

## SPECIAL USE REPORT

► FILE #: 1-E-22-SU AGENDA ITEM #: 36

AGENDA DATE: 1/13/2022

► APPLICANT: CORY GRIFFIS

OWNER(S): Knoxville TVA Employees Credit Union

TAX ID NUMBER: 120 K A 00101 (PART OF) View map on KGIS

JURISDICTION: City Council District 2

STREET ADDRESS: 281 Morrell Road & 7600 Kingston Pk.

► LOCATION: West side of Morrell Road, north side of Gleason Drive

► APPX. SIZE OF TRACT: 42000 square feet

SECTOR PLAN: West City

GROWTH POLICY PLAN: N/A

ACCESSIBILITY: Access is via Morrell Road, a minor arterial street with 60ft of pavement

width within 82ft of right-of-way; and via Gleason Drive, a minor arterial

street with 60ft of pavement width within 86ft of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

ZONING: C-R-2 (Regional Commercial)

► EXISTING LAND USE: CO (Commercial)

► PROPOSED USE: Financial institution

HISTORY OF ZONING: The property was rezoned from C-6 to SC-3 in 1991 (7-Z-91-RZ).

SURROUNDING LAND North: Parking lot -- C-R-2 (Regional Commercial)
USE AND ZONING:

South: Parking lot -- C-R-2 (Regional Commercial)

East: Parking lot -- C-R-2 (Regional Commercial)

West: Department store -- C-R-2 (Regional Commercial)

NEIGHBORHOOD CONTEXT: This site is located in the West Town Mall parking lot, east of JCPenney.

## STAFF RECOMMENDATION:

- ▶ Approve the development plan for a bank with approximately 5,488 sqft of floor area and a 5-lane drivethrough facility, subject to 3 conditions.
  - 1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
  - 2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
  - 3. Meeting the parking lot landscaping standards and the City of Knoxville tree protection ordinance.

With the condition noted, this plan meets the requirements of the former SC-3 (Regional Shopping Center) zone, the previously approved development plan, and the criteria for approval of a special use for modifications

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to previously planned districts per Article 1.4.G.

## **COMMENTS:**

This proposal will construct a branch bank with a 5-lane drive-through in the West Town Mall parking lot, east of JCPenney. The development will reduce the total number of parking spaces at the mall, but it still meets the minimum required. This proposal does not modify any of the major circulation driveways around the site, and the bank traffic should not negatively impact traffic flow in the mall parking lot.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2.)

- 1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.
- a. The One Year Plan and West City Sector Plan designations for this site are MU-RC (Regional Mixed-Use Center) which allows a mix of commercial, office, and residential uses either as stand-alone uses or mixed-use development.
- b. The proposed bank is consistent with these plans.
- 2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.
- a. The former SC-3 zone is intended to provide a full range of merchandise and services including apparel, furniture and home furnishings, variety and foods.
- b. Banks are a permitted use in the SC-3 zone and the development meets the zoning standards.
- 3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
- a. The proposed bank is consistent with the character of the area where it is proposed and the size and location of buildings in the vicinity.
- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.
- a. The bank is compatible with the surrounding uses and will not significantly injure the value of adjacent properties or detract from the immediate environment.
- 5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.
- a. The proposed bank will not draw additional traffic through residential streets since it is within an established regional shopping center.
- 6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.
- a. There are no known uses immediately surrounding the subject site that poses a potential hazard or undesirable environment for the proposed use.

