



USE ON REVIEW REPORT

▶ **FILE #:** 6-C-22-UR

AGENDA ITEM #: 32

AGENDA DATE: 6/9/2022

▶ **APPLICANT:** MBI COMPANIES, INC.

OWNER(S): Glenn Siler / Knoxville TVA Employpass CU

TAX ID NUMBER: 137 18501

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 7212 Chapman Hwy.

▶ **LOCATION:** Northeast of Chapman Hwy., south of Nixon Rd.

▶ **APPX. SIZE OF TRACT:** 0.98 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Chapman Highway, a major arterial street with an 80-ft of pavement width within a 130-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Stock Creek

▶ **ZONING:** CB (Business and Manufacturing) & SC (Shopping Center)

▶ **EXISTING LAND USE:** Agricultural/forestry/vacant

▶ **PROPOSED USE:** Expansion of TVA Credit Union parking lot

HISTORY OF ZONING: Northern portion of property rezoned from SC (Shopping Center) to CB (Commercial Business) in 1980 (Case 4-BB-80-RZ)

SURROUNDING LAND USE AND ZONING: North: Commercial - C-H-1 (Highway Commercial)

South: Office - SC (Shopping Center)

East: Commercial - CB (Business and Manufacturing) & SC (Shopping Center)

West: Commercial - C-H-1 (Highway Commercial)

NEIGHBORHOOD CONTEXT: This area is a high-trafficked commercial node with retail shopping and extensive surface parking lots.

STAFF RECOMMENDATION:

▶ **Approve the proposed parking lot expansion, subject to 3 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including but not limited to stormwater management requirements.
- 3) Providing a detailed landscaping plan during permitting for review and approval by Planning Commission staff, per comment 1C.

COMMENTS:

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

- A. The General Plan recommends providing trees and minimizing impervious surfaces when developing parking lots.
- B. The South County Sector Plan identifies Chapman Highway as a corridor that would benefit from public and private planting programs for roadside trees and parking lot landscaping. The sector plan also emphasizes this segment of Chapman Highway as an area where continued commercial development should be limited due to topography and access issues.
- C. The area where the parking lot is proposed to be developed is outside the Hillside Protection (HP) area, and has been cleared of trees for development. There are several newly planted trees south of where the parking lot is proposed. The site plan appears to leave room for most of these new trees to remain, but a detailed landscaping plan ensuring their preservation and specifying any additional landscaping should be provided at permitting to guarantee consistency with the vegetative goals of the sector plan and the General Plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

- A. The CB (Business and Manufacturing) zoning provides for a wide range of business and manufacturing uses. The nature of such businesses is to attract large volumes of automobile and truck traffic. Hence, they are not properly associated with, nor compatible with residential or institutional uses or with other uses that require an environment free of noise, odors and congestion.
- B. The SC (Shopping Center) zoning is intended to encourage and insure the development of unified retail shopping centers which will promote the public health, safety, morals, and general welfare for the citizens of the county.
- C. The proposed parking lot is in harmony with the above zoning ordinance descriptions.

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 parking lot is compatible with the character of the commercial area where it is proposed.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

- A. The proposed parking lot expansion is not anticipated to significantly injure the value of adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

- A. The parking lot will not draw additional traffic through residential areas.

