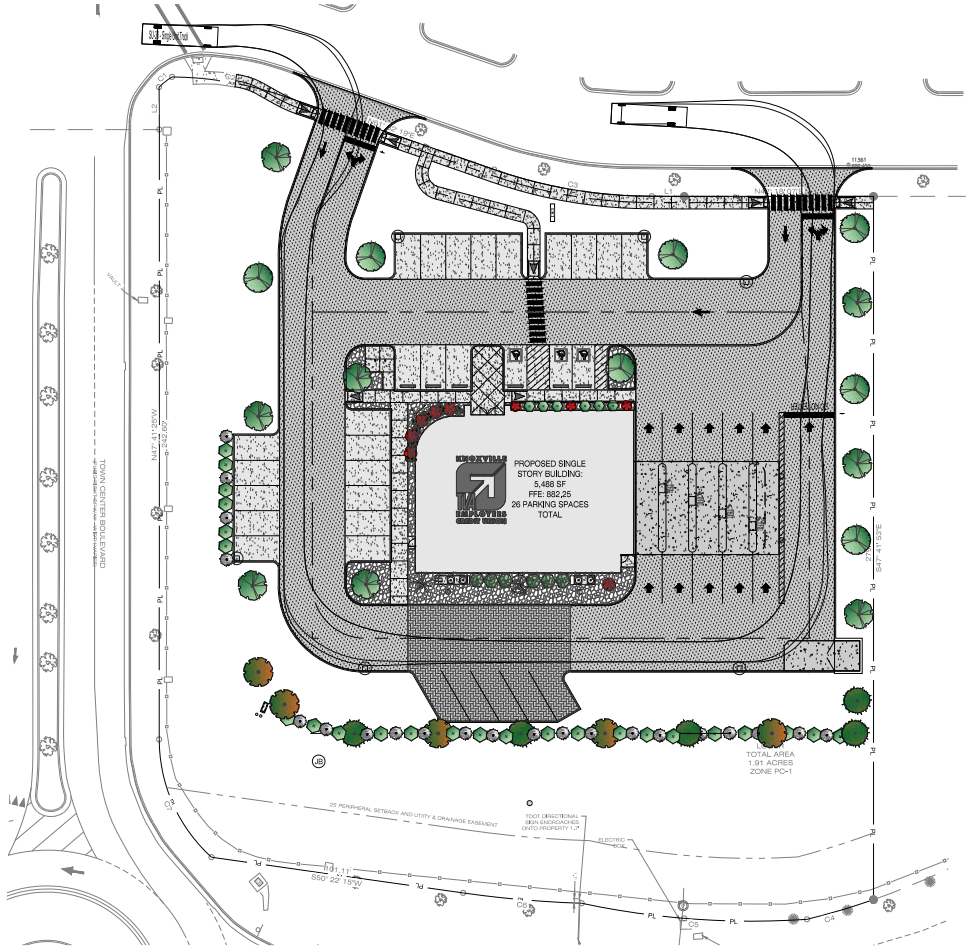
SHEET ISSUED:	06/25/2019
DESIGNED BY:	G.A.D.
DRAWN BY:	G.A.D.
REVIEWED BY:	C.J.H.

SHEET TITLE:

SITE PROFILES & DETAILS

SHEET NO.:

C500



LANDSCAPE PLANTING PLAN

SCALE: 1" = 30'-0"

1

BUILDING NORTH

MAGNETIC NORTH

RIVERBANK SCHEDULE - HYDRO-SEEDING

GRASSES	Lbs. / Acre
Andropogon gerardii / Big Bluestem	4,000
Calamgrostis canadensis / Blue Joint Grass	0,065
Elymus virginicus / Virginia Wild Rye	1,000
Festuca rubra / Creeping Red Fescue	8,000
Lolium multiflorum / Annual Rye	10,000
Panicum virgaritum / Prairie Switchgrass	0,500
Sorghastrum nutans / Indian Grass	4,500
FORBES	
Aster mwe angilae / New England Aster	0,250
Liatris spicata / March Blazing Star	0,200
Monarda fistulosa / Wild Bergamont	0,100
Pycnanthemum virginianum / Mountain Mint	0,100
Ranybucia pinnata / Yellow Coneflower	0,250
Rudbekia hirta / Black Eyed Susan	0,200

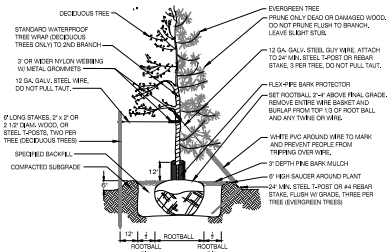
GENERAL LANDSCAPE NOTES

1. CARE IS TO BE TAKEN TO PROTECT ALL UNDERGROUND UTILITIES. THE GENERAL CONTRACTOR IS TO VERIFY AND MARK THE EXACT LOCATION OF ALL EXISTING UTILITIES (WATER, SEWER, GAS, ELECTRIC, SEPTIC TANKS, ETC.)
2. SOIL USED IN THE BACKFILL OF PLANTING PITS AND LANDSCAPE BEDS SHALL BE CLEAN AND WEED FREE, AND SHALL BE MIXED WITH 25% PEAT MOSS/PINE BARK BY VOLUME.
3. 12-6-6 PENNINGTON NURSERY FERTILIZER OR EQUAL SHALL BE USED IN ALL PLANTING PITS.
4. HERBICIDE, TREFLAN OR EQUAL TO BE APPLIED TO PLANTING BEDS FOR NOXIOUS WEED CONTROL.
5. ALL PLANTING BEDS TO HAVE A MINIMUM 3" OF PINE BARK MULCH.
6. PRESSURE TREATED WOODEN STAKES SHALL BE USED FOR TREES OVER 2" CALIPER OR IN AREAS WHERE HEAVY WIND IS A FACTOR.
7. ALL LANDSCAPING MATERIAL SHALL BE INSTALLED IN A PROFESSIONAL MANNER, AND ACCORDING TO ACCEPTED PLANTING PROCEDURES.
8. TOPSOIL FURNISHED BY THE OWNER OR LANDSCAPE CONTRACTOR SHALL BE NATURAL, FERTILE FRIABLE SOIL POSSESSING CHARACTERISTICS REPRESENTATIVE OF PRODUCTIVE SOILS IN THE AREA. SOIL SHALL NOT BE EXCESSIVELY ACIDIC, ALKALINE OR TOXIC THAT IT MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHOULD BE FREE OF CLAY LUMPS, STONES, STUMPS, ROOTS, OR SUBSTANCE 2" OR MORE IN DIAMETER.
9. ALL TREES RETAINED OR NEW SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL FOR 12 MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION. ANY TREE WHICH FAILS TO SURVIVE AFTER 12 MONTHS SHALL BE REPLACED WITHIN 9 MONTHS OF LOSS.
10. LAWN QUALITY SHALL BE PROVIDED WITH FRESH, CLEAN, NEW-CROP SEED CONFORMING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF SEED VENDER'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE.
    PROJECT CONDITIONS: PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS RAPIDLY AS PORTIONS OF SITE BECOME AVAILABLE. FERTILIZER WITH COMMERCIAL PERCENTAGE TO BE DETERMINED WITH ANALYSIS AND SEASON OF INSTALLATION. LIME TO BE NATURAL DOLOMITE LIMESTONE CONTAINING NOT LESS THAN 85% OF TOTAL CARBONATE WITH MINIMUM OF 30% MAGNESIUM CARBONATES.
    SOD TYPE SHALL BE STRONGLY ROOTED, FRESHLY CULTIVATED SOD, NOT LESS THAN 1 YEAR OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES.
11. PROPOSED PLANT MATERIAL WILL NOT INTERFERE WITH ANY EXISTING AND/OR PLANNED UNDERGROUND OR OVERHEAD UTILITIES.
12. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
13. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS, WHICH SHOW SIGNS OF EXCESSIVE EROSION.
14. THE GUYING OF TREES IS OPTIONAL BUT, THE LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR THE STABILITY AND PLUMB CONDITION OF ALL TREES AND SHRUBS AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIALS. THE GUYING DETAILS ARE AN APPROVED METHOD OF TREE GUYING, OR EQUAL.
15. CONTRACTOR SHALL ADHERE TO ALL LOCAL LANDSCAPE ORDINANCES.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE	CAL	CONT
	5	RED MAPLE / Acer rubrum 'October Glory' TM	12-14' H	3"	B&B
EVERGREEN TREES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**	**CAL**	**CONT**
	5	WHITE FIR / Abies concolor	30-50' H	3"	
FLOWERING TREES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**	**CAL**	**CONT**
	8	REDBUD / Cercis canadensis	8-10' H	2"	B&B
	7	DOGWOOD / Cornus florida	15-30' H	2"	
	2	CRYPE MYRTLE / Lagerstoemia indica	10-12' H	2.5"	multi trunk B&B
ANNUALS/PERENNIALS	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**	**CONT**	
		TBD by Owner			
DECIDUOUS SHRUBS	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**	**CONT**	
	9	KNOCK OUR ROSE / Rosa (Color TBD by owner)	5' H x 5' W	3 gal	
EVERGREEN SHRUBS	**QTY**	**COMMON NAME / BOTANICAL NAME**	**SIZE**	**CONT**	
	36	SWEETSPIRE 'LITTLE HENRY' / Itea virginica 'spricht' LITTLE HENRY	1.5-2'H	3 gAL	
	21	SOFT TOUCH HOLLY / Ilex crenata 'Helleri'	2-4'H	3 gal	