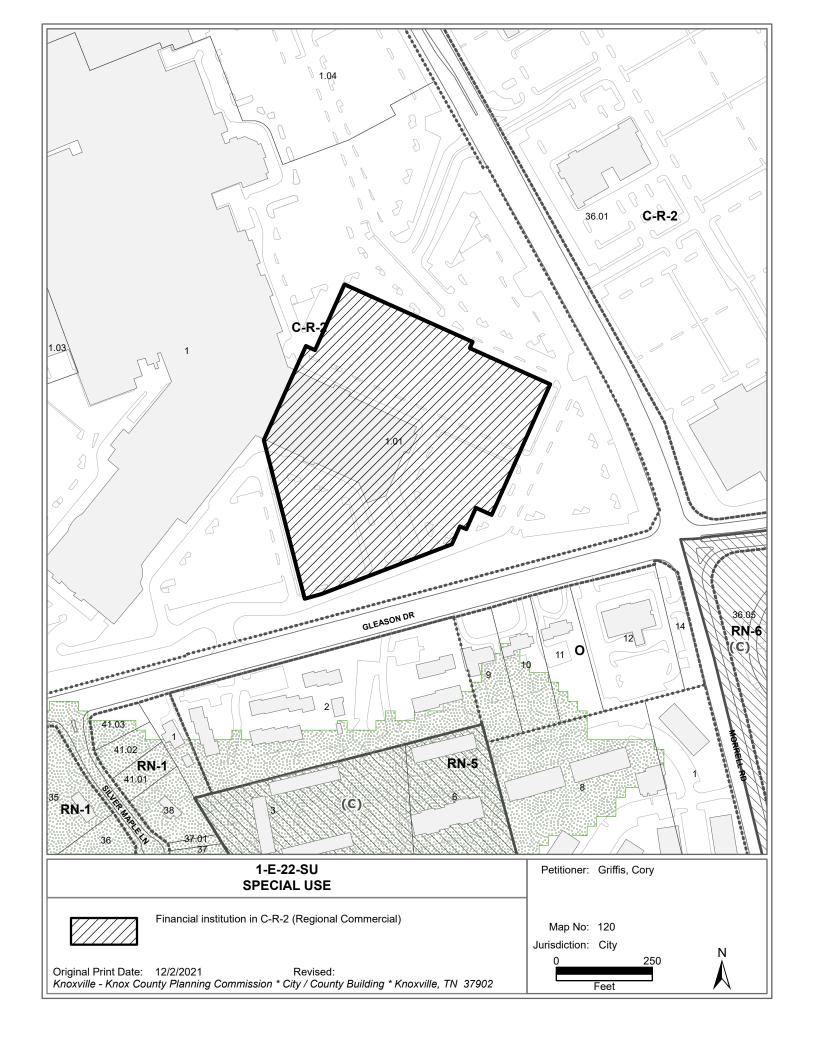
ESTIMATED TRAFFIC IMPACT: 549 (average daily vehicle trips)

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.