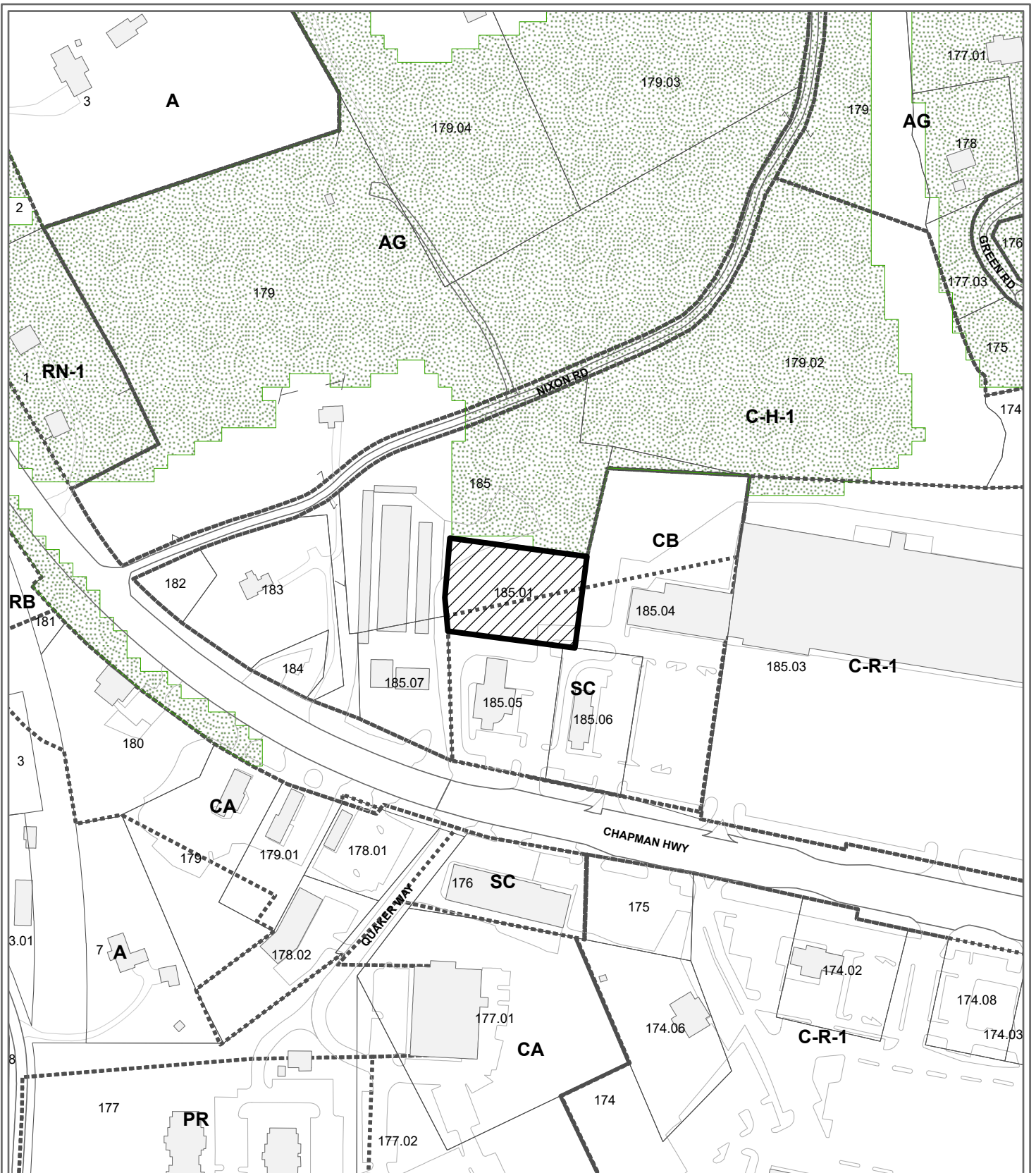
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

- A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: Not required.

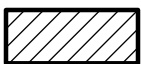
ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knoxville-Knox County Planning Commission. The date of the Knoxville-Knox County Planning Commission hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**6-C-22-UR
USE ON REVIEW**

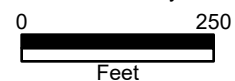
Petitioner: MBI Companies, Inc.



Expansion of TVA Credit Union parking lot in CB (Business and Manufacturing) & SC (Shopping Center)

