



SPECIAL USE REPORT

► **FILE #:** 8-F-25-SU

AGENDA ITEM #: 25

AGENDA DATE: 8/14/2025

► **APPLICANT:** LYNN HOLT

OWNER(S): Lynn Holt ORNL Federal Credit Union

TAX ID NUMBER: 82 D S 007

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 3634 E MAGNOLIA AVE

► **LOCATION:** South side of E Magnolia Ave, west side of Lakeside St, north side of Linden Ave

► **APPX. SIZE OF TRACT:** 0.97 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A (Within City Limits)

ACCESSIBILITY: Access is via East Magnolia Avenue, a major collector with a pavement width which varies between 21 ft and 34 ft within a 110-ft right-of-way, and Linden Avenue, a local street with a pavement width of 30 ft within a right-of-way which varies from 50 ft to 55 ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Loves Creek

► **ZONING:** C-G-2 (General Commercial)

► **EXISTING LAND USE:** Office

► **PROPOSED USE:** Drive-through facility for a financial institution

HISTORY OF ZONING: None noted.

SURROUNDING LAND
USE AND ZONING:

North: Office - C-G-2 (General Commercial)

South: Single family residential, multifamily residential - RN-5 (General Residential Neighborhood), O (Office)

East: Commercial - C-G-2 (General Commercial)

West: Agriculture/forestry/vacant land, commercial - C-G-2 (General Commercial)

NEIGHBORHOOD CONTEXT: This area is characterized by a mix of residential and commercial uses. Residential uses are comprised of a mix of single family and multifamily dwellings on small and medium suburban style lots. Commercial uses include small scale office and retail within the neighborhoods along Martin Luther King Jr Avenue and larger scale operations concentrated on the commercial corridor along Magnolia Avenue.

STAFF RECOMMENDATION:

- **Approve the request for a drive-through facility in the C-G-2 (General Commercial) district, subject to 4 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2) Meeting all applicable requirements of the City of Knoxville Engineering Department.
- 3) Meeting all applicable requirements of the City of Knoxville Plans Review and Inspections Department.
- 4) Installing the landscape as shown on the plan. Species diversity and other requirements of Article 12 (Landscape) shall be verified during the permitting phase.

COMMENTS:

The applicant proposes to reconfigure a drive through facility at the ORNL Federal Credit Union branch in the Burlington area. The existing attached canopy, which currently accommodates two vehicles, will be removed. In its place, a detached canopy featuring three car bays is proposed.

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

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE GENERAL PLAN AND THE ONE YEAR PLAN.

A. This part of the Magnolia Avenue corridor primarily includes a mix of commercial and office uses. The proposed drive-through replaces an existing drive-through structure and is consistent with the General Plan's Development Policy 9.3, to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

B. The proposed use is consistent with the One Year Plan and East City Sector Plan's MU-SD EC-2 (Mixed Use - Special District, Magnolia Avenue) land use classification, which recommends a mix of residential, office, and commercial uses along Magnolia Avenue. The land use designation emphasizes a pedestrian-friendly environment, and the property is bordered by sidewalks on three sides. The applicant is proposing a sidewalk connection from Magnolia Avenue as part of this proposal.

C. The Magnolia Avenue Corridor Plan (2009) proposed a conceptual form-based land use plan for this area, as described on p. 47 of the plan. The MA6 (Magnolia Avenue 6 Area) designation of this property is meant for areas of intense development with a front setback of 10- 25 ft and a minimum building height of two stories. The plan has additional recommendations for the Burlington Area that encourage consistent landscaped yard spaces (p. 40-41). The proposed landscape plan includes trees and shrubs along the frontage of Magnolia Avenue and is consistent with the corridor plan.

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

A. The C-G zoning district is intended to provide for a heterogeneous mix of retail, personal service, office, and residential uses within and along Knoxville's commercial nodes and corridors. It also intends to promote mixed-use development in a pedestrian-oriented environment that recalls the City's traditional business districts, and offers flexibility in the creation of integrated commercial, office, and residential spaces.

B. With the recommended conditions, the drive-through facility meets all applicable requirements of the zoning ordinance, including Article 5.3 (Dimensional Standards), Article 5.4 (Design Standards), and Article 9.3.F (Principal Use Standards). For example, a sidewalk connection is proposed to ensure safe pedestrian access from the public right-of-way, as required by Article 5.4.A.

C. The Board of Zoning Appeals has approved a variance to increase the minimum required corner side setback in the C-G-2 zoning district from a build-to zone of 0-20 ft to 248 ft (BZA-25-0051).

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 existing one-story building with an attached drive-through canopy has operated as a financial location at this location since 2008. The proposed drive-through facility is consistent with the corridor's office and commercial character.

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 proposed reconfiguration of a drive-through facility is not anticipated to have any significant adverse impacts. The proposed use is required to comply with Article 10.2 (Exterior Lighting) and Article 10.5 (Environmental Performance Standards), which regulate light, noise, odor, dust, air pollution, and odor impacts.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed drive-through facility will access Magnolia Avenue and Linden Avenue. Although several residential properties are accessed off of Linden Avenue, most of the traffic is expected to use Magnolia Avenue, a major arterial street.