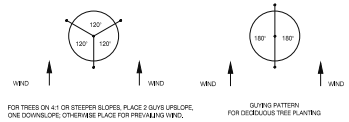
ADDITIONAL ITEMS	MATERIAL	DESCRIPTION	QUANTITY
	RIVER SLICKS	3" river slick stones	V.I.F.



TREE PLANTING & GUYING

SCALE: N.T.S.

2



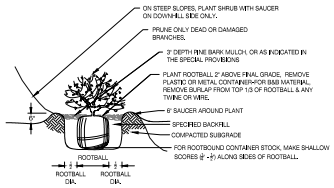
FOR TREES ON 4:1 OR STEEPER SLOPES, PLACE 2 GUYS UPSLOPE, ONE DOWNSLOPE; OTHERWISE PLACE FOR PREVAILING WIND.

GUYING PATTERN FOR DECIDUOUS TREE PLANTING

GUYING PATTERN

SCALE:N.T.S.

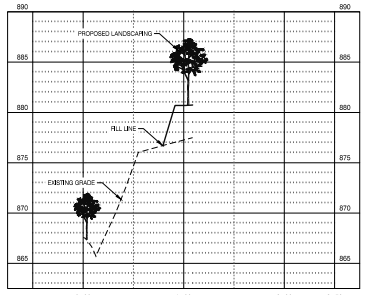
3



SHRUB PLANTING DETAIL

SCALE: N.T.S.

4



PLANTING SECTION

SCALE: H: 1" = 50'-0" V: 1" = 5'-0"

5

7-G-19-UR
Revised: 6/25/2019

MBI

ENGINEER:

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 594-0999
FAX: (865) 594-0213
WEB: mbicompanies.com

CONSULTANT

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 594-0999
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WEB: mbicompanies.com

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PROJECT INFORMATION

PROJECT:

KNOXVILLE TVA EMPLOYEES CREDIT UNION NORTHSHORE BRANCH

PROJECT ADDRESS:

1974 TOWN CENTER BOULEVARD
KNOXVILLE, TN 37922

PROJECT NO.: 19000027

NOTES

ACTIVE DESIGN PHASE

- [ ] FOR REVIEW ONLY
- [x] FOR PERMITTING ONLY
- [ ] SCHEMATIC DESIGN
- [ ] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION BIDDING
- [ ] CONSTRUCTION DOCUMENTS
- [ ] AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

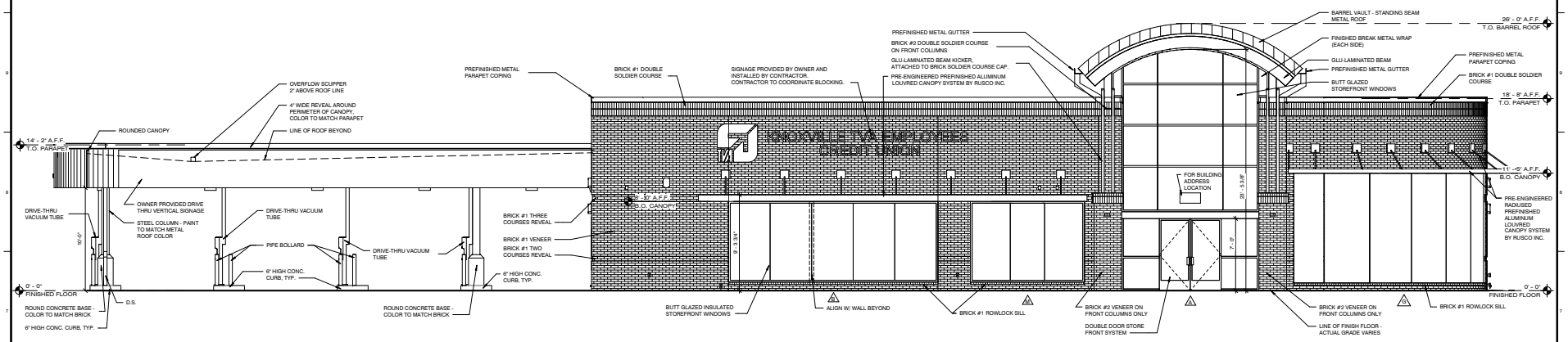
SHEET ISSUED:	06/25/2019
DESIGNED BY:	G.A.C.
DRAWN BY:	G.A.C.
REVIEWED BY:	G.W.

SHEET TITLE:

SITE LANDSCAPE PLAN

SHEET NO.:

L100



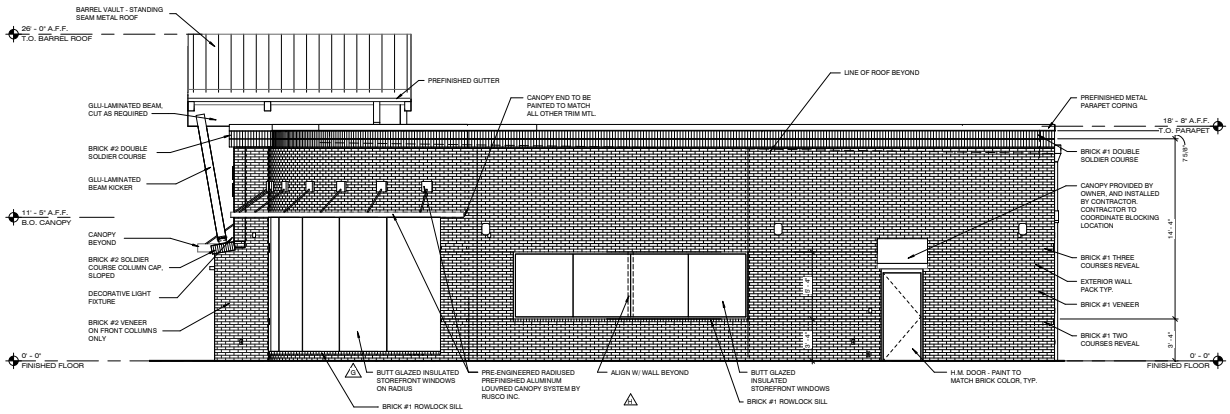
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