Map No: 137

Jurisdiction: County



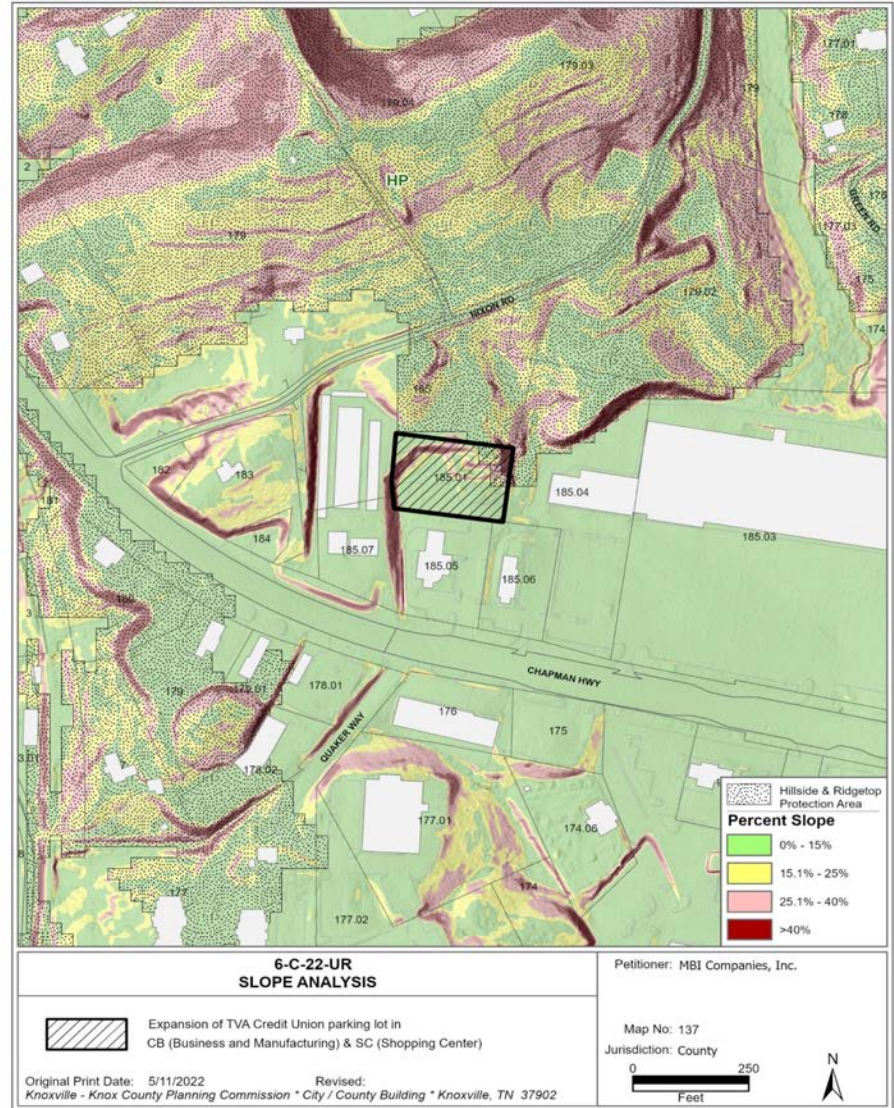
Original Print Date: 5/5/2022

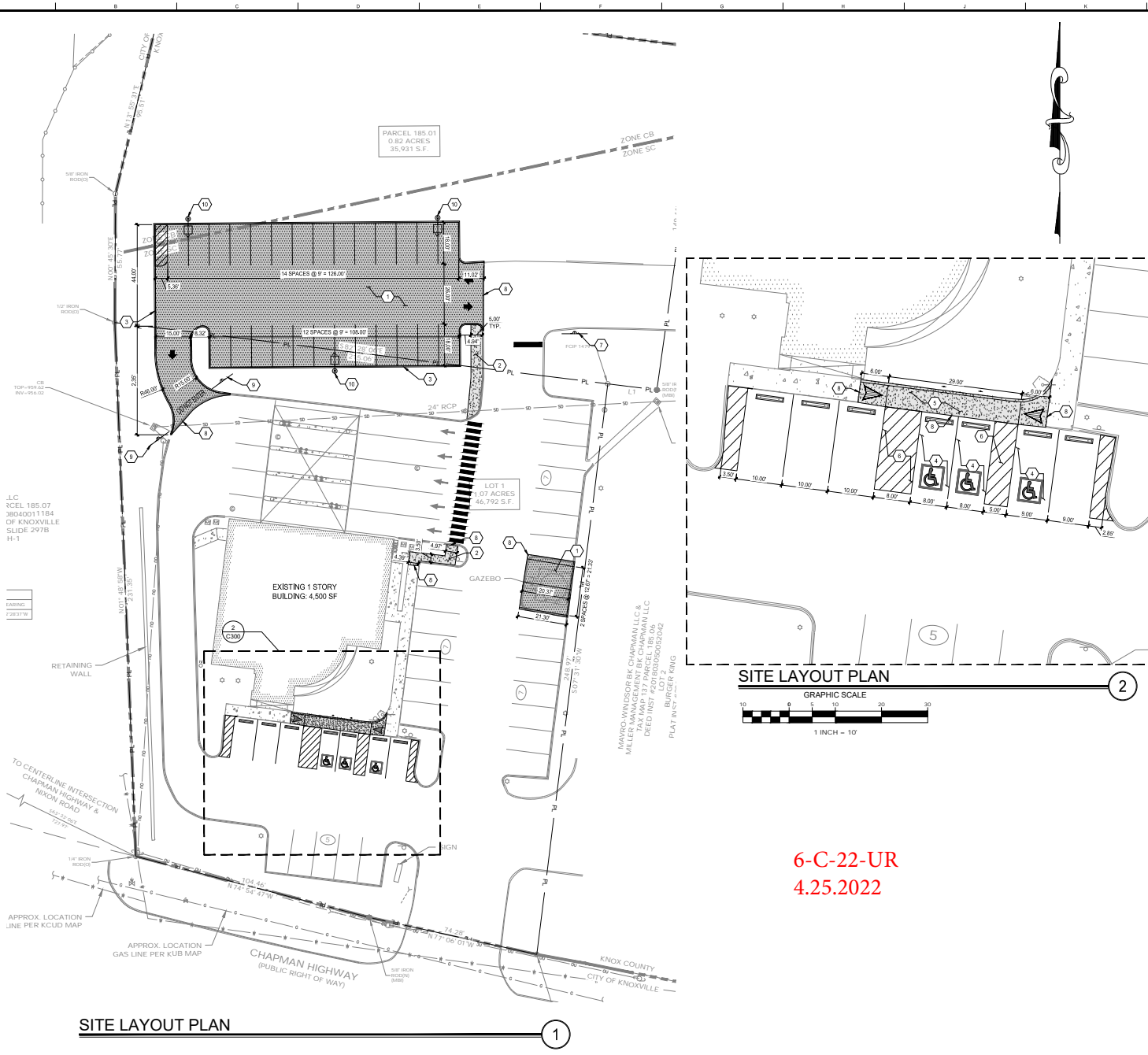
Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

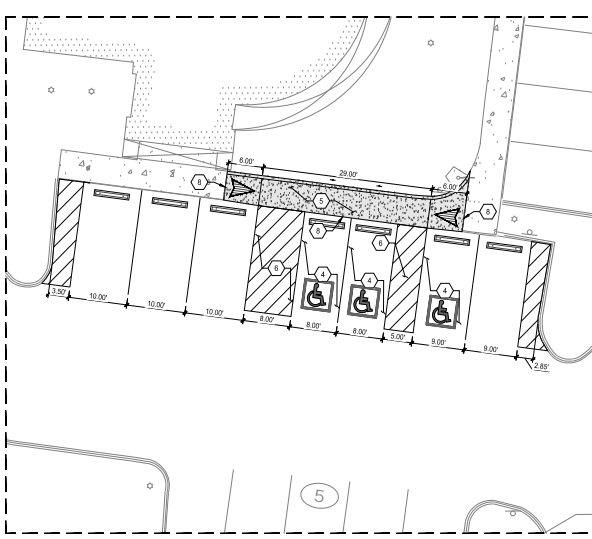
CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	0.98		
Non-Hillside	0.86	N/A	
0-15% Slope	0.03	100%	0.0
15-25% Slope	0.03	50%	0.0
25-40% Slope	0.03	20%	0.0
Greater than 40% Slope	0.03	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	0.12	Recommended disturbance budget within HP Area (acres)	0.1
		Percent of HP Area	0.4

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	0.86	n/a	n/a
0-15% Slope	0.03	4.00	0.1
15-25% Slope	0.03	2.00	0.1
25-40% Slope	0.03	0.50	0.0
Greater than 40% Slope	0.03	0.20	0.0
Ridgetops	0.00	3.00	0.0
Subtotal: Sloped Land	0.12		0.2
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	0.98	n/a	n/a
Proposed Density (Applicant)	0.98	n/a	n/a





