

Applicant: TVA CREDIT UNION**Request:** BUILDING PERMIT**Meeting Date:** 6/6/2022**Address:** 1305 Centerpoint Blvd.**Map/Parcel Number:** 118 01615**Location:** Northwest corner of the intersection of Centerpoint Blvd. & Lovell Rd**Existing Zoning:** PC (Planned Commercial) / TO (Technology Overlay)**Proposed Zoning:** N/A**Existing Land Use:** TVA Credit Union**Proposed Land Use:** TVA Credit Union**Appx. Size of Tract:** 4.29 acres**Accessibility:** Access is via Centerpoint Boulevard, a local road with a 30-ft pavement width inside a 62-ft wide right-of-way.**Surrounding Zoning and Land Uses:** North: Pellissippi Parkway right-of-way

South: PC (Planned Commercial) / TO (Technology Overlay) - Gas station and office buildings

East: BP (Business and Technology Park) / TO (Technology Overlay) - A church and single family residences

West: PC (Planned Commercial) / TO (Technology Overlay) - Office buildings

Comments:

- 1) The applicant is requesting approval of several site improvements to the existing TVA Credit Union on Centerpoint Drive: a new dumpster enclosure, a new ATM, a new driveway connecting to the adjacent lot, and bringing sidewalks and parking spaces into compliance with the Americans with Disabilities Act (ADA).
- 2) The 4.28-acre site is zoned PC (Planned Commercial) / TO (Technology Overlay), which allows this use by right. The request does not include the major renovations or a change in the use, so the plans do not require Planning Commission approval, which would normally be required in the PC zone.
- 3) The building was constructed in 2002, and plans were approved by the TTCDA in 2001 (Case # 01.020.0).
- 4) The existing parking lot includes 245 spaces, including 4 ADA spaces. The 2010 update of ADA standards requires 7 ADA spaces for every 201-300 general spaces. Therefore, the parking lot no longer met ADA requirements. One of the proposed improvements adds 3 ADA spaces on the northern side of the building, bringing the ADA parking into compliance with ADA requirements and providing ADA access to multiple sides of the building. The sidewalks at the ADA parking spaces were also retrofitted to become ADA compliant.
- 5) A new driveway is being added to allow cross access between this property and the adjacent property to the northwest.
- 6) A new maintenance building is being added on the northern side of the site near the existing dumpster. The building would be clad in masonry block with a roll-up door facing the drive aisle. Masonry block is discouraged, not prohibited. The building is located at the rear of the site behind the building from Centerpoint Drive. The perimeter of the site features a deep thicket of vegetation along the Pellissippi Parkway exit ramp and along Lovell Road, so the building would

not be visible from these roads.

7) A new dumpster enclosure will be added to the site for recycling. It is proposed next to the existing enclosure that is proposed.

8) These site modifications - the new side access drive and maintenance building - will decrease the number of parking spaces slightly to 237 spaces. This exceeds the parking allowed by the current TTCDA Guidelines, which would require a minimum of 31 spaces and allow a maximum of up to 53 spaces. However, the parking lot is existing and is therefore legal nonconforming and can remain as is.

9) A new ATM kiosk will be added to the site and will be located in the parking lot near the southwest corner of the site and near the westernmost entry. Signage on the kiosk meets TTCDA Guidelines.

10) A new sign is also proposed. The sign features a brick base with a sign cabinet above that is clad in dark bronze premium vinyl. This will replace the existing sign and use the existing brick base. It is 47" tall and comprises 44.5 square feet total (22.25 square feet per side), which is well below the 100 square foot maximum allowed by the TTCDA Guidelines.