1

ELEVATION NOTES & BUILDING MATERIALS

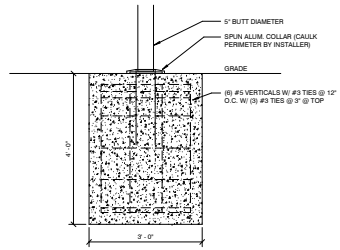
1. STANDING SEAM METAL ROOF – BURGUNDY
2. COPING – PREFINISHED METAL. COLOR TO MATCH STANDING SEAM METAL ROOF
3. BRICK #1 – GLEN-GARY R69 BOULDER GREY EXTRUDED . CORED MODULAR
4. BRICK #2 (FRONT COLUMNS AT ENTRY) – BURGUNDY COLOR BRICK. PROVIDE SAMPLE TO ARCHITECT FOR APPROVAL
5. COLORED PRECAST CONCRETE – STAINED TO MATCH BRICK #1
6. GLUE LAMINATED BEAM – LIGHT BLONDE WOOD



SIDE ELEVATION

SCALE: 1/4" = 1'-0"

2



FLAG POLE DETAIL

SCALE: 3/4" = 1'-0"

3

7-G-19-UR
Revised: 6/25/2019

MBI COMPANIES INC.
299 N. WEISGARBER ROAD
KNOXVILLE, TN 37919
PHONE: (865) 584-0999
FAX: (865) 584-3213
WEB: mbicompanies.com

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PROJECT INFORMATION

PROJECT:

KNOXVILLE TVA EMPLOYEES CREDIT UNION NORTHSHORE TOWN CENTER BRANCH

PROJECT ADDRESS:

1974 TOWN CENTER BLVD
KNOXVILLE, TN 37922

PROJECT NO.: 190053.01

NOTES

ACTIVE DESIGN PHASE

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- [ ] DESIGN DEVELOPMENT
- [ ] CONSTRUCTION BIDDING
- [ ] CONSTRUCTION DOCUMENTS
- [ ] AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED:	6/18/2019
DESIGNED BY:	CTG
DRAWN BY:	MHT
REVIEWED BY:	CMG

SHEET TITLE:

BRANCH - EXTERIOR ELEVATIONS

SHEET NO.:

A401

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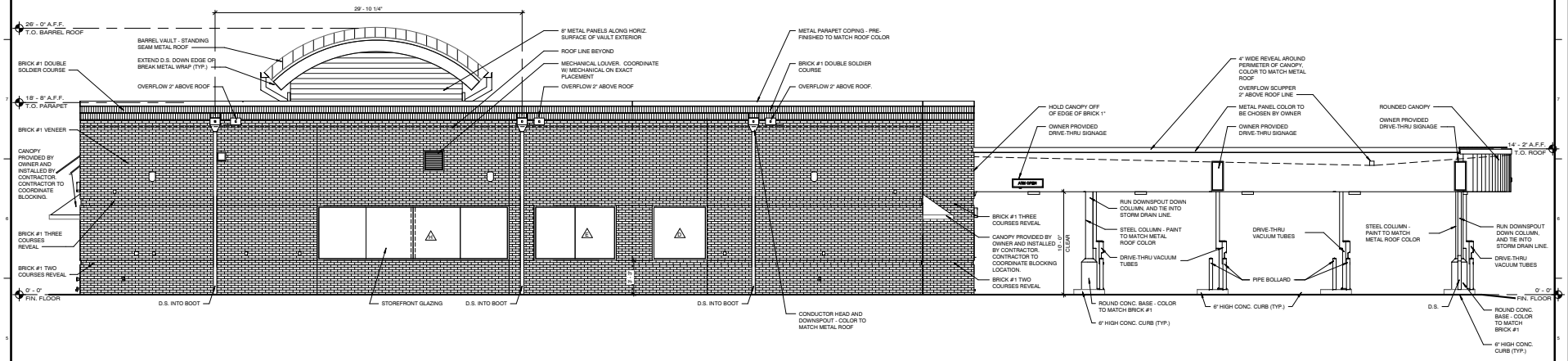
6/25/2019 1:58:07 PM

ELEVATION NOTES & BUILDING MATERIALS

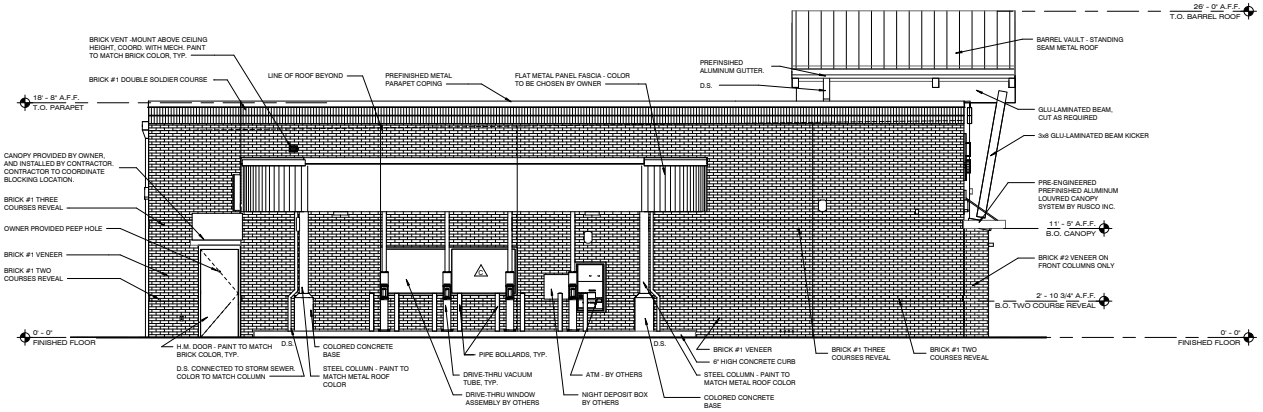
1. STANDING SEAM METAL ROOF = BURGUNDY
2. COPING = PREFINISHED METAL COLOR TO MATCH STANDING SEAM METAL ROOF
3. BRICK #1 = GLEN-GARY R83 BOULDER GREY EXTRUDED - CORED MODULAR
4. BRICK #2 (FRONT COLUMNS AT ENTRY) = BURGUNDY COLOR BRICK. PROVIDE SAMPLE TO ARCHITECT FOR APPROVAL
5. COLORED PRECAST CONCRETE = STAINED TO MATCH BRICK #1
6. GLUE LAMINATED BEAM = LIGHT BLONDE WOOD



BACK ELEVATION

SCALE: 1/4" = 1'-0"

1



SIDE ELEVATION

SCALE: 1/4" = 1'-0"

2

7-G-19-UR
Revised: 6/25/2019

MBI

MBI-COMPANIES INC.
299 N. WEISGARBER ROAD
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PROJECT INFORMATION

PROJECT:

KNOXVILLE TVA EMPLOYEES CREDIT UNION NORTHSHORE TOWN CENTER BRANCH

PROJECT ADDRESS:

1974 TOWN CENTER BLVD
KNOXVILLE, TN 37922

PROJECT NO.: 190053.01

NOTES

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- [ ] FOR PERMITTING ONLY
- [ ] SCHEMATIC DESIGN
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- [ ] CONSTRUCTION BIDDING
- [ ] CONSTRUCTION DOCUMENTS
- [ ] AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED:	6/18/2019
DESIGNED BY:	CTG
DRAWN BY:	MHT
REVIEWED BY:	CMG

SHEET TITLE:

BRANCH - EXTERIOR ELEVATIONS

SHEET NO.:

A402

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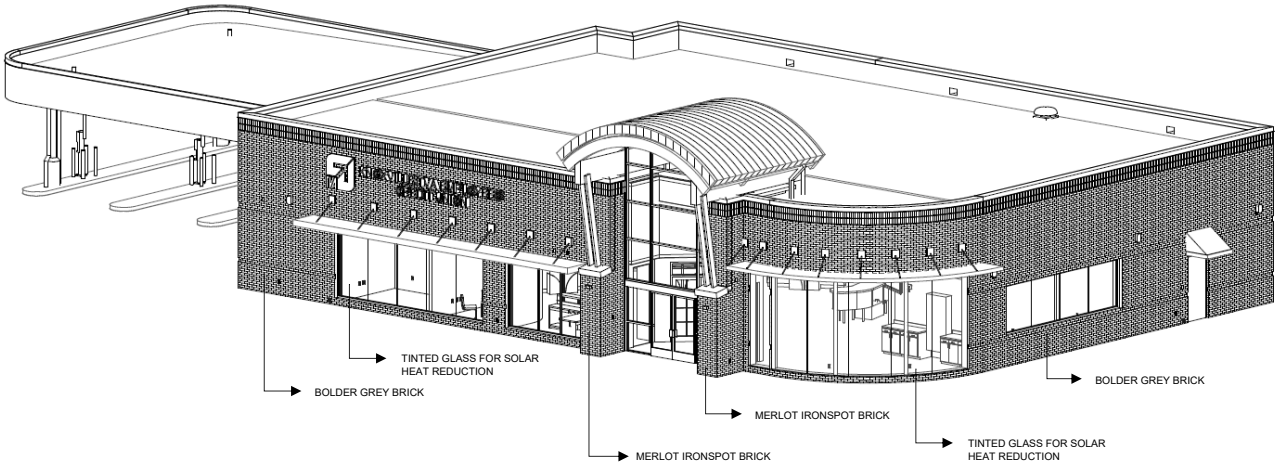


GLEN GERY – MERLOT IRONSPOT – FRONT ENTRY

GLEN GERY – BOLDER GREY – GENERAL

STOREFRONT COLOR (GLAZING TO BE TINTED)

ENTRY CANOPY COLOR

7-G-19-UR
Revised: 6/25/2019

KNOXVILLE TVA EMPLOYEES CREDIT UNION NORTHSHORE TOWN CENTER BRANCH

D-Series Size 2
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.1 ft² *(0.10 m²)*

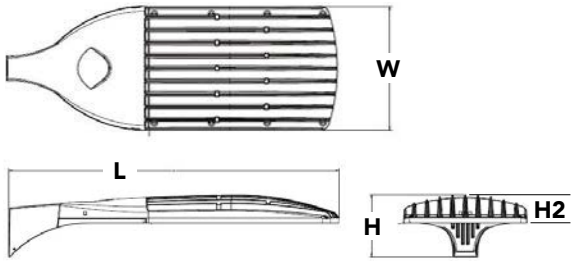
Length: 40″ *(101.6 cm)*

Width: 15″ *(38.1 cm)*

Height 1: 7-1/4″ *(18.4 cm)*

Height 2 (max): 3.5″

Weight: 36lbs



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

7-G-19-UR
Revised: 6/25/2019

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX2 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX2 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX2 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 P8 **Rotated optics**[1] P10 P13 P11 P14 P12	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I Short T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium T5VS Type V Very Short T5S Type V Short T5M Type V Medium T5W Type V Wide BLC Backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT[3] 120[4] 208[4] 240[4] 277[4] 347[4] 480[4]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[5] RPUMBA Round pole universal mounting adaptor[5] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[6]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[7]
PIRHN	Network, Bi-Level motion/ambient sensor[8]
PER	NEMA twist-lock receptacle only (no controls)[9]
PER5	Five-wire receptacle only (no controls)[9,10]
PER7	Seven-wire receptacle only (no controls)[9,10]
DMG	0-10V dimming extend out back of housing for external control (no controls)
DS	Dual switching[11,12]
PIRH	Bi-level, motion/ambient sensor, 15-30′ mounting height, ambient sensor enable at 5fc
FAO	Field Adjustable Output[13]

Other options

Shipped installed

HS	House-side shield[14]
SF	Single fuse (120, 277, 347V)[4]
DF	Double fuse (208, 240, 480V)[4]
L90	Left rotated optics[1]
R90	Right rotated optics[1]

Shipped separately

BS	Bird spikes[15]
EGS	External glare shield[15]

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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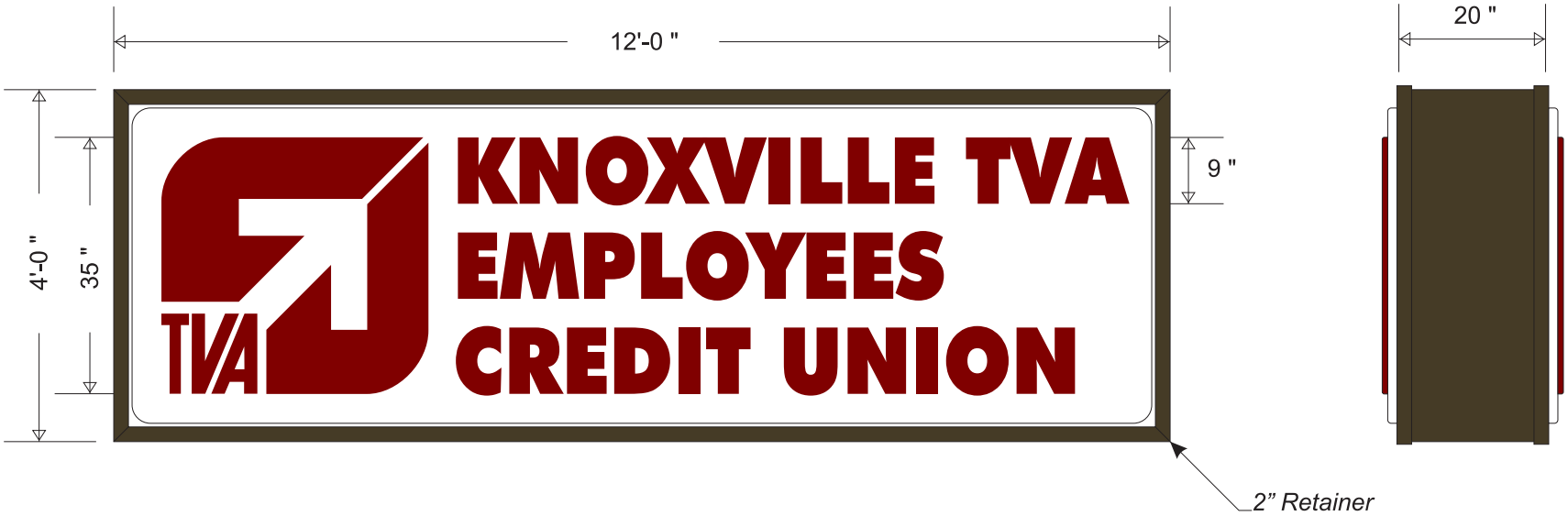

NOTE: One (1) double face sign with pan formed embossed acrylic faces painted on inside with acrylic paint. Internally illuminated with H.O. fluorescent lamps.