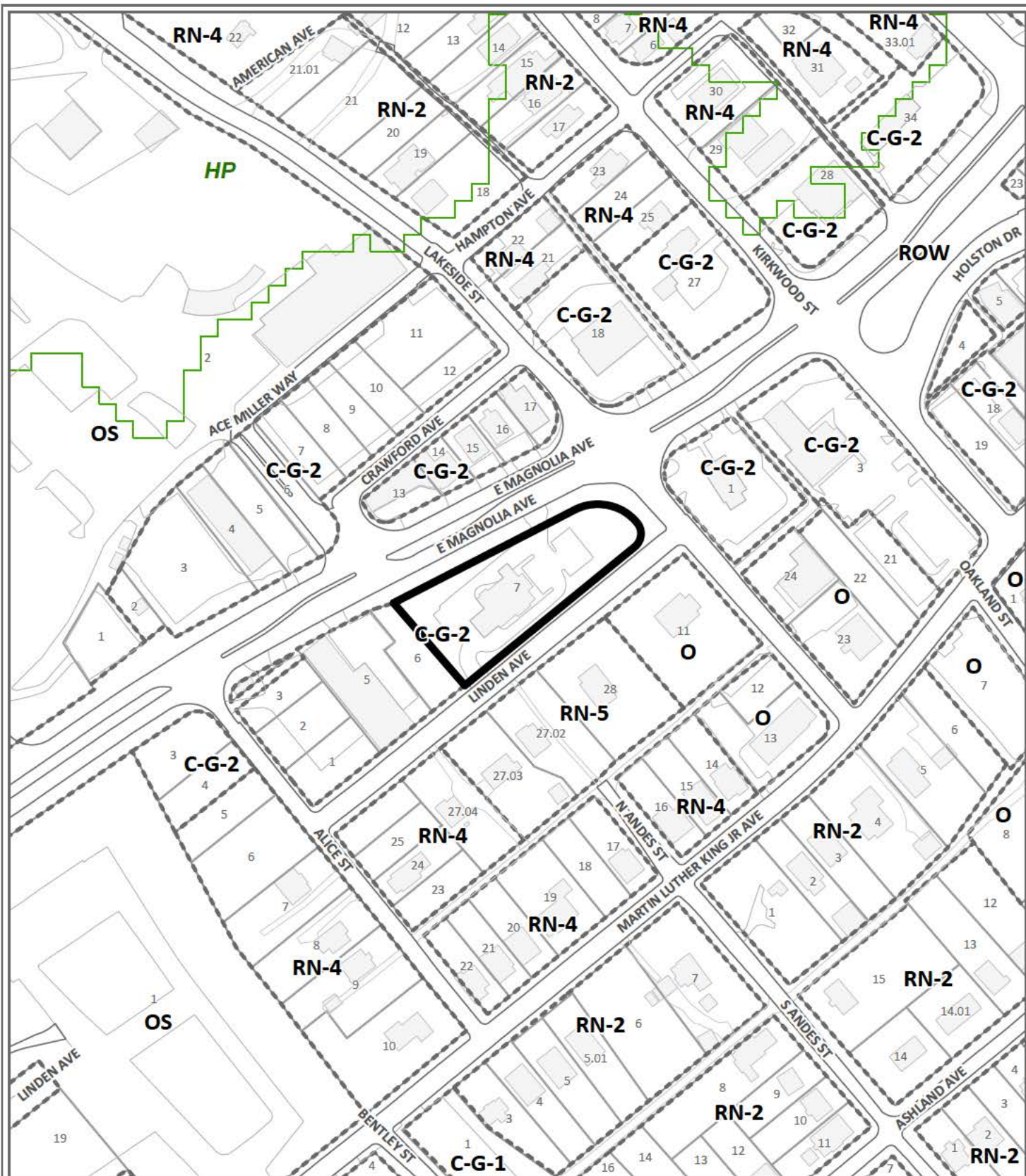
6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the vicinity that could be a potential hazard or create an undesirable environment for the proposed use on this site.

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 City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



SPECIAL USE

8-F-25-SU

Petitioner: Lynn Holt



Drive-through facility for a financial institution in C-G-2 (General Commercial)

Original Print Date: 6/27/2025

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

Map No: 82

Jurisdiction: City

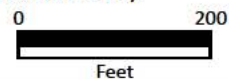
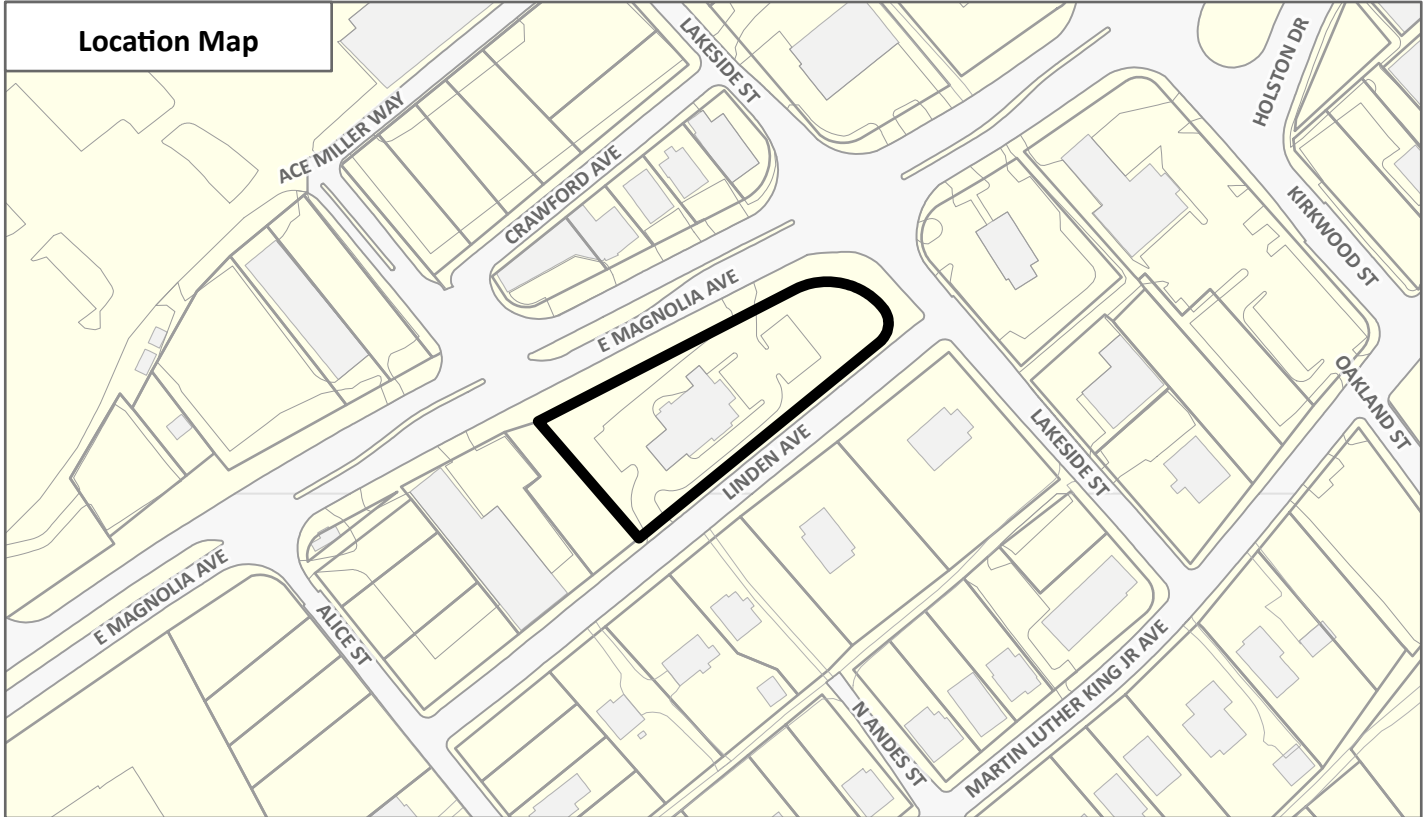