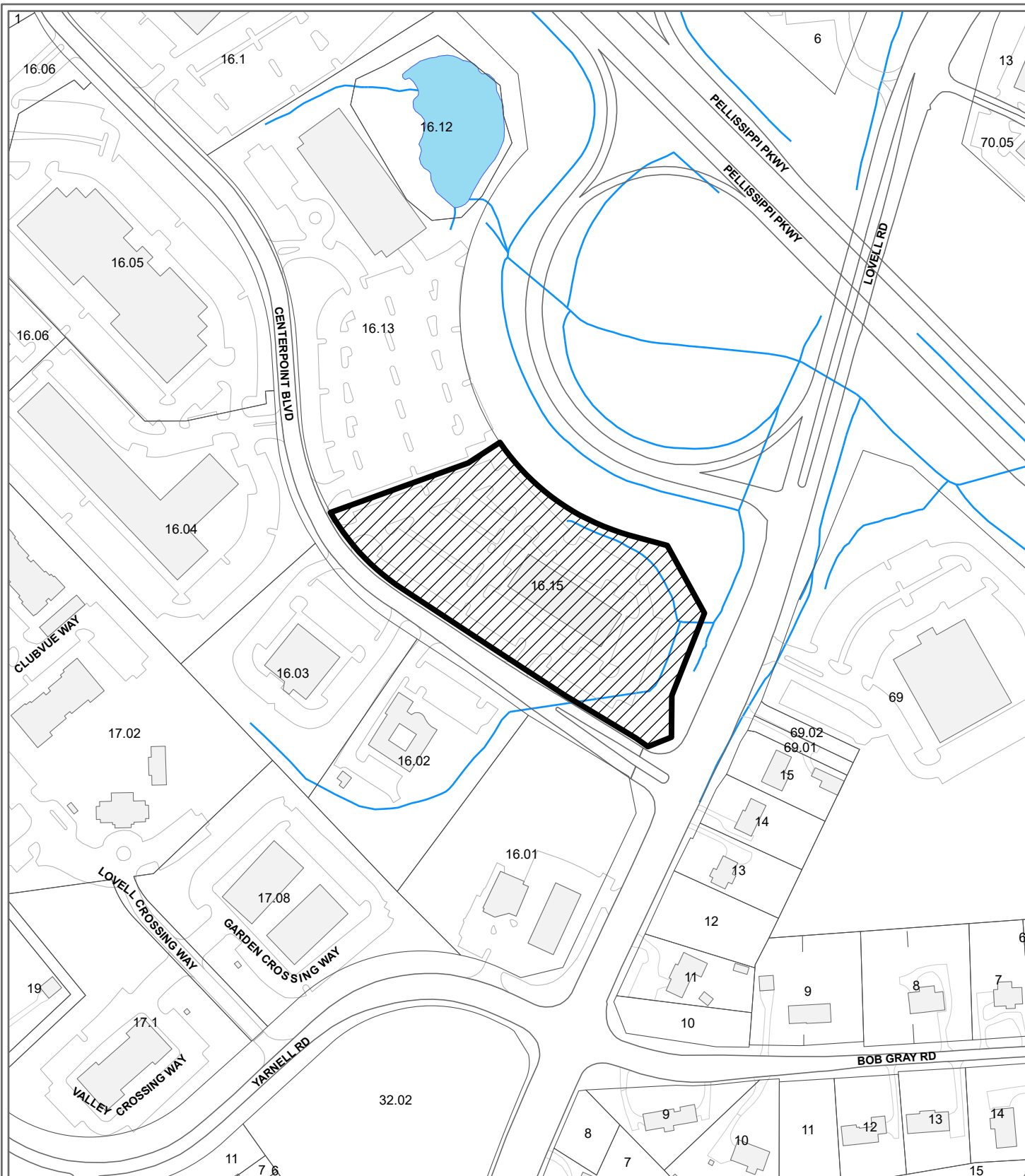
Design Guideline Conformity:	With the recommended conditions and approval of the requested waivers, this request complies with the TTCDA Design Guidelines.
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Waivers and Variances Requested:	N/A
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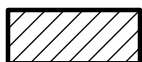
Staff Recommendation:

Staff recommends approval of this request for a Certificate of Appropriateness for a building permit, subject to four conditions:

- 1) Installation of all landscaping as shown on development plan within six months of the issuance of an occupancy permit, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Obtaining TTCDA approval of signage in a separate application if signage is desired in the future.