SITE LAYOUT PLAN



SITE LAYOUT PLAN

6-C-22-UR
4.25.2022

GENERAL SHEET NOTES:

1. ALL RADIUS NOT LABELED ARE TO BE R3.00'

SITE LEGEND

- PAINTED DIRECTIONAL ARROWS, COLOR TO BE WHITE
- PAINTED STOP BAR, COLOR TO BE WHITE
- PAINTED PEDESTRIAN CROSSWALK, COLOR TO BE WHITE
- PAINTED DO NOT ENTER LETTERS, COLOR TO BE WHITE

SITE KEYED NOTES

- 1 HEAVY DUTY ASPHALT PAVING
- 2 CONCRETE SIDEWALK
- 3 CONCRETE CURB
- 4 ADA COMPLIANT PARKING SPACE
- 5 ADA COMPLIANT DOUBLE CONCRETE RAMP
- 6 PAINTED NO PARKING AREA, COLOR TO BE WHITE
- 7 POLE MOUNTED 'STOP' SIGN
- 8 PROVIDE SMOOTH TRANSITION TO EXISTING SURFACE
- 9 POLE MOUNTED 'DO NOT ENTER' SIGN
- 10 PROPOSED SITE LIGHTING

AREAS & CALCULATIONS

IMPERVIOUS AREA			
EXISTING	PROPOSED	TOTAL INCREASE	
Acres	Acres	Acres	Acres
1.02	1.24	0.22	
44,375 sqft	53,822 sqft	9,447 sqft	

DISTURBED AREA		DISTURBED AREA	
TOTAL SITES AREA	Acres	Acres	Acres
1.00	1.00	0.29	0.71
43,720 sqft		12,858 sqft	


MBI

ENGINEER

MBI COMPANY, INC.
 299 N. WILSON BLVD.
 KNOXVILLE, TN 37919

PHONE: (615) 584-9200
 FAX: (615) 584-2313
 WEB: www.mbiengineer.com

CONSULTANT



MATTHEW D. MBI
 PROFESSIONAL ENGINEER
 STATE OF TENNESSEE
 NO. 16122

PROJECT INFORMATION

PROJECT: **TVA EMPLOYEES CREDIT UNION SOUTH**

PROJECT ADDRESS: **703 CHAPMAN HWY, KNOXVILLE, TN 37903**

PROJECT NO.: **210176.01**

ACTIVE DESIGN PHASE

- DESIGN REVIEW ONLY FOR PERMITTING ONLY
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION PERMITS
- CONSTRUCTION DOCUMENTS
- AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

SHEET INFORMATION

SHEET ISSUED: **04/20/2022**

DESIGNED BY: **MB**

DRAWN BY: **MB**

REVIEWED BY: **CBT**

SHEET TITLE:

811

Know what's below.
 Call before you dig.
 In Tennessee call 811 or 1-800-351-1111