Exhibit A. Contextual Images

Location Map



Aerial Map





CONTEXTUAL MAPS 1

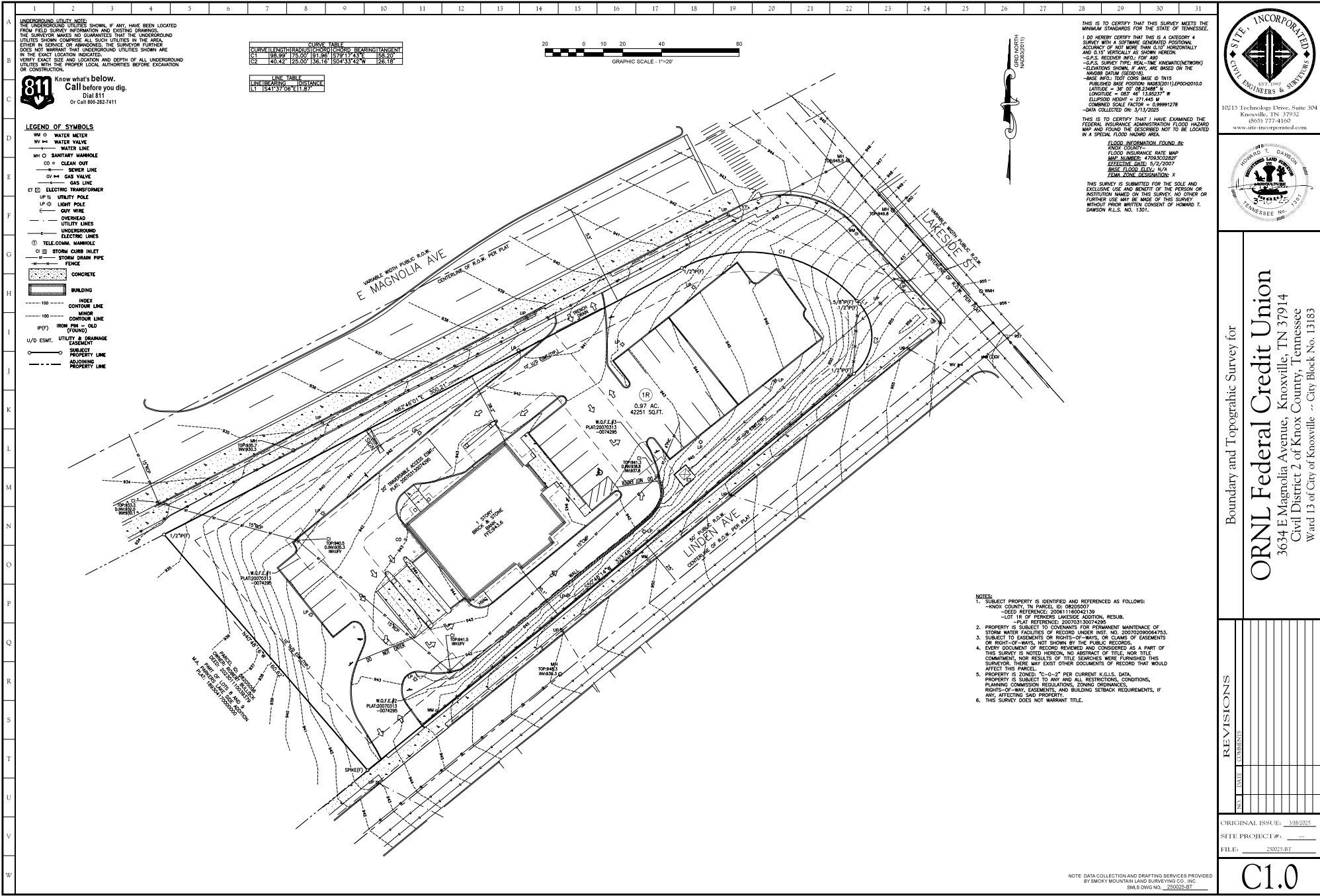
8-F-25-SU



Case boundary



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A	<div>Special Use Plans for ORNL Federal Credit Union New ITM Canopy & Building Renovation 3634 E Magnolia Avenue Knoxville, Tennessee 37914 Owner: ORNL Federal Credit Union PO Box 365 Oak Ridge, Tennessee 37830 (865)425-2709</div>																															 <div>10215 Technology Drive, Suite 304 Knoxville, TN 37932 (865) 777-4160 www.site-incorporated.com</div>																													
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UNDERGROUND UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.

811 Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411

CURVE TABLE				
CURVE	LENGTH	BEGINNING	END	BEARING/TANGENT
C1	108.99	125.00	111.99	157°17'43"E
C2	40.42	125.00	16.18	150°33'42"W

LINE TABLE	
LINE	DISTANCE
L1	1547.37
L2	117.87



THIS IS TO CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR THE STATE OF TENNESSEE.
I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 4 SURVEY WITH A SOFTWARE GENERATED POSITION. ACCURACY OF NO MORE THAN 0.15' HORIZONTAL AND 0.15' VERTICAL AS SHOWN HEREON.
-S.P.S. SURVEY TYPE: REAL-TIME KINEMATIC (NETWORK)
-ELEVATION SHOWN, IF ANY, ARE BASED ON THE NAD83 DATUM (GEOID16).
-BASE INFO: TOOL CODE: 010111EP000001010
-ELEVATION: 16.05' (6.2144' M)
-LONGITUDE: 108° 48' 13.0033" W
-UTM ZONE: 18Q UTM
-COMMAND SCALE FACTOR: 0.99991278
-DATA COLLECTED ON: 3/13/2023
THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.
FLOOD INSURANCE RATE MAP
FLOOD INSURANCE RATE MAP
MAP NUMBER: 4709020207
EFFECTIVE DATE: 5/12/2007
FLOOD ELEVATION: N/A
FLOOD ZONE DESCRIPTION: X
THIS SURVEY IS SUBMITTED FOR THE SOLE AND EXCLUSIVE USE AND BENEFIT OF THE PERSON OR INSTITUTION NAMED ON THIS SURVEY. NO OTHER OR FURTHER USE MAY BE MADE OF THIS SURVEY WITHOUT PRIOR WRITTEN CONSENT OF HOWARD T. DAWSON R.L.S. NO. 1301.