7-G-19-UR
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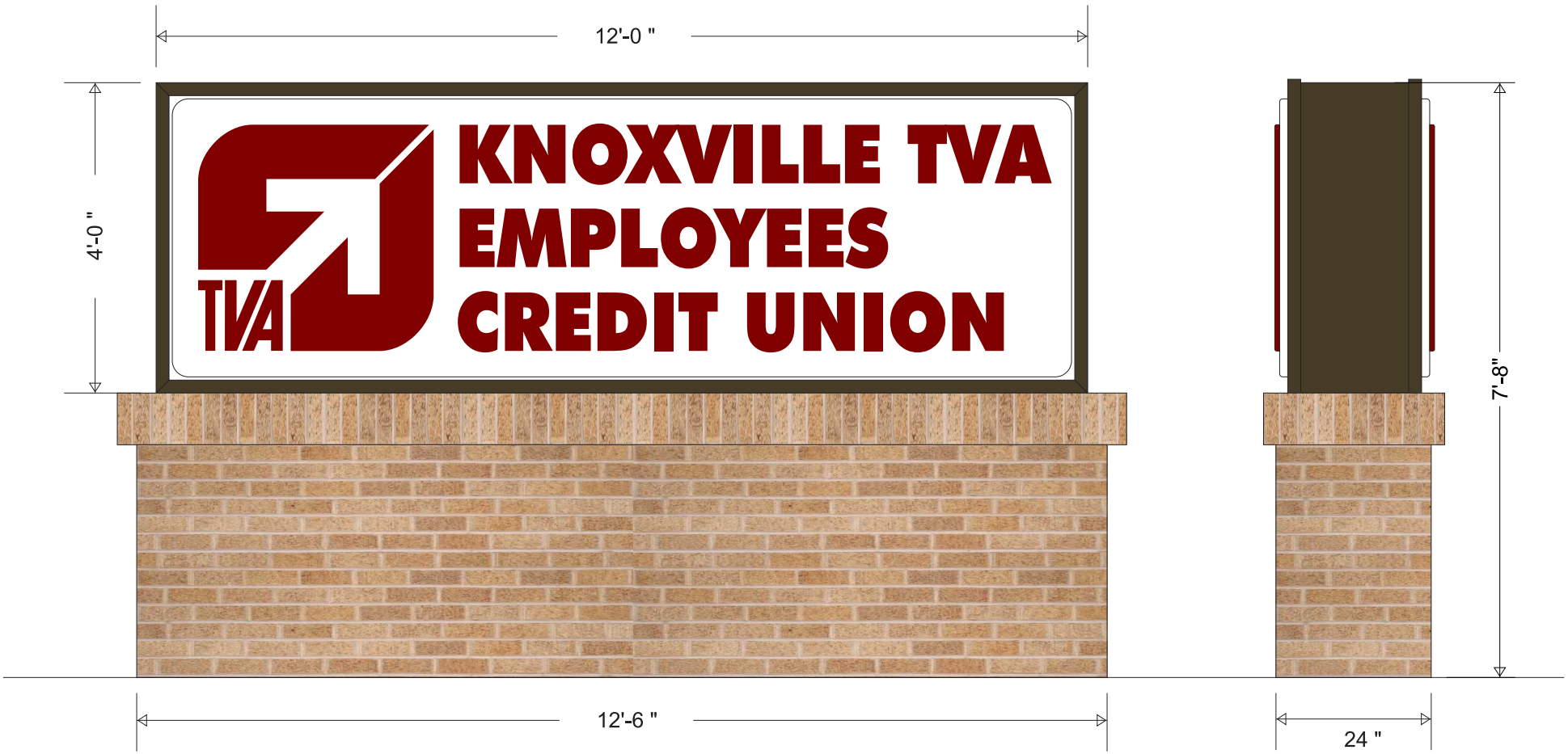
Neon Service Co.		
SCALE: ½"=1'	APPROVED BY:	DRAWN BY:
DATE: 6-25-19		S. M.
NAME: TVA Credit Union (1974 Town Center Blvd.)		
DRAWING NUMBER		6-25-194241



NOTE: Brick base by others.

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Revised: 6/25/2019

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SCALE: ½"=1'	APPROVED BY:	DRAWN BY:
DATE: 6-25-19		S. M.
NAME: TVA Credit Union (1974 Town Center Blvd.)		
DRAWING NUMBER		6-25-194241

2 Sets Required 162.44 Total Sq. Ft.

12.76 Sq. Ft

68.46 Sq. Ft

NOTE: Two (2) aluminum box signs with White acrylic faces with premium Burgundy vinyl applied Dark Bronze trim cap, and Dark Bronze returns. Internally illuminated with LEDs with power supplies mounted inside.

NOTE: Two (2) sets of aluminum channel letters with White acrylic faces, Dark Bronze trim cap, and Dark Bronze returns. Internally illuminated with LEDs with Power supplies mounted inside raceways painted to match building.

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Revised: 6/25/2019

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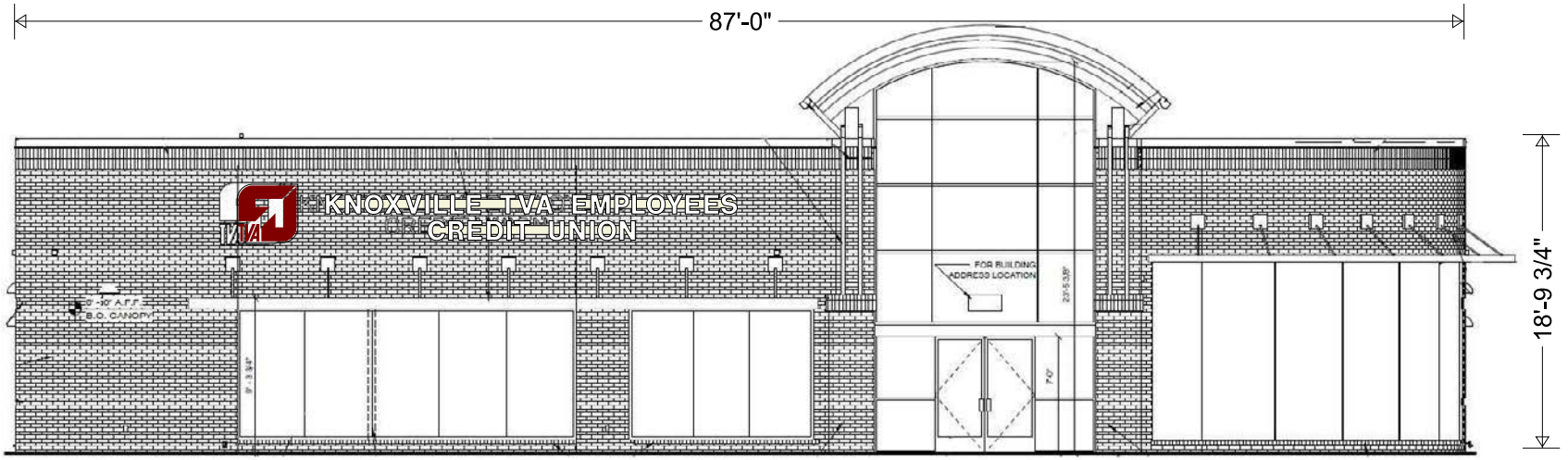
Neon Service Co.		
SCALE:1/4"=1'	APPROVED BY:	DRAWN BY:
DATE:6-25-19		S. M.
NAME:TVA Credit Union (1974 Town Center Blvd.)		
DRAWING NUMBER	6-25-194241	