GRAPHIC SCALE

1 INCH = 20'

SITE LAYOUT PLAN

SHEET NO. **C300**

Exhibit A. 6-C-22-UR Contextual Images

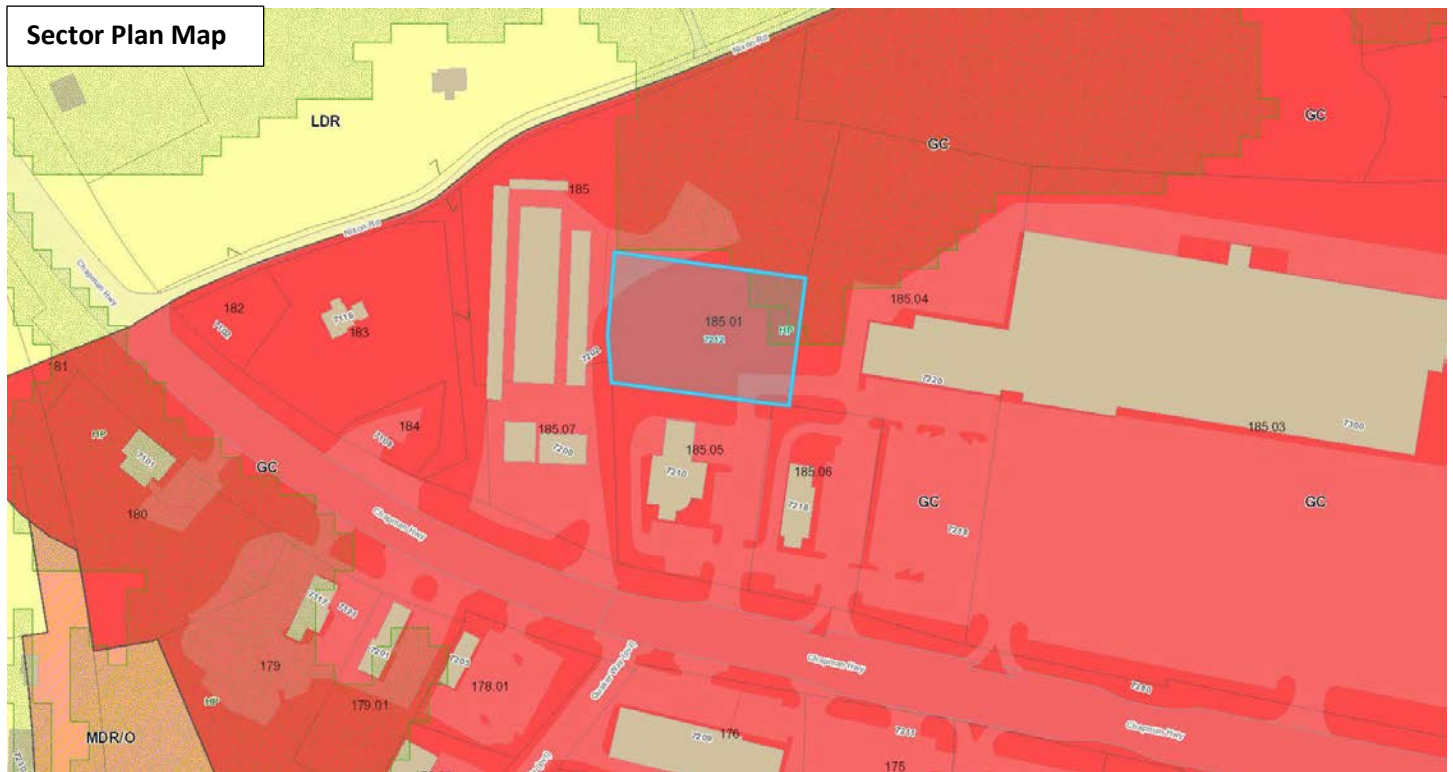
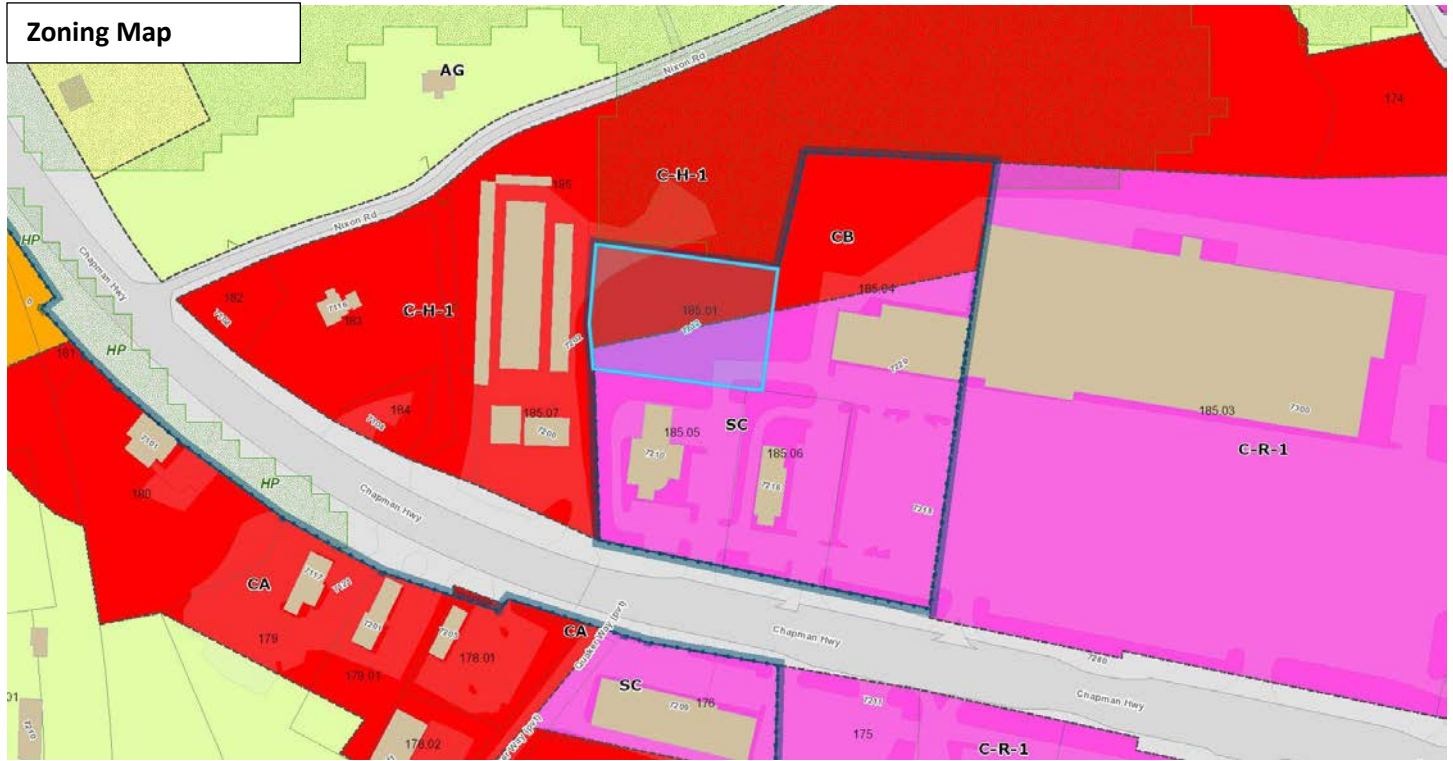
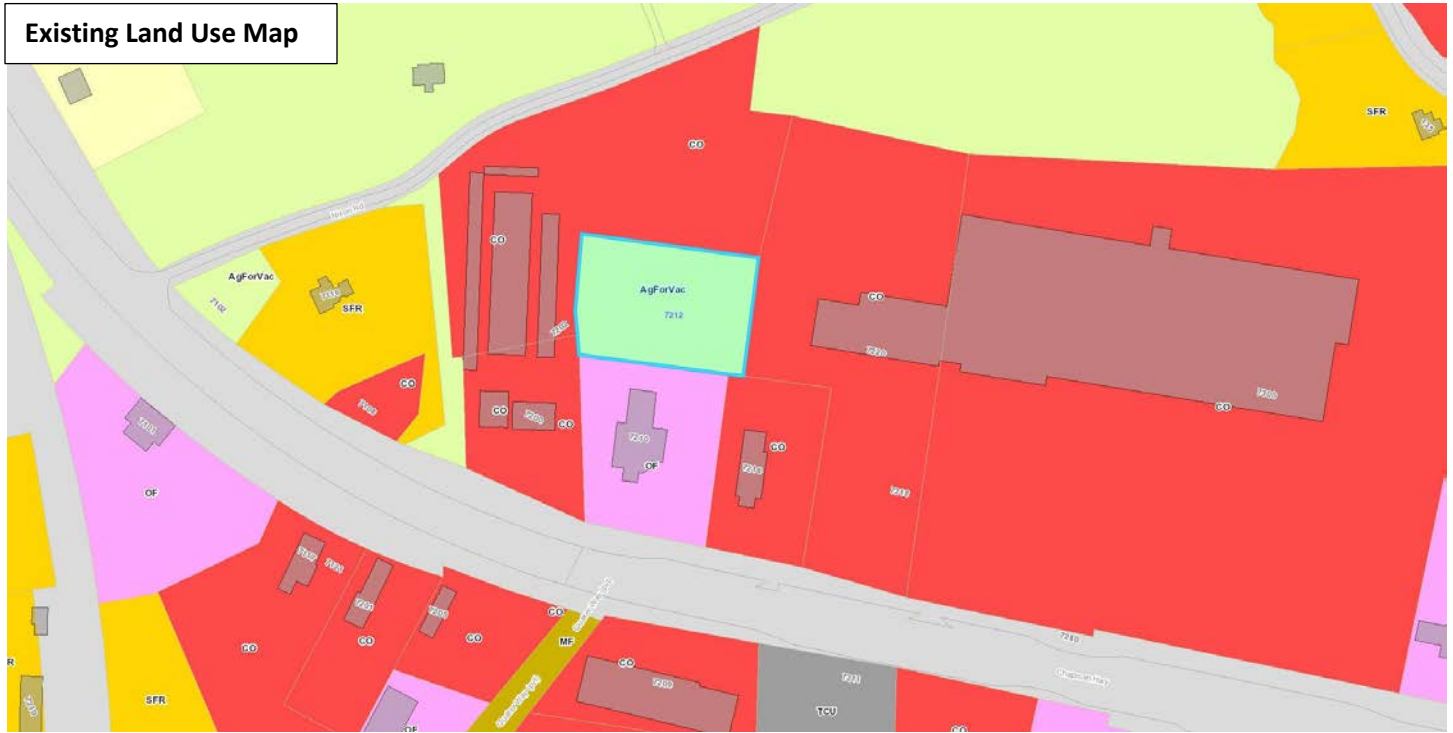