10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
www.site-incorporated.com

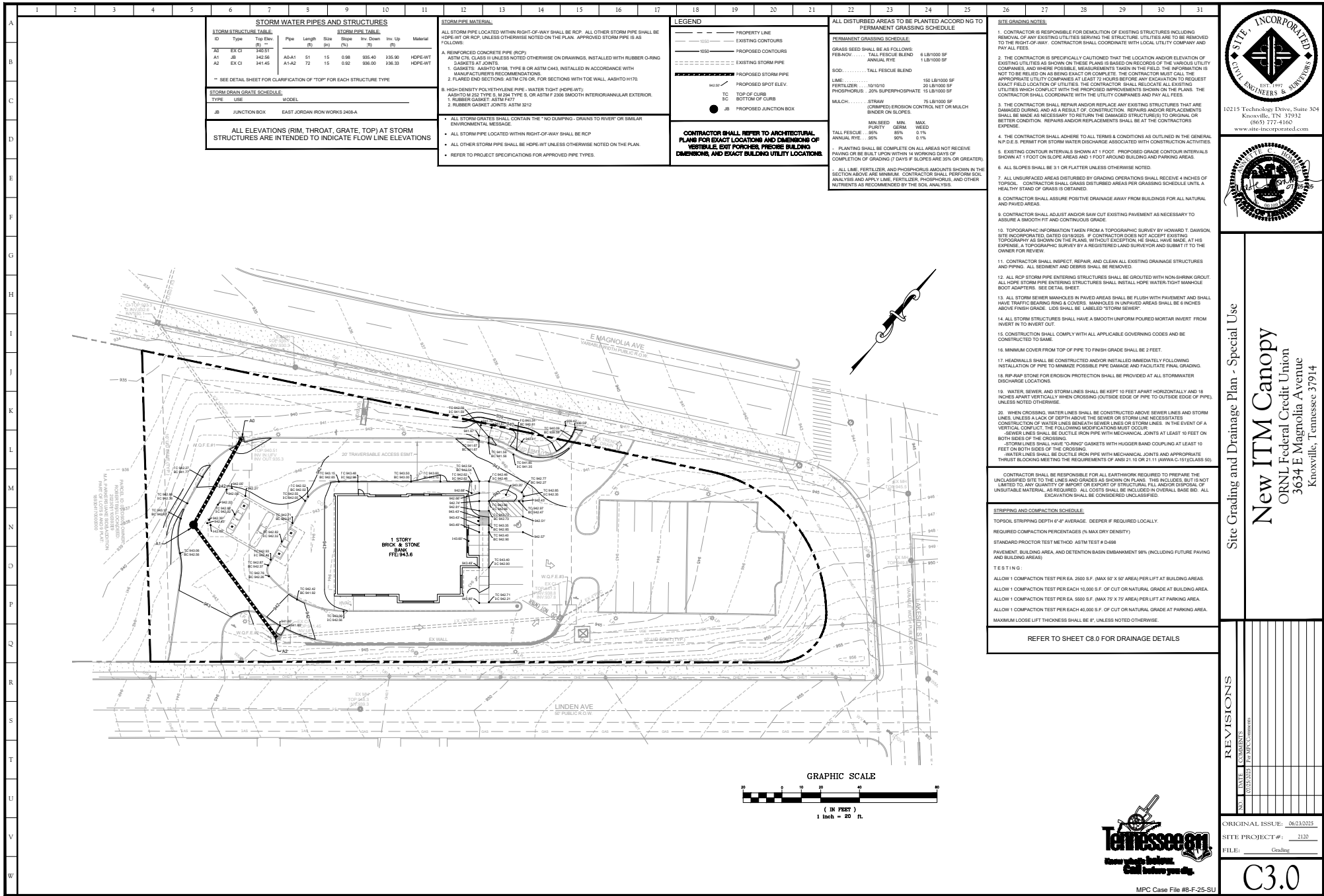
Boundary and Topographic Survey for
ORNL Federal Credit Union
3634 E Magnolia Avenue, Knoxville, TN 37914
Civil District 2 of Knox County, Tennessee
Ward 13 of City of Knoxville -- City Block No. 13183

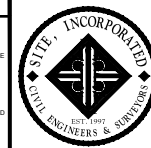
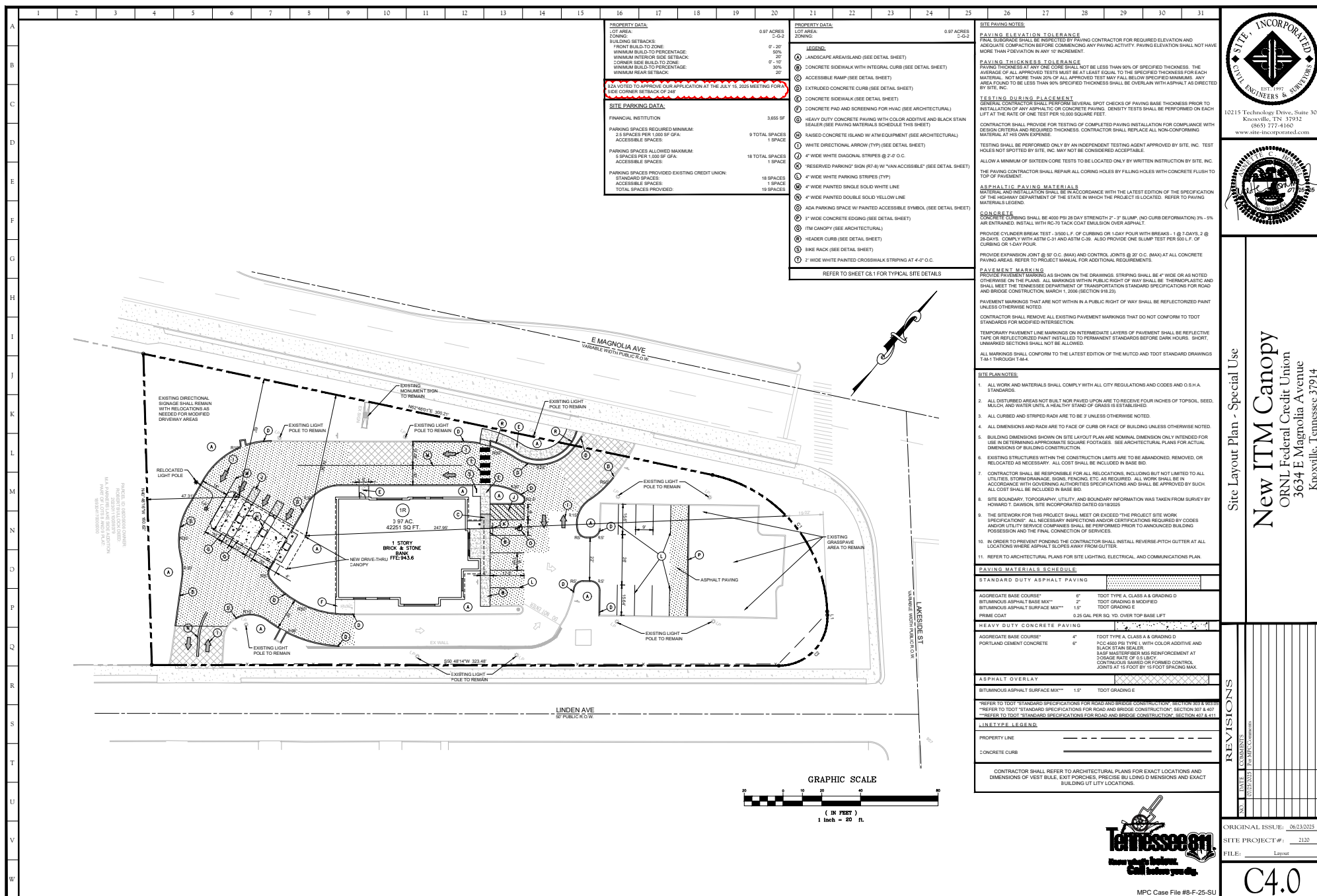
- NOTES:
- SUBJECT PROPERTY IS IDENTIFIED AND REFERENCED AS FOLLOWS:
-KNOX COUNTY, TN PARCEL ID: 08025001
-DEED REFERENCE: 200611160042139
-LOT 1B OF FOREVER LAKESIDE ADDITION, RESUB.
-PLAT REFERENCE: 200703130074295
 - PROPERTY IS SUBJECT TO COVENANTS FOR PERMANENT MAINTENANCE OF STORM WATER FACILITIES OF RECORD UNDER INST. NO. 200702090064753.
 - SUBJECT TO EASEMENTS OR RIGHTS-OF-WAY, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - PROPERTY IS ZONED: "C-G-2" PER CURRENT K.G.L.S. DATA. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 - THIS SURVEY DOES NOT WARRANT TITLE.