FRONT ELEVATION

7-G-19-UR
Revised: 6/25/2019

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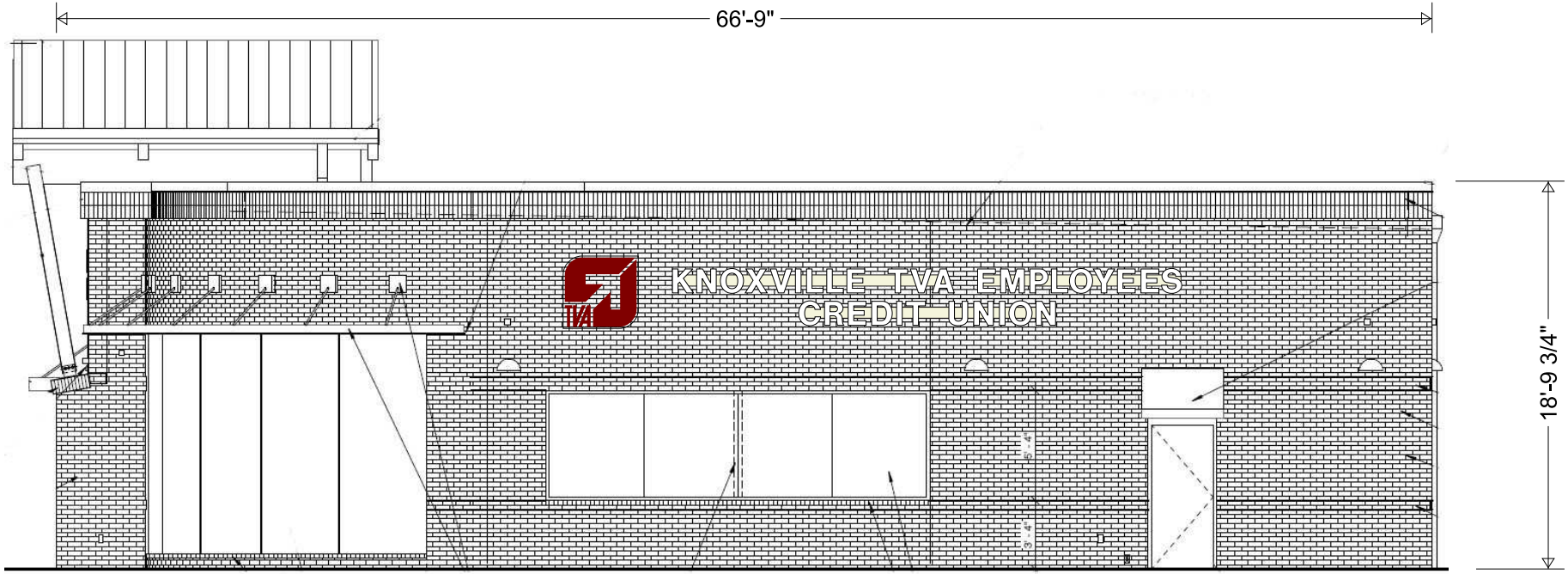
Neon Service Co.		
SCALE:3/32″=1′	APPROVED BY:	DRAWN BY:
DATE:6-25-19		S. M.
NAME:TVA Credit Union (1974 Town Center Blvd.)		
DRAWING NUMBER		6-25-194241



SIDE ELEVATION

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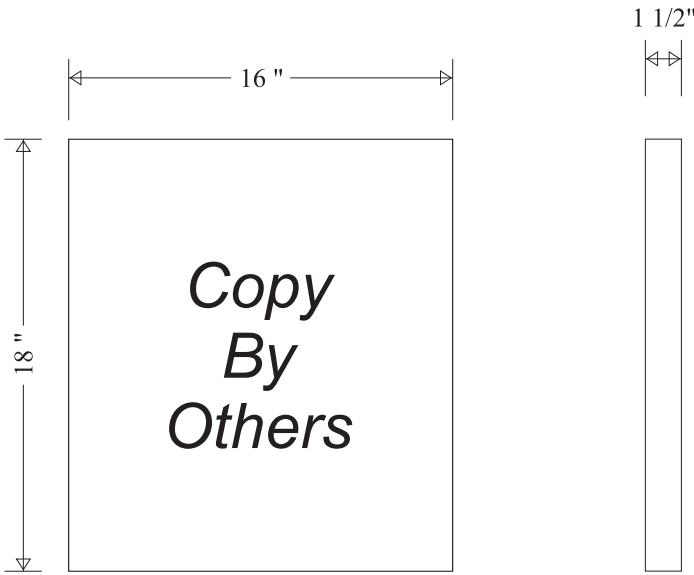
Neon Service Co.

SCALE:1/8"=1'	APPROVED BY:	DRAWN BY:
DATE:6-25-19		S. M.
NAME:TVA Credit Union (1974 Town Center Blvd.)		
DRAWING NUMBER		6-25-194241



NOTE: Four (4) .050" aluminum signs with White baked on enamel finish. Vinyl copy to be applied by others. 1 ½" Panned face with back. To be mounted on existing columns at drive-thru.

NOTE: Clearance height to be determined.

NOTE: Five (5) flat aluminum panels
White with premium Burgundy vinyl copy.

7-G-19-UR
Revised: 6/25/2019

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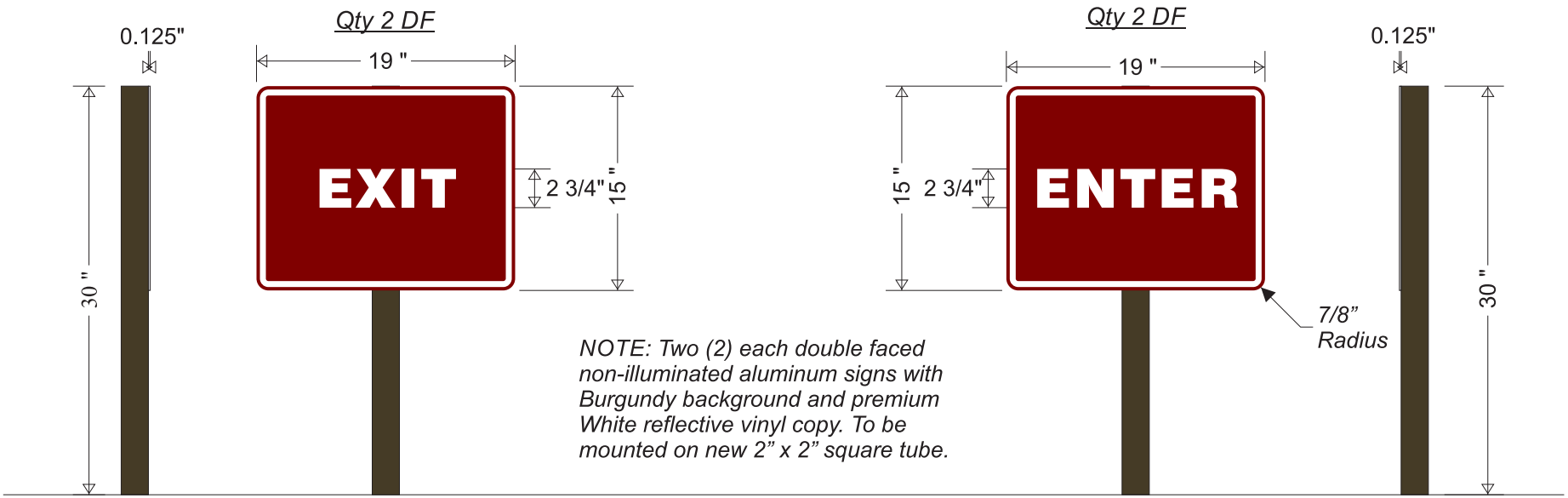
Neon Service Co.		
SCALE:1½"=1'	APPROVED BY:	DRAWN BY:
DATE:6-25-19		S. M.
NAME:TVA Credit Union (1974 Town Center Blvd.)		
DRAWING NUMBER		6-25-194241



NOTE: Two (2) each double faced non-illuminated aluminum signs with Burgundy background and premium White reflective vinyl copy. To be mounted on new 2" x 2" square tube.