**6-D-22-TOB
CERTIFICATE OF APPROPRIATENESS**



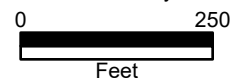
Purpose of Request: Building Permit

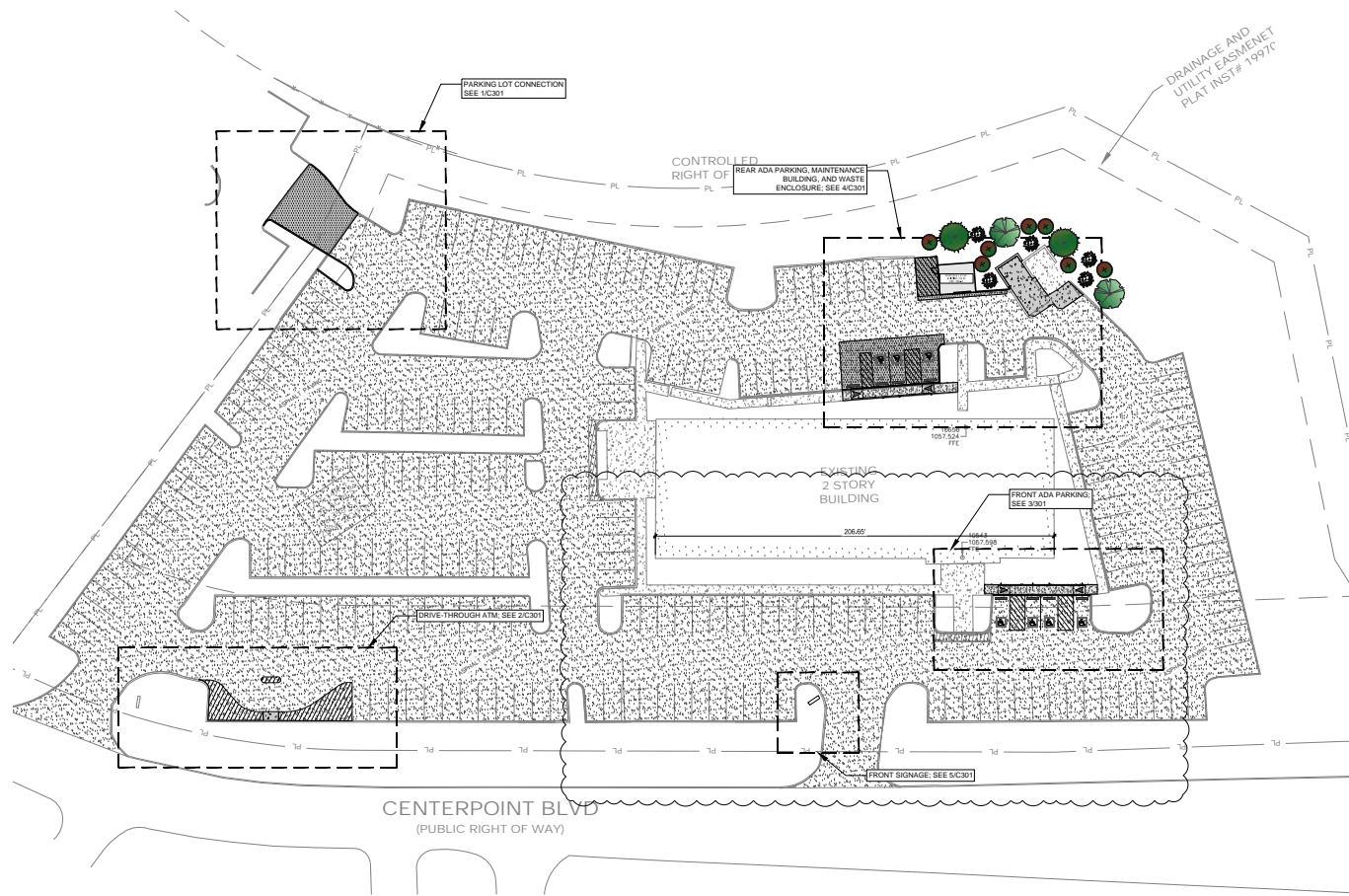
Original Print Date: 5/16/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: TVA Credit Union

Map No: 118

Jurisdiction: County





SITE LAYOUT PLAN

1

AREAS & CALCULATIONS

IMPERVIOUS AREA			TOTAL INCREASE		
EXISTING	Acres		PROPOSED	Acres	
2.54	Acres		2.59	Acres	0.05
110,884	sqft		112,884	sqft	2,000
DISTURBED AREA			TOTAL INCREASE		
EXISTING	Acres		PROPOSED	Acres	
4.28	Acres		0.12	Acres	
186,338	sqft		5,227	sqft	

PARKING CALCULATION			
3 SPACE PER 1,000 SF: (30,000 / 1,000)*3 = 90 SPACES			
90 SPACES REQUIRED = 86 STANDARD SPACES & 4 ADA SPACES			
EXISTING		PROPOSED	
REGULAR	236	REGULAR	218
ACCESSIBLE	07	ACCESSIBLE	07
TOTAL	243	TOTAL	225

MBI

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 299 N. HARRISON ROAD
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 CONSULTANT