REVISIONS	
NO.	DATE

ORIGINAL ISSUE: 3/18/2024
SITE PROJECT #: _____
FILE: 230025-BT

C1.0





10215 Technology Drive, Suite 304
Knoxville, TN 37932
(865) 777-4160
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Site Layout Plan - Special Use

New ITM Canopy
ORNL Federal Credit Union
3634 E Magnolia Avenue
Knoxville, Tennessee 37914

REVISIONS

ORIGINAL ISSUE: 06/23/2025

FILE: Layout

Q4

C4.C

MPC Case File #8 F 25 S1



LARSON
• KARLE
ARCHITECTS

3 East College Drive, Suite 200, PA 15203
412-681-1000
412-681-1001
412-681-1002
412-681-1003
412-681-1004
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412-681-1018
412-681-1019
412-681-1020



MUNICIPAL

ADDENDUMS	
Date	Name



Project

ORNL
FEDERAL
CREDIT UNION
EAST KNOXVILLE
3654 E. MAGNOLIA AVE.
KNOXVILLE, TN 37914
Title
LANDSCAPE PLAN

Date
2025.07.25

Project Number
25002

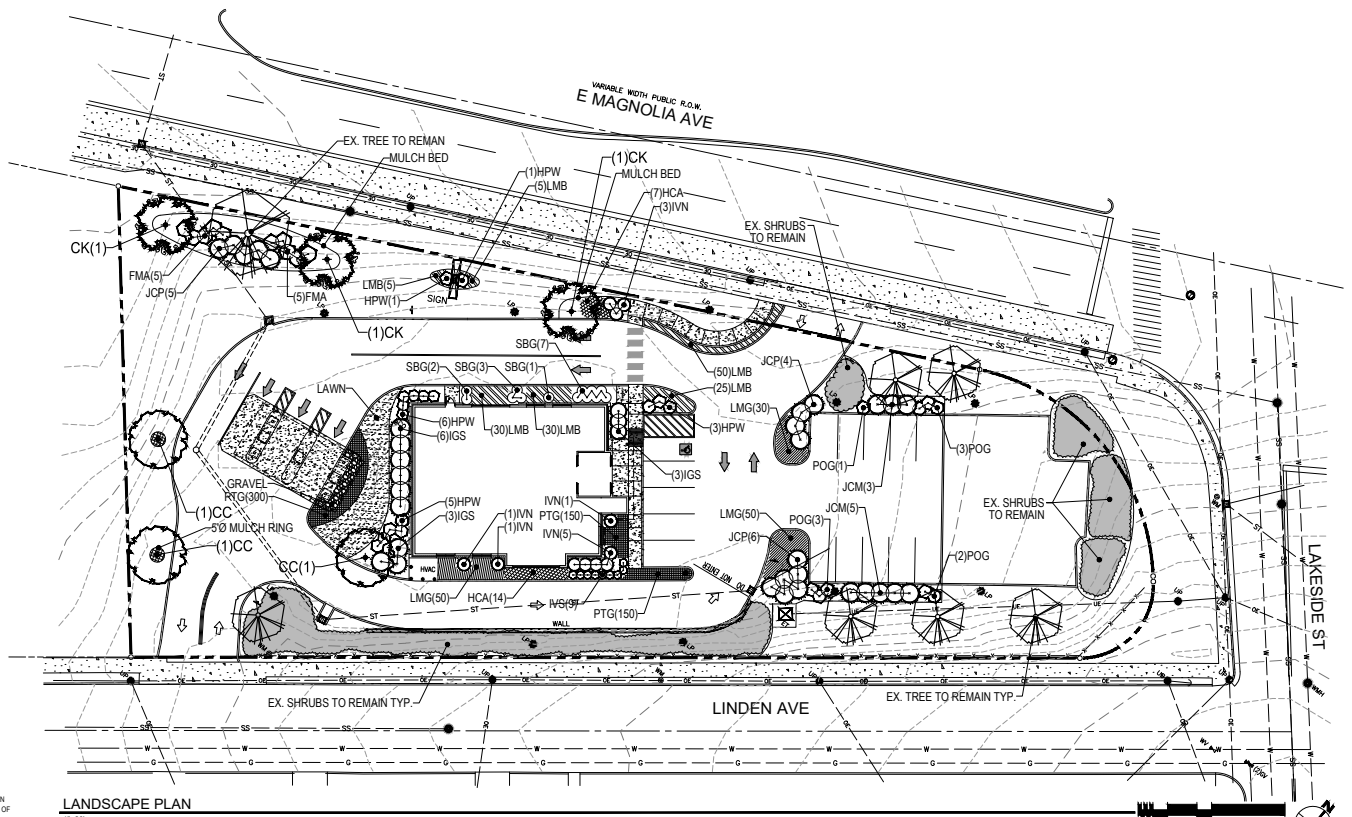
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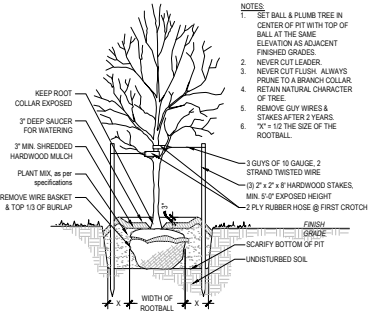
ARCHITECTS • RECORDS/DESIGN
LANDSCAPE ARCHITECTURE • SPACE PLANNING

