

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE • KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 1-B-11-UR **Related File Number:**
Application Filed: 11/29/2010 **Date of Revision:**
Applicant: MEMBERS FIRST CREDIT UNION

PROPERTY INFORMATION

General Location: East side of Market Place Bv., north of Kingston Pk.
Other Parcel Info.:
Tax ID Number: 132 02606 **Jurisdiction:** City
Size of Tract: 1.01 acres
Accessibility: Access is via Market Place Bv., a four lane median divided local street with a right-of-way width of 85'

GENERAL LAND USE INFORMATION

Existing Land Use: Credit union under construction
Surrounding Land Use:
Proposed Use: Financial institution (credit union) **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** Commercial
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is a remnant parcel in the Market Place commercial development. It is located adjacent to a large vacant tract that is being reviewed for use by the Kroger Co. and accompanying small shop development and out parcels.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 112 Market Place Blvd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: SC-3 (Regional Shopping Center)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zoned SC-3 (Regional Shopping Center) at the time of annexation. A development plan for Market Place shopping Center was approved by MPC in 1984. A use on review was proved in July, 2010 for the same use.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a walk-in financial institution with drive through services as shown on the development plan subject to 8 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Engineering Dept.
3. Meeting all applicable requirements of the Knoxville City Arborist
4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
5. Installing all of the proposed landscaping shown on the plan prior to the issuance of an occupancy permit for the building
6. Construction of the proposed 24' wide driveway as shown on the site plan. Provision of appropriate lane markings to denote that access is limited to right turn in and out only
7. At the time the adjoining Kroger site begins to develop permit construction of a driveway from Market Place Bv to the Kroger site within the 50' wide access easement across the Members First Credit Union site (1-B-11-UR &7-H-10-UR, 132-02606) per the Kroger site plan Z-1.1 revised 9/2/10. The cost of design and construction of this driveway is to be born by the each of the parties (Kroger & Members First C.U.) per their agreement. This driveway construction is to be completed prior to the issuance of an occupancy permit for the Kroger store
8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to obtaining any grading or building permits

Comments: The applicant is proposing to build a new facility on a remnant lot in the Market Place commercial development. The site has not developed in the past partially due to the fact it is small lot that is impacted by an area that has been reserved for an access easement to the adjoining property. Staff has been presented plans for this property in the past. However, nothing appeared to really fit on the property. The use proposed by this applicant is scaled to meet the development potential of the property. The building will contain approximately 2700 square feet of floor area. Additionally, two drive through aisles and an automatic teller machine are proposed by the applicant.

This same matter was heard and approved by MPC last year (7-H-10-UR). After receiving MPC's approval, the credit union began construction of their facility. They are now nearing the end of the construction process and need to install a driveway. As previously approved, they, in conjunction with Kroger, would be required to construct a three lane driveway all the way to the proposed Kroger site. At this time the credit union and Kroger have not finalized a cost sharing agreement for that construction. The credit union wants to open with an interim driveway that would satisfy their needs for access until the Kroger site is developed and a cost sharing agreement is in place.

The Kroger Co. was approved to develop the adjoining 21 acre site with a large supermarket, some additional small shop space and a fuel center. They will use the reserved easement across the Members First Credit Union property for one of their access points. Kroger proposes a driveway consisting of three lanes that has been reviewed and approved as part of the consideration of 7-D-10-UR. Staff will recommend that the construction of the three lane driveway be completed before Kroger be permitted to occupy their store.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. The proposed credit union will have minimal impact on local services since all utilities are available to serve this site.

2. The proposed interim driveway will adequately serve the needs of the credit union and will have minimal impact on the existing traffic patterns in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed credit union meets the standards for development within the SC-3 zoning district and all other requirements of the Zoning Ordinance..

2. The proposed credit union 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 area where it is proposed based on the County's approval of the shopping center district. 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 MPC PLANS

1. The Southwest County Sector Plan and the Knoxville One Year Plan identifies this property for commercial use.

Action: Approved **Meeting Date:** 1/13/2011

Details of Action:

Summary of Action: APPROVE the request for a walk-in financial institution with drive through services as shown on the development plan subject to 8 conditions

Date of Approval: 1/13/2011 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**