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KNOXVILLE TVA EMPLOYEES CREDIT UNION WEST TOWN MALL BRANCH

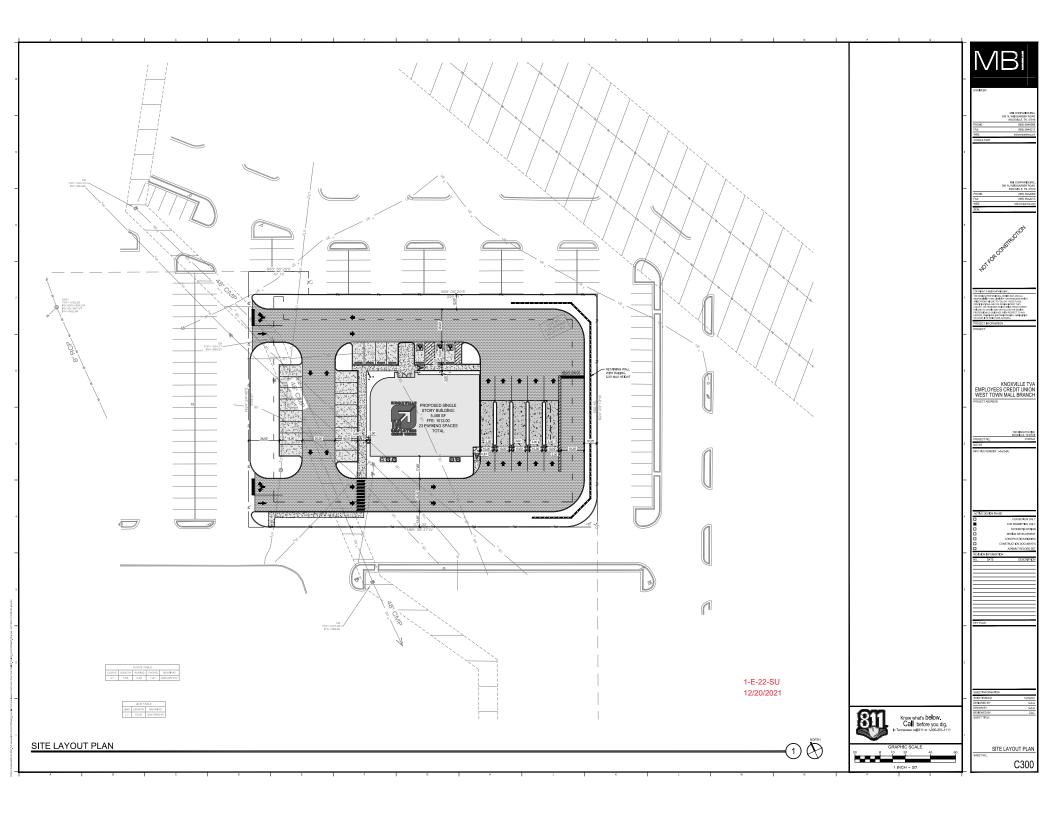
1-E-22-SU 12/20/2021

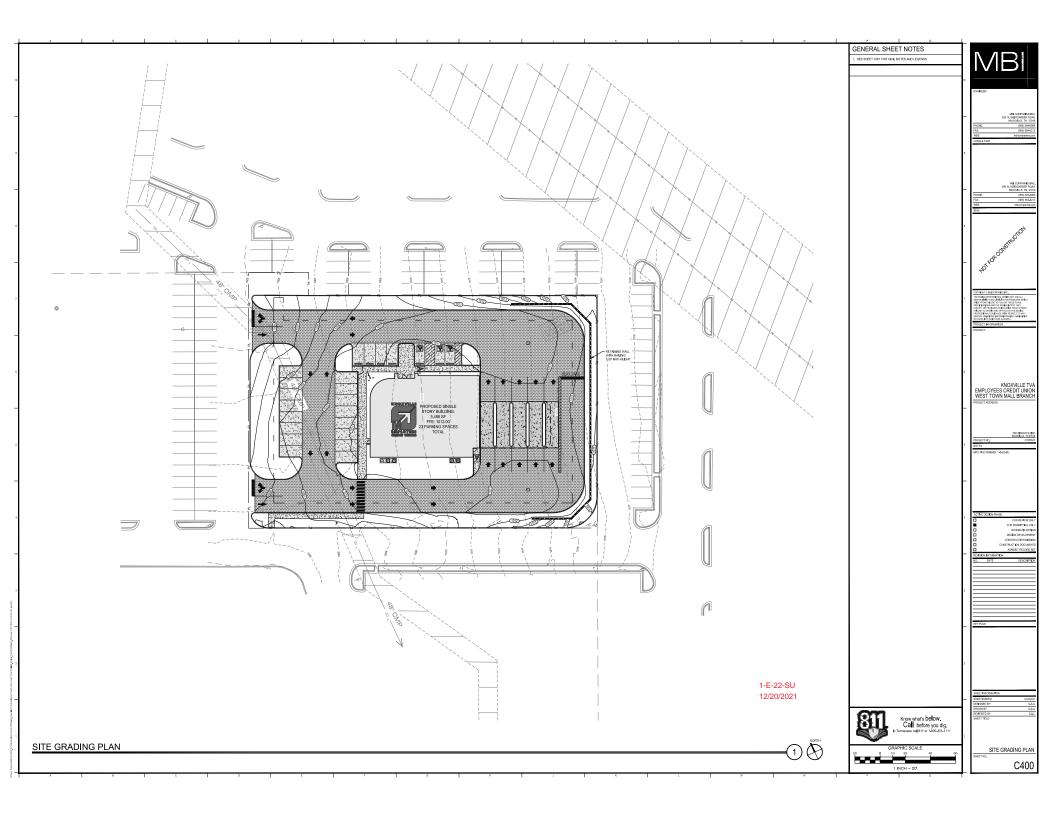
OVERALL SITE LAYOUT PLAN C002

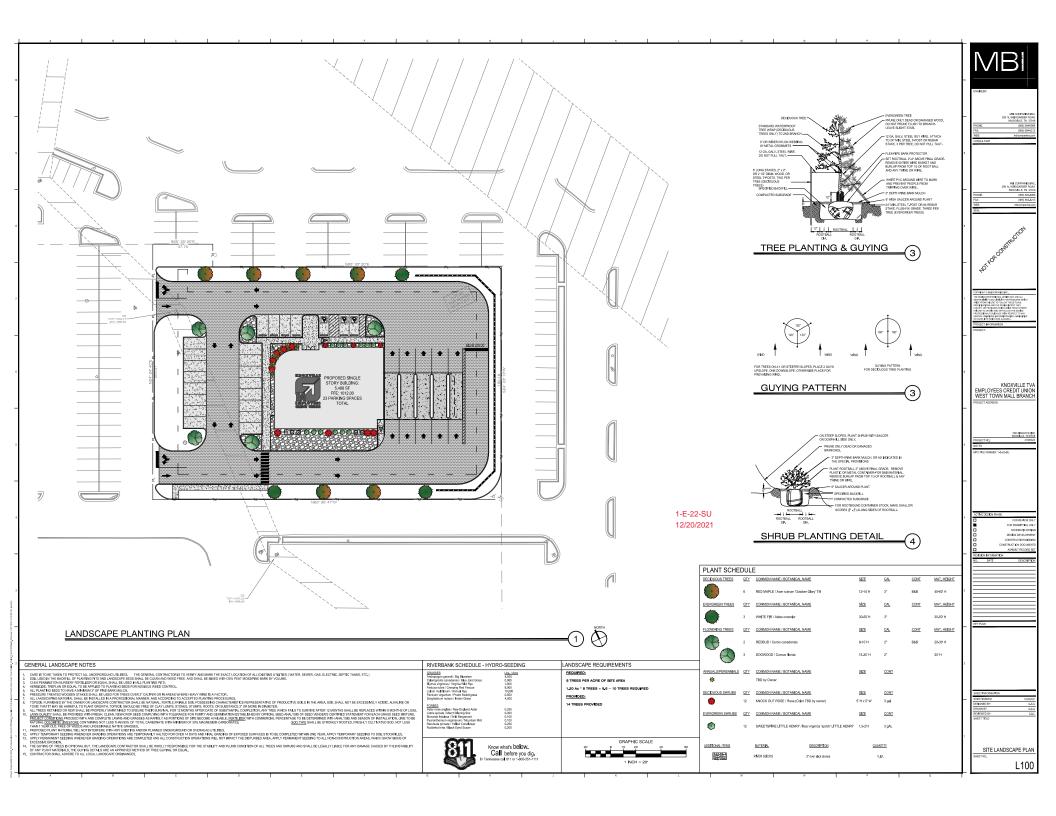
Know what's below.

-1)

OVERALL SITE LAYOUT PLAN









(3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices OR email it to applications@knoxplanning.org

**Reset Form** 



Planning Sector /

| Planning KNOX YOLLE I KNOX COUNTY                             | DEVELOPMENT  ☐ Development Plan  ☐ Planned Development  ☐ Use on Review / Special Us  ☐ Hillside Protection COA | SUBDIVIS ☐ Conce ☐ Final P | pt Plan        | ZONING  ☐ Plan Amendment ☐ SP ☐ OYP ☐ Rezoning |    |  |
|---|---|----------------------------|----------------|--|----|--|
| Cory Griffis  |   |                            | Architect      |  |    |  |
| Applicant Name  |   | Affiliation                |                |  |    |  |
| 11/34/2021  | January 13, 2022  |                            |                | File Number(s                                  | ;) |  |
| Date Filed  | Meeting Date (if applicable)  |                            | 1-E            | -22-5U   |    |  |
| CORRESPONDENCE All  | correspondence related to this applica  | ition should be direc      | ted to the app | proved contact listed below                    |    |  |
| ☐ Applicant ☐ Property Owner                                  | Option Holder Project Su  | rveyor   Enginee           | er 🔳 Archit    | ect/Landscape Architect                        |    |  |
| Cory Griffis  | ľ   | MBI Companies              |                |  |    |  |