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PROJECT INFORMATION

PROJECT:
 TVA EMPLOYEES CREDIT UNION TUSCULUM BUILDING
 PROJECT ADDRESS:
 1301 CENTERPOINT BLVD
 KNOXVILLE, TN 37922

PROJECT NO.: 210899

ACTIVE DESIGN PHASE
☒ FOR PERMITTING ONLY
☐ SCHEMATIC DESIGN
☐ DESIGN DEVELOPMENT
☐ CONSTRUCTION DOCUMENTS
☐ AS-BUILT RECORD SET

REVISION INFORMATION

NO. DATE DESCRIPTION
 1 06/20/2022 TSDA COMMENTS

KEY PLAN



SHEET INFORMATION

SHEET ISSUED: 04/20/2022
 DESIGNED BY: LAL
 DRAWN BY: LAL
 REVIEWED BY: C.A.T.
 SHEET TITLE:

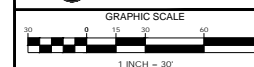
SITE LAYOUT PLAN

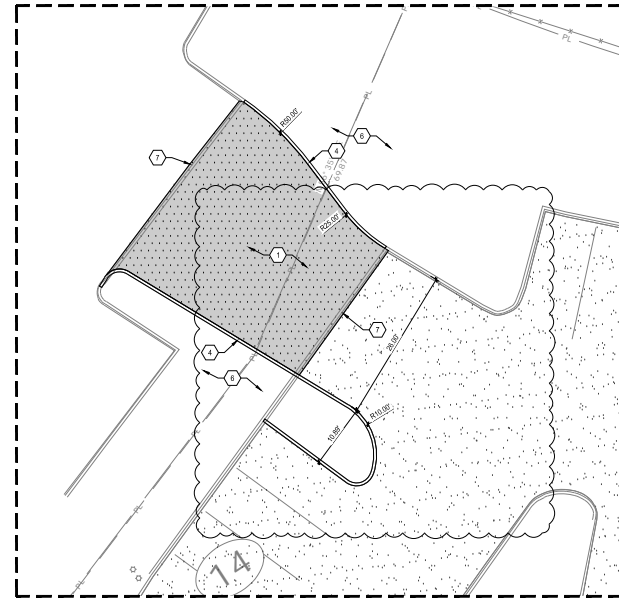
SHEET NO.

C300



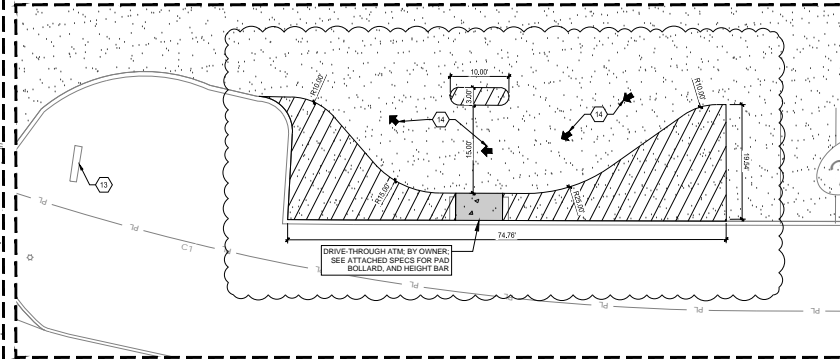
Know what's below.
 Call before you dig.
 In Tennessee call 811 or 1-800-351-1111





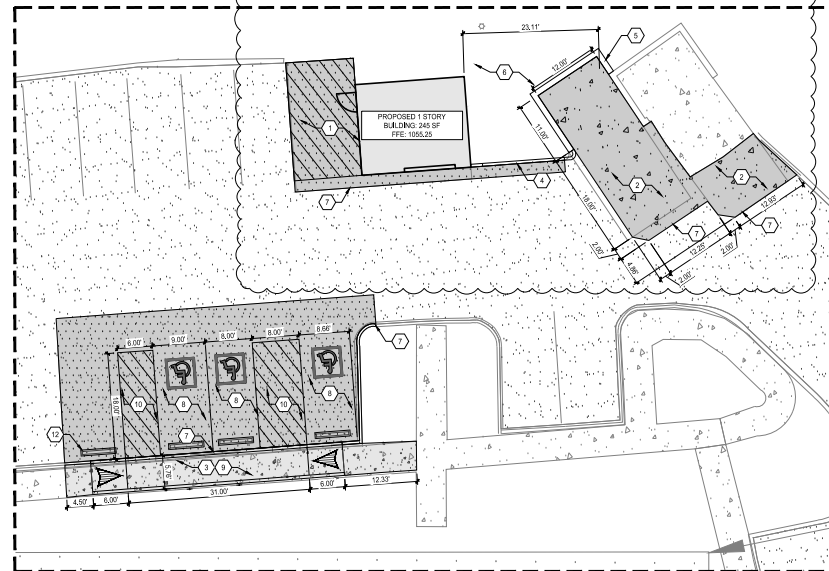
PARKING LOT CONNECTION LAYOUT PLAN

SCALE: 1" = 10' 0"