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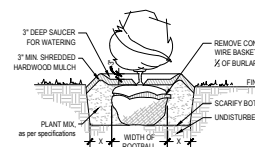
LANDSCAPE PLAN

1"=20'



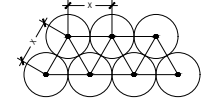
P1 TYPICAL DECIDUOUS TREE PLANTING

NTS



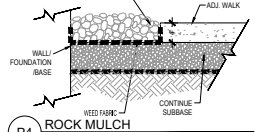
P2 TYPICAL SHRUB PLANTING

NTS



P3 TYPICAL PLANT SPACING

NTS



P4 ROCK MULCH

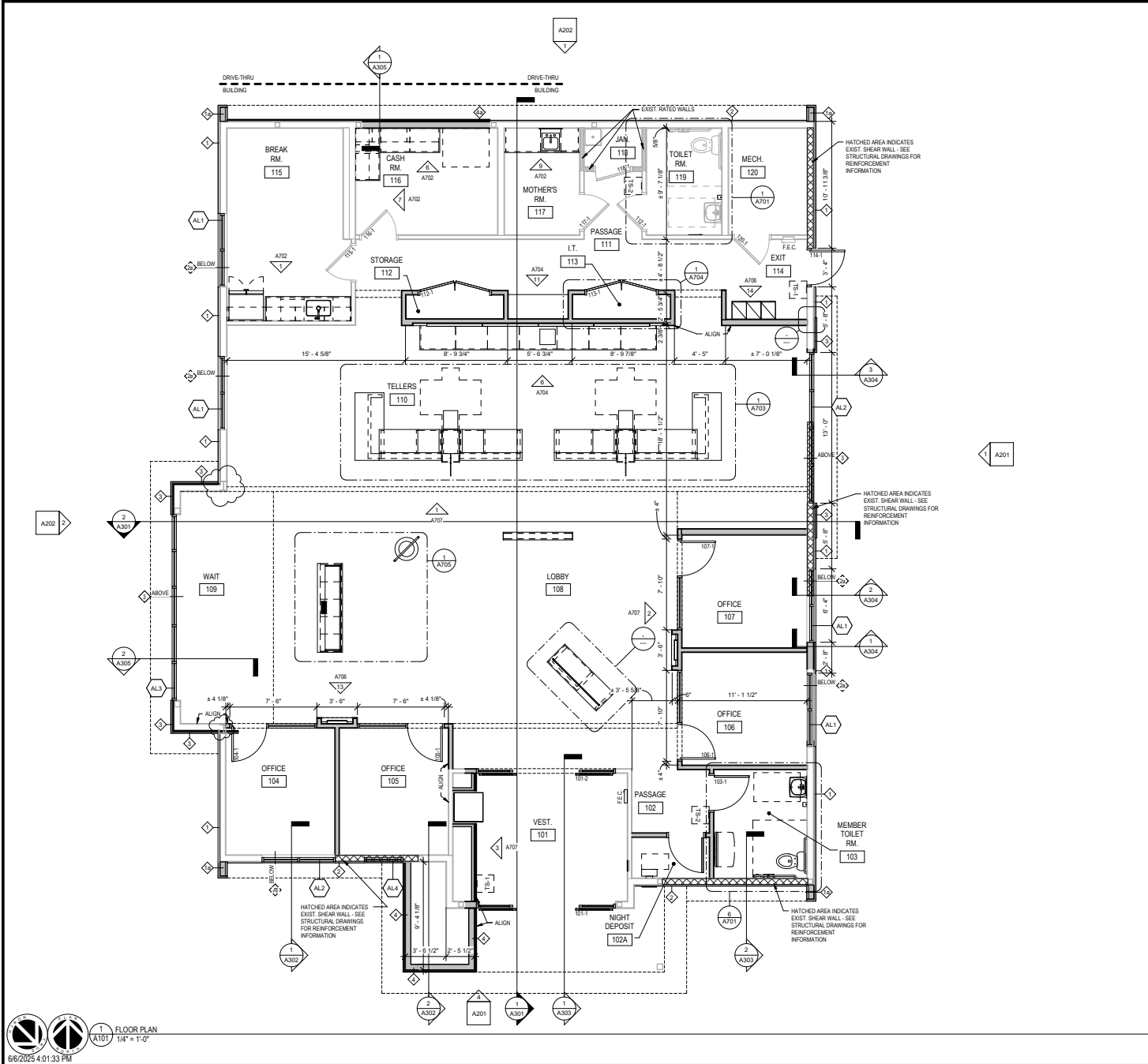
NTS

LANDSCAPE NOTES:

1. PLANTING SHALL BE IN ACCORDANCE WITH THE RECOMMENDED PRACTICE OF THE AMERICAN SOCIETY OF NURSERYMEN.
2. PLANTS SHALL MAINTAINED AND GUARANTEED FOR ONE CONTINUOUS PLANTING SEASON, FROM THE TIME OF INSTALLATION.
3. FOR ANY LANDSCAPE AREA DESIGNATED TO REMAIN, WHETHER ON OR OFF-SITE, REMOVE WEEDS, ROCKS, CONSTRUCTION MATERIALS, ETC.
4. CLEAN UP OF DEBRIS AND RESTORATION SHALL INCLUDE AREAS WITHIN AND BEYOND THE PROPERTY LINES, INCLUDING BUT NOT LIMITED TO RIGHT-OF-WAYS, CURBS AND GUTTERS, ETC.
5. SCARIFY ALL AREAS PRIOR TO TOPSOIL PLACEMENT.
6. TOPSOIL SHALL NOT BE PLACED OR WORKED WHILE FROZEN OR WET.
7. PLACE TOPSOIL UNIFORMLY TO PREVENT UNEVEN SETTLEMENT.
8. DEPTH OF TOPSOIL IS TO BE:
 - 8.1. A MINIMUM OF TEN (10) INCHES IN PLANTING BEDS.
 - 8.2. A MINIMUM OF FOUR (4) INCHES IN LAWN AREAS.
9. FINISHED GRADES SHALL BE INSTALLED ONE (1) INCH LOWER THAN THE TOP OF THE SURROUNDING CURBS AND SIDEWALKS.
 - 9.1. ISLANDS SHALL BE INSTALLED ONE (1) INCH LOWER THAN THE TOP OF THE SURROUNDING CURBS AND SIDEWALKS.
 - 9.2. SLAB ON GRADE STRUCTURES SHALL BE FOUR (4) INCHES BELOW FINISHED FLOOR ("TO TOP OF MULCH).
10. PLANTING BEDS ARE DEFINED AS ANY AREA WITHIN THE PROJECT THAT IS NOT A HARD SURFACE, STRUCTURE, OR GRAPHICALLY SHOWN TO BE SOODED OR SEODED.
11. PROVIDE A WEED MAT FOR ALL PLANTING AREAS.
12. COORDINATE INSTALLATION OF TREES AND SHRUBS WITH UNDERGROUND UTILITIES, LOT LIGHTS, UNDERGROUND STORM SYSTEM, ETC.
13. ALL TREES SHALL BE PLANTED AND MAINTAINED TO GROW UPRIGHT AND PLUMB.
14. FREE STANDING CANOPY TREES (as shown) SHALL HAVE A MULCH RING OF FIVE (5) FEET IN DIAMETER (MAX).
15. MULCH PLANTING BEDS A MINIMUM OF THREE (3) INCHES DEEP WITH ORGANIC MULCH FREE OF DILETERIOUS MATERIALS AND SUITABLE FOR TOP DRESSING OF TREES, SHRUBS, AND OTHER PLANT MATERIALS. MULCH MATERIAL SHALL BE AGED SHREDDED HARDWOOD OR GROUND SHREDDED BARK.
16. SEE EROSION & SEDIMENTATION CONTROL DETAILS FOR TEMPORARY SEEDING REQUIREMENTS.
17. SEE EROSION & SEDIMENTATION CONTROL PLANS FOR TYPE AND LOCATION OF EROSION CONTROL BLANKETS AND OTHER EROSION CONTROL MEASURES.