| Name  | C   | ompany                     |                |  |    |  |
| 299 N. Weisgarber Rd.   | ŀ   | Cnoxville                  | TN             | 37921  |    |  |
| Address   | C   | ity                        | State          | ZIP  |    |  |
| 865-584-0999  | coryg@mbicompanies.   | com                        |                |  |    |  |
| Phone   | Email   |                            |                |  |    |  |
| CURRENT PROPERTY INFO   |   |                            |                |  |    |  |
| Knoxville TVA Employees Cre                                   | dit Union P.O. Box 36027  |                            |                | 865-544-5684                                   |    |  |
| Property Owner Name (if different) 281 Morrell Rd. ( pavel of | Property Owner Add<br>Ulyess - 7600 Kingston Pike)  |                            | 01 (part       | Property Owner Phone                           |    |  |
| Property Address  |   | Parcel ID                  |                |  |    |  |
| KUB   | KUB   |                            |                | N  |    |  |
| Sewer Provider  | Water Prov  | ider                       | 4              | Septic (Y/N                                    | 1) |  |
| STAFF USE ONLY  | *   |                            |                |  |    |  |
| West side of Morrels  General Location  City County District  | (Rd., north side of C-R-2 (SC-3)  |                            |                | 2,000 saft                                     | 1  |  |
| District  | Zoning District   | Existing La                | nd Use         | //   |    |  |
| West City   | MU-RC   |                            | NI             | A  |    |  |