Exhibit A. 6-C-22-UR Contextual Images



(1) Download and fill out this form at your convenience.
(2) Sign the application digitally (or print, sign, and scan).

(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



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP OYP
- Rezoning

MBI Companies, Inc

Applicant Name		Affiliation
04/25/2022	June 9, 2022	File Number(s)
Date Filed	Meeting Date (if applicable)	6-C-22-UR

CORRESPONDENCE *All correspondence related to this application should be directed to the approved contact listed below.*

- Applicant Property Owner Option Holder Project Surveyor Engineer Architect/Landscape Architect

Chris Triko, P.E.		MBI Companies, Inc	
Name	Company		
299 N. Weisgarber Rd	Knoxville	TN	37919
Address	City	State	ZIP
865-584-0999	ctriko@mbicompanies.com		
Phone	Email		

CURRENT PROPERTY INFO

Knoxville TVA Employees Credit Union	P.O. BOX 36027, Knoxville, TN 37930	865-544-5400
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
7212 Chapman Hwy	137 18501	
Property Address	Parcel ID	
Y KUB	Y Knox Chapman	n
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

NE of Chapman Hwy, S of Nixon Rd, Landlocked parcel		0.98 Ac
General Location		Tract Size
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	9 CB/SC	Vacant Land
District	Zoning District	Existing Land Use
South County	GC	Urban Growth Boundary
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) _____

Expansion of TVA Credit Union parking lot

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

- Combine Parcels Divide Parcel

Unit / Phase Number _____

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0401	\$1,500.00	\$1,500.00
Fee 2		
Fee 3		

AUTHORIZATION

MBI Companies, Inc

Applicant Signature

Please Print

Date

865-584-0999

ctriko@mbicompanies.com

Phone Number

Email

Property Owner Signature

CT

Glenn Siler- Knoxville TVA Employees CU

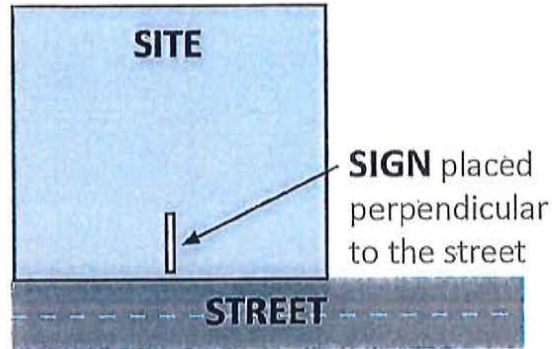
4/20/2022

Please Print

Date

4/26/2022 swm

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

May 25th and June 10th
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: MBI Companies, Inc

Date: 4/26/22

File Number: 6-C-22-UR

Sign posted by Staff

Sign posted by Applicant