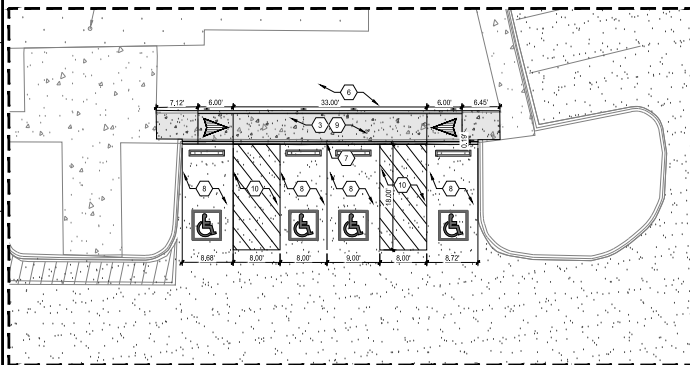
DRIVE-THROUGH ATM LAYOUT PLAN

SCALE: 1" = 10' 0"



REAR ADA PARKING, BUILDING, & DUMPSTER LAYOUT PLAN

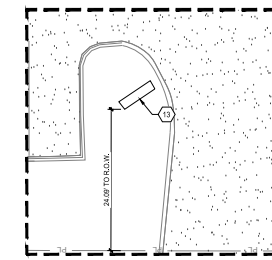
SCALE: 1" = 10' 0"



FRONT ADA PARKING LAYOUT PLAN

SCALE: 1" = 10' 0"

- SITE KEYED NOTES**
1. HEAVY DUTY ASPHALT PAVING. SEE DETAIL 4/C800.
 2. CONCRETE PAVING. SEE DETAIL 4/C800.
 3. CONCRETE SIDEWALK. SEE DETAIL 3/C800.
 4. WASTE ENCLOSURE. TO MATCH EXISTING.
 5. EXISTING DRIVE-THROUGH ATM. TO BE SEED, SOODED OR LANDSCAPED.
 6. PROVIDE SMOOTH TRANSITION TO EXISTING SURFACE.
 7. ADA COMPLIANT PARKING SPACE. SEE DETAIL 2/C801.
 8. ADA COMPLIANT DOUBLE CONCRETE RAMP. SEE DETAIL 8/C803.
 9. PAINTED NO PARKING AREA. COLOR TO BE WHITE. SEE DETAIL 3/C801.
 10. 6" BOLLARD. SEE DETAIL 7/C801.
 11. WHEELSTOP. SEE DETAIL 4/C801.
 12. APPROXIMATE LOCATION OF EXISTING MONUMENT SEEN TO BE REFACED.
 13. PAINTED DIRECTIONAL ARROWS. COLOR TO BE WHITE. SEE DETAIL 7/C801.

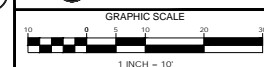


FRONT SIGNAGE PLAN

SCALE: 1" = 10' 0"



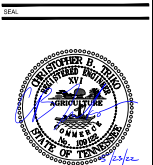
Know what's below.
Call before you dig.
In Tennessee call 811 or 1-800-351-1111



MBI

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COMPANY INC.

PROJECT INFORMATION

PROJECT: TWA EMPLOYEES CREDIT UNION TUSCULUM BUILDING

PROJECT ADDRESS: 1300 CENTERPOINT BLVD, NASHVILLE, TN 37203

PROJECT NO.: 210899

ACTIVE DESIGN PHASE

FOR REVIEW ONLY

FOR PERMITTING ONLY

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENTS

AS-BUILT RECORD SET

REVISION INFORMATION

NO. DATE DESCRIPTION

1. 06/20/2024 TWA COMMENTS

KEY PLAN

SHEET INFORMATION

SHEET ISSUED: 06/20/2024

DESIGNED BY: LAL

DRAWN BY: MBI

REVIEWED BY: C.E.T.