Sector Plan Land Use Classification

Growth Policy Plan Designation

| ☐ Development Plan ☐ Use on Review / Sp☐ Residential ☐ Non-Residential  Home Occupation (specify)  |                                    |                    |                  | Related City Permit Number(s |  |
|--|------------------------------------|--------------------|------------------|------------------------------|--|
| Other (specify)  |                                    |                    |                  |                              |  |
| SUBDIVISION REQUEST  |                                    |                    |                  |                              |  |
|  |                                    |                    | Related I        | Rezoning File Number         |  |
| Proposed Subdivision Name  |                                    |                    |                  |                              |  |
| ☐ Combine Parcels  | ☐ Divide Parcel                    |                    |                  |                              |  |
| Unit / Phase Number  | Total                              | Number of Lots Cre | ated             |                              |  |
| ☐ Other (specify)  |                                    |                    |                  |                              |  |
| ☐ Attachments / Additional Requirements  |                                    |                    |                  |                              |  |
| CONTROL TO A THE SHARE WAS A S |                                    |                    |                  |                              |  |
| ZONING REQUEST   |                                    |                    | 1 2 0            | - Di-veri V                  |  |
| ☐ Zoning Change  |                                    |                    |                  | Pending Plat File Number     |  |
| Proposed Zoning  |                                    |                    |                  |                              |  |
| ☐ Plan Amendment Change  |                                    |                    |                  |                              |  |
| Proposed Plan  | Designation(s)                     |                    |                  |                              |  |
| Proposed Density (units/acre)  | Previous Rezoning Requests         |                    |                  |                              |  |
| ☐ Other (specify)  |                                    |                    |                  |                              |  |
| Similar Statements   |                                    |                    |                  |                              |  |
| STAFF USE ONLY   |                                    |                    |                  |                              |  |
| PLAT TYPE  |                                    | Fee 1              | Sperial          | Total                        |  |
| ☐ Staff Review ☐ Planning Commission   |                                    | 0401               | The              |                              |  |
| ATTACHMENTS  |                                    | Fee 2              | C)               | \$1,500                      |  |
| Property Owners / Option Holders   | riance Request                     | 1000000000         |                  | 71,500                       |  |
| ADDITIONAL REQUIREMENTS  ☐ Design Plan Certification (Final Plat)  |                                    |                    |                  |                              |  |
| ☐ Use on Review / Special Use (Concept Plan)   | Ê                                  | Fee 3              |                  |                              |  |
| 그렇게 되었다면 가장 아니는 그 아이들이 얼마나 나는 사람들이 얼마나 아니는 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그 그   |                                    |                    |                  |                              |  |
| ☐ Traffic Impact Study   |                                    |                    |                  |                              |  |
| ☐ Traffic Impact Study ☐ COA Checklist (Hillside Protection)   |                                    |                    |                  |                              |  |
| ☐ COA Checklist (Hillside Protection)  |                                    |                    |                  |                              |  |
|  |                                    |                    |                  |                              |  |
| ☐ COA Checklist (Hillside Protection)  | Cory Griffis                       |                    | 11,              | 24/2021                      |  |
| ☐ COA Checklist (Hillside Protection)  | Cory Griffis<br>Please Print       |                    | <b>11</b> / Date |                              |  |
| COA Checklist (Hillside Protection)  AUTHORIZATION   | Please Print                       | panies.com         | ting 100         |                              |  |
| AUTHORIZATION  Applicant Signature  865-584-0999   | Please Print  coryg@mbicomp  Email |                    | Date             | .0                           |  |
| AUTHORIZATION  Applicant Signature  865-584-0999   | Please Print  coryg@mbicomp  Email |                    | Date             | .0                           |  |
| AUTHORIZATION  Applicant Signature  865-584-0999  Phone Number   | Please Print  coryg@mbicomp  Email |                    | Date             | .0                           |  |
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