7-G-19-UR
Revised: 6/25/2019

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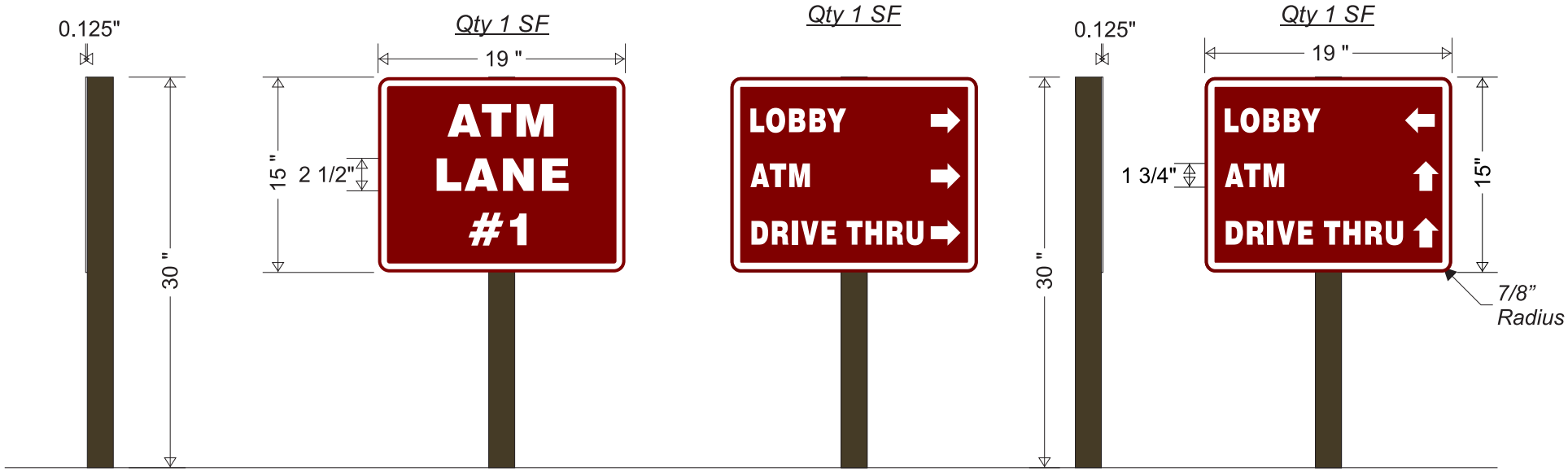
DATE:6-25-19		S. M.
NAME:TVA Credit Union (1974 Town Center Blvd.)		
DRAWING NUMBER		6-25-194241



NOTE: Three (3) single face non-illuminated aluminum signs with Burgundy background and premium White reflective vinyl copy. To be mounted on new 2" x 2" square tube.

7-G-19-UR
Revised: 6/25/2019

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Neon Service Co.		
SCALE:1"=1'	APPROVED BY:	DRAWN BY:
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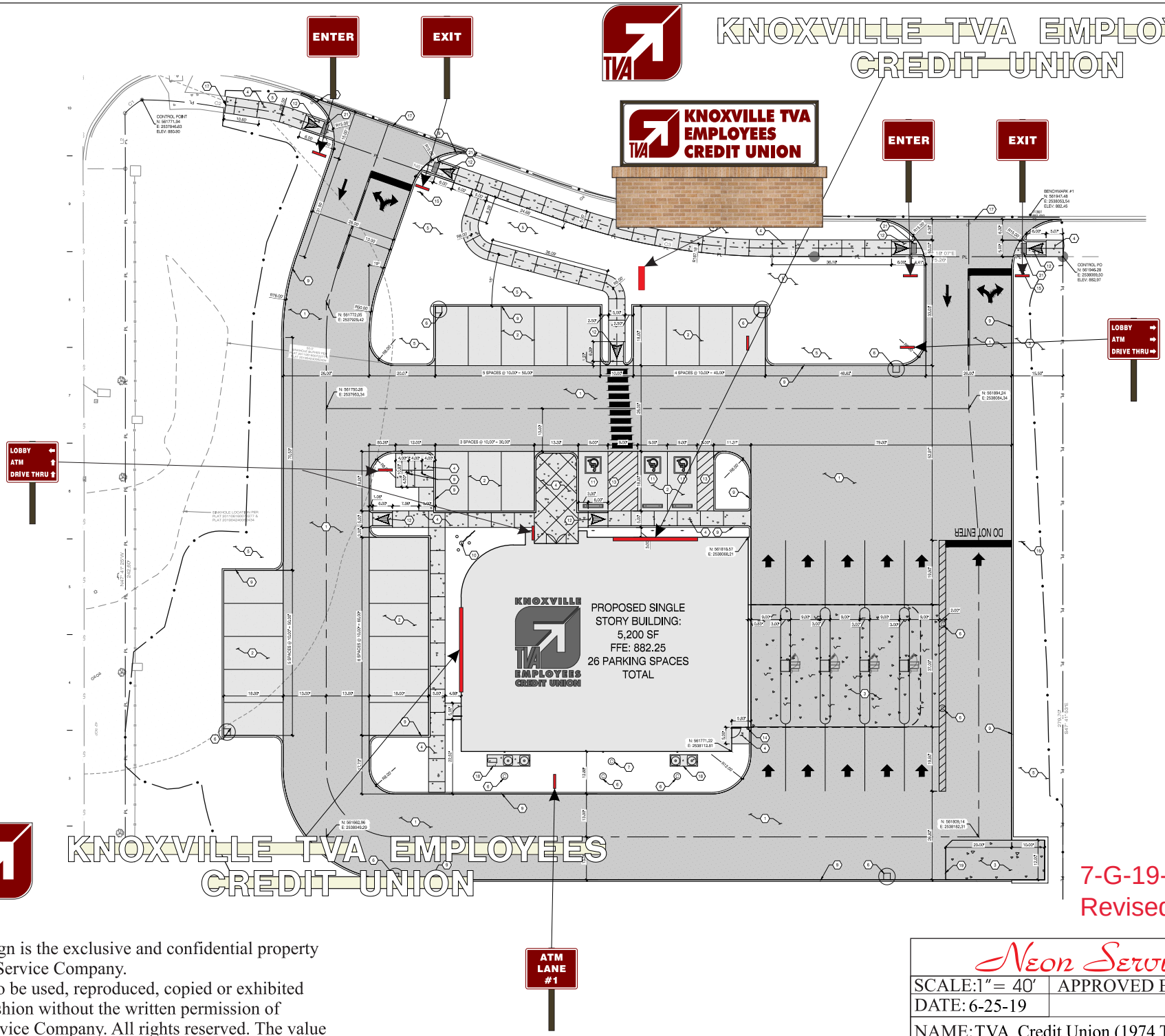
NAME:TVA Credit Union (1974 Town Center Blvd.)		
DRAWING NUMBER		6-25-194241



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Neon Service Co.		
SCALE: 1″ = 40′	APPROVED BY:	DRAWN BY:
DATE: 6-25-19		S. M.
NAME: TVA Credit Union (1974 Town Center Blvd.)		
DRAWING NUMBER	6-25-194241	

KNOXVILLE-KNOX COUNTY
MPC
METROPOLITAN PLANNING COMMISSION
TENNESSEE
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www • knoxmpc • org

☒ Use on Review ☐ Development Plan

Name of Applicant: Knoxville TVA Employees Credit Union

Date Filed: 5/28/19 Meeting Date: 7/11/19

RECEIVED
MAY 28 2019
Knoxville-Knox County Planning

Application Accepted by: M. Payne

Fee Amount: N/A File Number: Development Plan N/A

Fee Amount: 1500.00 File Number: Use on Review 7-G-19-UR

PROPERTY INFORMATION

Address: 1974 Town Center Blvd

General Location: Northshore Towncenter Towncenter Blvd + I-40 exit ramp

Tract Size: 1.91 Acres No. of Units: ____

Zoning District: PC-1

Existing Land Use: Vacant lot

Planning Sector: Southwest County

Sector Plan Proposed Land Use Classification: MU-CC

Growth Policy Plan Designation: City

Census Tract: 57.09

Traffic Zone: 113

Parcel ID Number(s): 98.09 154 19809

Jurisdiction: ☑ City Council 9 District
☐ County Commission ____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Knoxville TVA Employees Credit Union
Company: Rebecca Lawson
Address: 301 Wall Ave
City: Knoxville State: TN Zip: 37901
Telephone: (865) 544-5463
Fax: (865) 544-5427
E-mail: blawson@tvacreditunion.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: Alicia McAuley
Company: MBI companies Inc.
Address: 299 N. Weisgarber Rd
City: Knoxville State: TN Zip: 37919
Telephone: (865) 584-0999
Fax: ____
E-mail: aliciam@mbicompanies.com

APPROVAL REQUESTED

☒ Development Plan: ☐ Residential ☒ Non-Residential

☐ Home Occupation (Specify Occupation)

☐ Other (Be Specific)

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.