SHEET TITLE

SITE LAYOUT PLAN

SHEET NO. C301

Dumpster Enclosure Specification

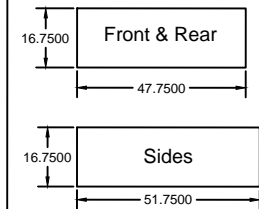
The proposed dumpster enclosure shall match the existing. See the images below in lieu of elevations of the enclosure.





5448

Sign Panels

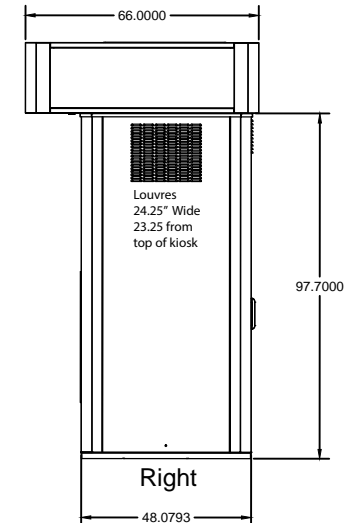
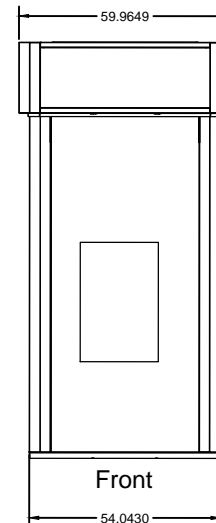
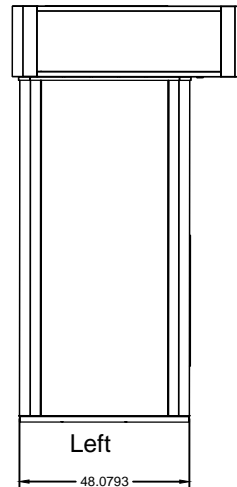
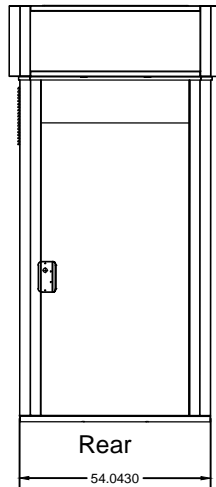
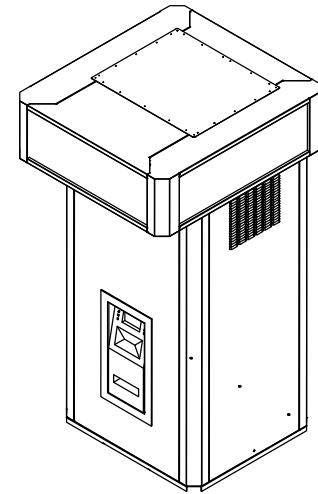


Front and rear panels: 42" across
Right and left panels : 36" across

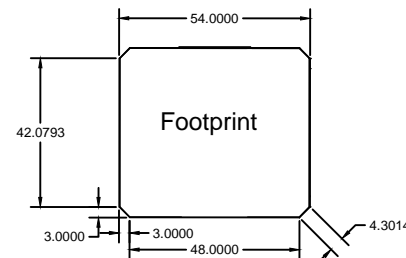
Front panel: from bottom of the canopy to the top of the ATM window 38"

Floor to the bottom of the ATM window 24"