PLANT LIST:

Qty	SYM	Botanical Name	Common Name	Size	Type	Comment	On-Center Spacing inches / feet
6 TREES							
50.0%	3	CC	Cercis canadensis	Eastern Redbud	2.5' cal	B&B	as shown
50.0%	3	CK	Coronilla	Kousa Dogwood	6-7' H	B&B	clump as shown
124 SHRUBS							
8.1%	10	1MA	Ichthyopanax x Mount Airy	Mount Airy Ichthyopanax	#3	cont.	18" min. 48 in. 4 ft.
12.9%	16	HPW	Hydrangea paniculata White Diamond	White Diamond Hydrangea	#5	cont.	30" 42 in. 3.5 ft.
16.9%	21	HCA	Hydrangea calcyculum	Aronnbeard St. Johnswort	#1	cont.	30" 48 in. 4 ft.
9.7%	12	IGS	Ilex glabra 'Shamrock'	Shamrock holly	#5	cont.	30" 48 in. 4 ft.
8.9%	11	IVN	Ilex verticillata 'Naked'	Dwarf Yaupon	#3	cont.	20" 48 in. 4 ft.
7.3%	9	IVS	Ilex verticillata 'Spinch'	Little Henry Dwarf Sealehorns	#5	cont.	18" min. 48 in. 4 ft.
6.8%	8	JCM	Juniperus chinensis 'Mini Juniper'	Mini Juniper	#5	cont.	30" 36 in. 3 ft.
12.1%	15	JCP	Juniperus chinensis 'plumosa Nalley'	Kelley Juniper	#5	cont.	18" min. 48 in. 4 ft.
7.3%	9	POG	Physocarpus opulifolius 'SMFOT' WIG PP2882	Fairy Wine Gold Ninebark	#3	cont.	18" min. 42 in. 3.5 ft.
10.5%	13	SBG	Spiraea x bumalda 'Gold Flame'	Gold Flame Spiraea	#5	Cont.	30" 30 in. 2.5 ft.
LOW SHRUBS / GROUND COVER							
600	PTG	Pachysandra terminalis 'Green Carpet'	Pachysandra	2.14'	pp	flat50	8 in. 0.7 ft.
PERENNIALS / GRASSES							
145	LMG	Limonium muscari 'Big Blue'	Big Blue Linum	#1	cont.	18 in. 1.5 ft.	
130	LMG	Limonium muscari 'Gold Band'	Gold Band Linum	#1	cont.	18 in. 1.5 ft.	



GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR PARTITIONS ARE WALL TYPE "X" UNLESS NOTED OTHERWISE.
3. JOINTS IN DRYWALL PARTITIONS SHALL BE TAPED OVER THE FULL HEIGHT OF THE PARTITION.
4. STUD PARTITIONS TO HAVE DOUBLE STUDS AT ALL DOOR JAMB OPENINGS AND TRIPLE STUDS @ CORNERS.
5. PROVIDE ACOUSTIC SEALANT AT ALL PARTITIONS WHICH CONTAIN SOUND ATTENUATION BLANKET. SET BOTTOM PLATE IN TWO CONTINUOUS BEADS OF SEALANT.
6. DIMENSIONS ARE TAKEN AS FOLLOWS (IN O.D.):
 - INTERIOR PARTITIONS (INCLUDING BULKHEADS) - FACE OF STUD.
 - EXTERIOR WALLS - FACE OF STUD AND FACE OF BRICK.
 - WALL & PARTITION TYPES - FULL ACTUAL THICKNESS.
 - DOORS & BORROWED LIGHTS - DOOR OR GLASS DIMENSION.
7. CONTRACTOR SHALL PROVIDE WOOD BLOCKING FOR ALL WALL-MOUNTED ITEMS.
8. CONFIRM FINAL LOCATIONS OF FIRE EXTINGUISHERS IN FIELD WITH OWNER AND LOCAL FIRE DEPARTMENT.
9. GYPSUM WALLBOARD WITHIN 2 FEET OF WATER CLOSETS & MOP BASING SHALL BE MOISTURE RESISTANT AND INSTALLED TO A MIN. HEIGHT OF 4 FEET ABOVE THE FLOOR. MOISTURE RESISTANT G.W.B. SHALL BE INSTALLED AT ALL LOCATIONS WHERE WALL T.E. IS SCHEDULED FOR INSTALLATION. SEE WALL TYPES & INTERIOR FINISHES FOR FURTHER COORDINATION.

BANK EQUIPMENT NOTES

- NOTE: COORDINATE AND/OR VERIFY THE FOLLOWING WITH BANK EQUIPMENT SUPPLIER AND PROVIDE SUPPORT ASSEMBLIES AS DIRECTED BY SHOP DRAWINGS FROM BANK EQUIPMENT SUPPLIER (B.E.S.).
1. SIZE, LOCATION AND INSTALLATION SUPPORT REQUIREMENTS FOR ALL EQUIPMENT SUPPLIED BY B.E.S.
 2. WIRING AND CONDUIT SIZE AND LOCATION FOR ALL EQUIPMENT SUPPLIED BY B.E.S.
 3. LOCATION, NUMBER AND SIZE OF PIPE BOLLARDS AROUND BANK EQUIPMENT.