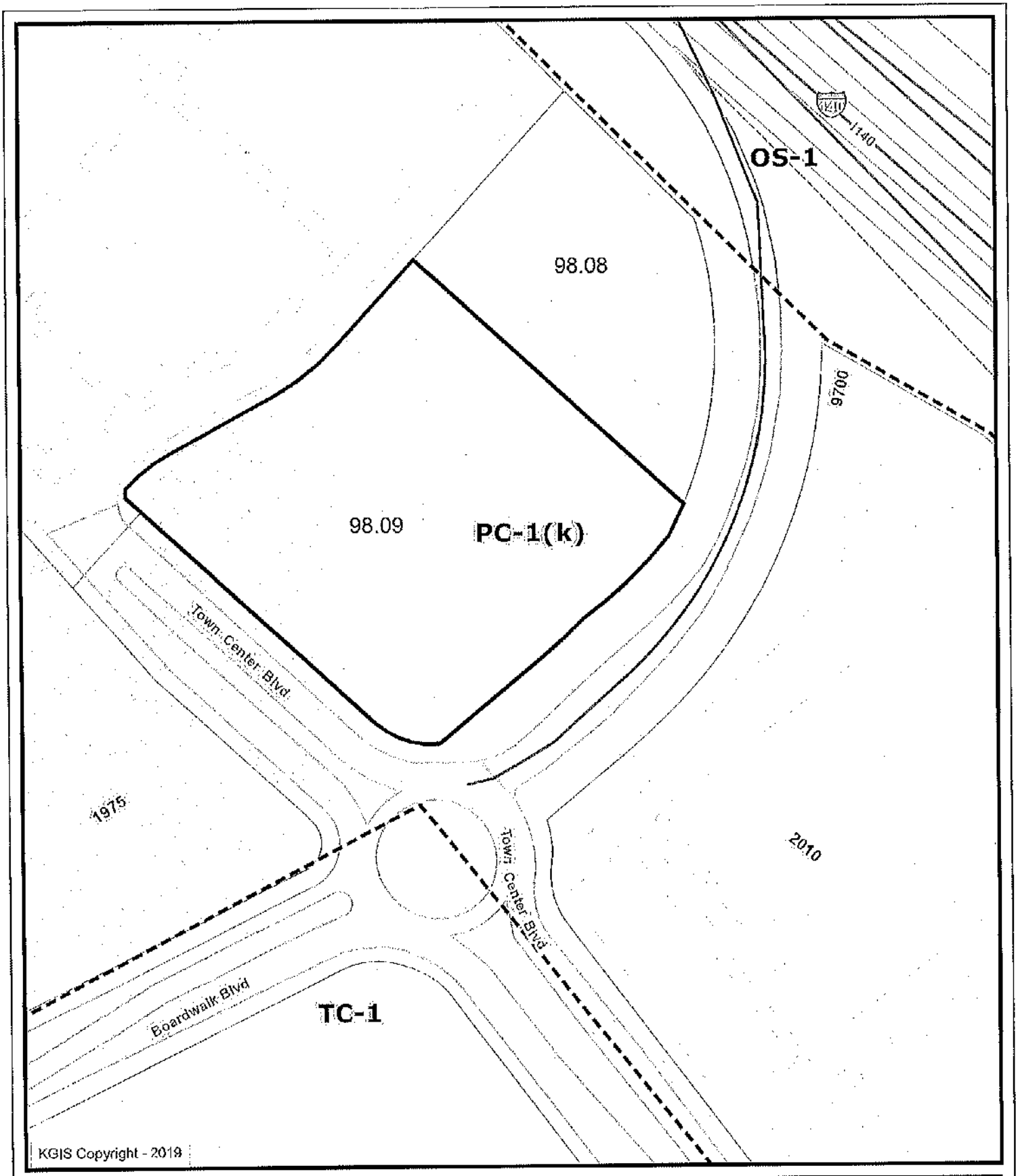
Signature: [signature]

PLEASE PRINT
Name: Alicia McAuley
Company: MBI companies Inc.
Address: 299 N. Weisgarber Rd
City: Knoxville State: TN Zip: 37919
Telephone: (865) 584-0999
E-mail: aliciam@mbicompanies.com

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink: (If more space is required attach additional sheet.)

Name	Address • City • State • Zip	Owner	Option
Rebecca C Lawson Knoxville TVA Employees C.U.	301 Wall Ave Knoxville TN 37901		✓



Letter Portrait

Printed: 5/28/2019 at 1:41:45 PM

0 50 100 200

ft

Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

NEW ADDRESS ASSIGNMENT

Planning
KNOXVILLE | KNOX COUNTY

Knoxville - Knox County Planning
City County Building
400 Main Street, Suite 403
Knoxville, TN 37902

P: (865) 215-2507 F: (865) 215-2237
Email: addressing@knoxplanning.org
Web: www.knoxplanning.org/addressing

APPLICANT INFORMATION

Applicant Name: **Alicia McAuley**	Company: **MBI Companies**
Primary Phone: **584.0999**	Fax:
Secondary Phone:	Email: **aliciama@ mbiarch.com**

SITE INFORMATION

ADDRESS INFORMATION

Address Type: **BUSINESS** Site Name: **KNOXVILLE TVA CREDIT UNION**

PARCEL INFORMATION

Map Number:	Parcel Insert:	Parcel Group:	Parcel:	Full Parcel ID:	Owner:
154			**98.09**	**154 09809**	**NORTHSHORE MARKET INVESTOR LLC**

SUBDIVISION INFORMATION

Subdivision Name: **NORTHSHORE TOWN CENTER** Unit: Phase: **2**

Block: Lot: **5R** Scanned Site Plan **submitted**

Comments:

NEW ADDRESS ASSIGNMENT

Address Number:	Street Name:	Unit/Suite/Apt:
1974	**TOWN CENTER BLVD**	

Certified By: **Donna Hill**

Phone: **(865) 215-3872** Certificate Date: **5/28/2019 11:11:26 AM** Certificate Number: **69722**

MPC reserves the right to modify an address as new information comes to our attention from E-911, site plan submissions, plat revisions, street name changes, field reviews, or other sources.

New address assignments can be used immediately. Zip codes are assigned by the U.S. Post Office. MPC cannot certify the zip code of an address.

Address numbers should be at least 4" in height and should be placed on both the structure and mailbox.

Owner or tenant is responsible for notifying all relevant parties including utility providers, Knox County Property Assessor, Knox County Clerk, DMV, and financial institutions.

Donna Hill

Planning
KNOXVILLE | KNOX COUNTY

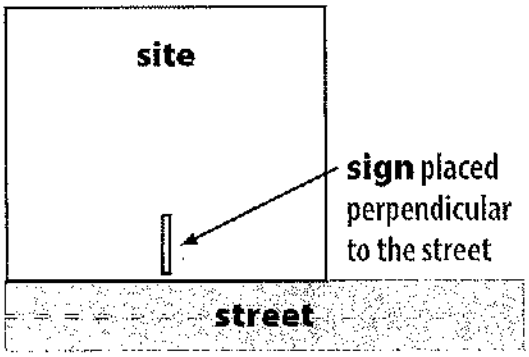
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of $10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

6/26/19 and 7/12/19

(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Alicia McAuley

Printed Name: Alicia McAuley

Phone: (865) 584-0999 Email: alicia m@mbicompanies.com

Date: 5/28/19

File Number: 7-G-19-UR