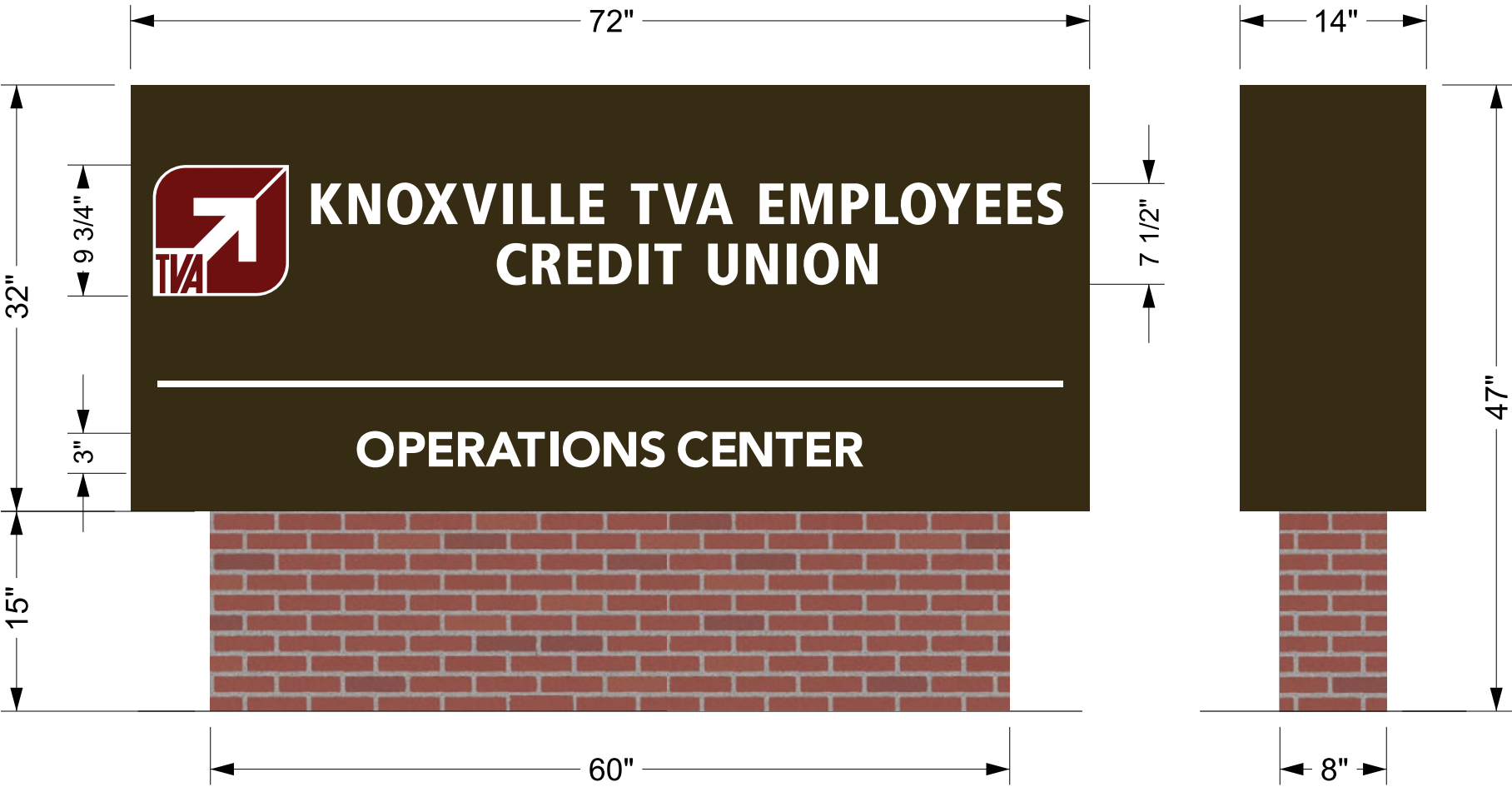
ATM window 21" x 32"



Front and rear sign panels are the same size.
Side sign panels are the same size
you can print to the edge of sign panels but allow 1" minimum
margin around edge
NOTE THAT THIS UNIT IS NOT SQUARE. IT HAS
CHAMFERED CORNERS - SEE THE FOOTPRINT



NOTE: Two (2) single face aluminum monument signs painted with a satin Dark Bronze finish with premium vinyl graphics. To be mounted on existing brick monument.



Note: Single face non-illuminated sign 16sqft total.

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<i>Neon Service Co.</i>		
SCALE: 1":1'	APPROVED BY:	DRAWN BY:
DATE: 1-7-22		R.H.
NAME: TVA Credit Union (1305 Centerpoint)		
DRAWING NUMBER		1-7-221040-5C

North Entrance



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NOTE: Two (2) single face aluminum monument signs painted with a satin Dark Bronze finish with premium vinyl graphics. To be mounted on existing brick monument.

<i>Neon Service Co.</i>		
SCALE: N/A	APPROVED BY:	DRAWN BY:
DATE: 1-7-22		R.H.
NAME: TVA Credit Union (1305 Centerpoint)		
DRAWING NUMBER		1-7-221040-5C

South Entrance



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NOTE: Two (2) single face aluminum monument signs painted with a satin Dark Bronze finish with premium vinyl graphics. To be mounted on existing brick monument.