SECURITY SYSTEM NOTES

- NOTE: COORDINATE AND/OR VERIFY THE FOLLOWING WITH SECURITY EQUIPMENT SUPPLIER (IF NOT B.E.S.) AND PROVIDE SUPPORT ASSEMBLIES AS DIRECTED BY SHOP DRAWINGS FROM SECURITY EQUIPMENT SUPPLIER (S.E.S.).
1. SIZE, LOCATION AND INSTALLATION SUPPORT REQUIREMENTS FOR ALL EQUIPMENT SUPPLIED BY S.E.S.
 2. WIRING AND CONDUIT SIZE AND LOCATION FOR ALL EQUIPMENT SUPPLIED BY S.E.S.

EXTERIOR WALL TYPES

(SEE STRUCTURAL DWGS FOR SHEAR WALL INFORMATION)

- TYPE 1 - METAL BATTEN SING - SEE SECTIONS:**
2" METAL BATTEN SING (EA. SIDE), WEATHER BARRIER, EXISTING 5/8" EXTERIOR SHEATHING, EXISTING 6" METAL STUDS, EXIST. 6" R-19 MIN. FIBERGLASS BATT INSULATION, EXISTING 5/8" GYPSUM WALLBOARD (PATCHED, TAPED, SANDED & PREPARED FOR FINISH).
- TYPE 1 - METAL BATTEN SING - SEE SECTIONS:**
2" METAL BATTEN SING (EA. SIDE), WEATHER BARRIER (EA. SIDE), 2X6 WID. STUDS @ 16" O.C. MAX. WRAP SING AROUND WALL END TO ALIGN WITH ROOF OVERHANG ABOVE.
- TYPE 2 - 6" ALUM. SING - SEE SECTIONS:**
6" ALUMINUM SING AS SCHEDULED, WEATHER BARRIER, EXISTING 5/8" EXTERIOR SHEATHING, EXISTING 6" METAL STUDS, EXIST. 6" R-19 MIN. FIBERGLASS BATT INSULATION, EXISTING 5/8" GYPSUM WALLBOARD (PATCHED, TAPED, SANDED & PREPARED FOR FINISH).
- TYPE 3 - 12" ALUM. SING - SEE SECTIONS:**
12" ALUMINUM SING AS SCHEDULED, WEATHER BARRIER, EXISTING 5/8" EXTERIOR SHEATHING, EXISTING 6" METAL STUDS, EXIST. 6" R-19 MIN. FIBERGLASS BATT INSULATION, EXISTING 5/8" GYPSUM WALLBOARD (PATCHED, TAPED, SANDED & PREPARED FOR FINISH).
- TYPE 4 - ADHERED CULTURED STONE VENEER - SEE SECTIONS:**
(1" TOP NOM. CULTURED STONE VENEER, 12" WEATHER SETTING BED, 1/2" MORTAR SCRATCH COAT, 3/8" LATH DRAINAGE MAT, WEATHER BARRIER, EXISTING 5/8" EXTERIOR SHEATHING, EXISTING 6" METAL STUDS, EXIST. 6" R-19 MIN. FIBERGLASS BATT INSULATION, EXISTING 5/8" GYPSUM WALLBOARD (PATCHED, TAPED, SANDED & PREPARED FOR FINISH).
- TYPE 4 - ALUMINUM COMPOSITE PANEL - SEE SECTIONS:**
(1 3/4" NOM.) ALUMINUM COMPOSITE PANEL SYSTEM AS SCHEDULED, WEATHER BARRIER, 12" EXTERIOR SHEATHING, 2X6" WID. STUDS @ 16" O.C. MAX.
- TYPE 4 - ALUMINUM COMPOSITE PANEL - SEE SECTIONS:**
(1 3/4" NOM.) ALUMINUM COMPOSITE PANEL SYSTEM AS SCHEDULED, WEATHER BARRIER, EXISTING 5/8" EXTERIOR SHEATHING (WHERE APPLICABLE), EXISTING 6" METAL STUDS, EXIST. 6" R-19 MIN. FIBERGLASS BATT INSULATION, EXISTING 5/8" GYPSUM WALLBOARD (PATCHED, TAPED, SANDED & PREPARED FOR FINISH).

LARSON · KARLE ARCHITECTS

3 Farm Colony Drive, Harrisburg, PA 17105
610-731-1000

1001 Market Ave., Suite 200, Pittsburgh, PA 15215
412-564-1000

1400 W. 20th St., Suite 200, Erie, PA 16590
814-433-7007

PRELIMINARY
06/06/25
NOT FOR CONSTRUCTION USE

75% SUBMISSION

ADDENDUMS		
No.	Date	Name
1		Revision 1



EAST-KNOXVILLE RENOVATION
3634 E MAGNOLIA AVENUE
KNOXVILLE, TN 37914
Title FLOOR PLAN

Date 06/06/25
Project Number 25002
Drawn By M.J.N.
Sheet Number

A101

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE - SPACE PLANNING
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Development Request

Subdivision ☐ Concept Plan* ☐ Final Plat

Zoning ☐ Rezoning ☐ Plan Amendment*

Development ☐ Development Plan* ☐ Planned Development* ☒ Use on Review / Special Use* ☐ Hillside Protection COA*

*These application types require a [pre-application consultation](#) with Planning staff.

Lynn Holt

ORNL Federal Credit Union

Applicant Name

Affiliation

06/23/2025

08/14/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

8-F-25-SU

Correspondence

All correspondence will be directed to the approved contact listed below.

☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Annette Hommel

SITE, Incorporated

Name

Company

10215 Technology Drive, Suite 304

Knoxville

TN

37932

Address

City

State

ZIP

865-777-4168

Phone

Email

Current Property Info

ORNL Federal Credit Union

PO Box 365, Oak Ridge, TN 37830

865-425-2709

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3634 E Magnolia Ave

082DS007

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☐ Residential ☒ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use New free-standing drive-thru canopy for existing ORNL FCU

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

Subdivision Request



		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	
Proposed Number of Lots (total)		
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

Zoning Request

		PENDING PLAT FILE NUMBER
<input type="checkbox"/> Zoning Change	Proposed Zoning Proposed Density (units/acre, for PR zone only)	
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change	Proposed Plan Designation(s)	
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application Previous Rezoning Requests		
<input type="checkbox"/> Other (specify) _____		

Authorization

☒ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

	Lynn Holt VP FOPM	6-23-25
Applicant Signature	Print Name / Affiliation	Date
865.806.4643		
Phone Number	Email	06/24/2025, SG
	LYNN HOLT	6-23-25
Property Owner Signature	Please Print	Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0405	\$1,600.00		\$1,600.00

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

August 1, 2025

~~August 2, 2025~~

August 15, 2025

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☒ No

☐ No, but I plan to prior to the Planning Commission meeting

Applicant Signature

Applicant Name

Date

Eg. Holt

Lynn Holt

6-23-25