<i>Neon Service Co.</i>		
SCALE: N/A	APPROVED BY:	DRAWN BY:
DATE: 1-7-22		R.H.
NAME: TVA Credit Union (1305 Centerpoint)		
DRAWING NUMBER		1-7-221040-5C



- | | | |
|---|---|--|
| <input type="checkbox"/> BUILDING PERMIT - NEW CONSTRUCTION | <input type="checkbox"/> REZONING | <input type="checkbox"/> ADMINISTRATIVE REVIEW |
| <input checked="" type="checkbox"/> BUILDING PERMIT - EXPANSION OR RENOVATION | <input checked="" type="checkbox"/> SIGNAGE | <input type="checkbox"/> BOARD REVIEW |
| <input checked="" type="checkbox"/> BUILDING PERMIT - GRADING PLAN | <input type="checkbox"/> ZONING VARIANCE | |

Knoxville TVA Employees Credit Union

PUBLISHED APPLICANT NAME - no individuals on behalf of -

4/25/2022

June 6, 2022

6-D-22-TOB

DATE FILED

MEETING DATE (IF APPLICABLE)

FILE NUMBER

CORRESPONDENCE

Correspondence related to this application will be directed to the contact listed below.

- ☐ APPLICANT ☐ OWNER ☐ OPTION HOLDER ☐ SURVEYOR ☒ ENGINEER ☐ ARCHITECT/LANDSCAPE ARCHITECT ☐ ATTORNEY

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

- ☐ MULTIPLE OWNERS / OPTION HOLDERS ☐ PART OF PARCEL

Knoxville TVA Employees Credit Union

PO Box 36027, Knoxville, TN 37931 amcauley@tvacreditunion. ⁺

OWNER NAME - if different -

OWNER ADDRESS

OWNER PHONE/EMAIL

1305 Centerpoint Blvd, Knoxville, TN

PROPERTY ADDRESS

Map 118 Parcel 16.15

N

4.29 Acres

PARCEL ID(S)

PART OF PARCEL? (Y/N)

TRACT SIZE

STAFF USE ONLY

Northeast corner of the intersection of Centerpoint Blvd & Lovell Rd

- ☐ CITY ☒ COUNTY

3rd

GENERAL LOCATION

DISTRICT

PC/TO

O

ZONING

SECTOR PLAN
LAND USE CLASSIFICATION

Northwest County

TVA Credit Union

PLANNING SECTOR

EXISTING LAND USE

REQUEST

BUILDING PERMIT

- ☐ NEW CONSTRUCTION
☒ EXPANSION OR RENOVATION
☒ GRADING PLAN

- ☐ REZONING
☒ SIGNAGE
☐ ZONING VARIANCE

PLAN MATERIALS:

- ☒ DEVELOPMENT PLAN
☒ BUILDING ELEVATIONS
☐ FLOOR PLAN
☒ LANDSCAPE PLAN
☒ SIGNAGE PLAN
☒ OFF-STREET PARKING

☐ OTHER:

WAIVERS OR VARIANCES REQUESTED? ☐ YES ☒ NO

ADMINISTRATIVE REVIEW: ☐ LIGHTING ☐ LANDSCAPING PLAN

RENOVATION OR EXPANSION

SUMMARY OF WORK TO BE PERFORMED:

Bring existing ADA sidewalks and parking spaces into compliance. Add dumpster enclosure for recycling and maintenance building. Add drive connection for adjacent lot - Same owner. ATM added to parking lot

ZONING VARIANCE

SUMMARY OF ZONING VARIANCE REQUEST:

REZONING

REZONE FROM: _____

TO: _____

SECTOR PLAN AMENDMENT FROM: _____

TO: _____

SIGNAGE

- ☐ YARD SIGN
AREA: _____
HEIGHT: _____
FINISH: _____
- ☐ BUILDING SIGN
AREA: _____
HEIGHT: _____
FINISH: _____
- ☒ OTHER SIGN
AREA: Existing to be re-faced
HEIGHT: _____
TYPE: _____

STAFF USE ONLY

- ☐ TTCDA Checklist
☐ Property Owners/Option Holders

CODE	CODE
FEE	FEE
801 \$450.00	802 \$175.00

TOTAL
\$625.00

AUTHORIZATION

By signing below

You certify that you are the property owner and/or authorized representative.

Alicia McAuley

Knoxville TVA Employees Credit Union

4/19/2022

APPLICATION AUTHORIZED BY

AFFILIATION

DATE

865-806-4816

amcauley@tvacreditunion.com

PHONE NUMBER

EMAIL

Michelle Portier

Michelle Portier

4/26/2022 swm

STAFF SIGNATURE

PRINT NAME

DATE PAID