CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:	7-H-10-UR	Related File Number:
Application Filed:	5/24/2010	Date of Revision:
Applicant:	MEMBERS FIRST CREDIT UNION	

PROPERTY INFORMATION

General Location:	East side of Market Place Bv., north of Kingsto	n Pk.	
Other Parcel Info.:			
Tax ID Number:	132 02606	Jurisdiction: City	
Size of Tract:	1 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:	Vacant land			
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 By

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

SC-3 (Regional Shopping Center)

Current Zoning: 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

PLAN INFORMATION (where applicable)

Current 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 7 conditions
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knoxville Zoning Ordinance Meeting all applicable requirements of the Knoxville Engineering Dept. Meeting all applicable requirements of the Knoxville City Arborist Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept. Installing all of the proposed landscaping shown on the plan prior to the issuance of an occupancy permit for the building Construction of a driveway from Market Place Bv to the Kroger site within the 50' wide easement across the Members First Credit Union site. The driveway is to be constructed as a 3 lane facility with the inbound lane from Market Place Bv. being 12 feet in width and each of the 2 outbound lanes being 11 feet width. The cost of design and construction of this driveway is to be born by the each of the parties per their agreement. This driveway construction is to be completed prior to the issuance of an occupancy permit for any business that will rely on the facility for access 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.
	It is very fortunate that this applicant and the developers of the adjoining property are coming in at the same time for review. The Kroger Co. is proposing to develop the adjoining 21 acre site with a 96,000 square foot supermarket , 42,000 square feet of small shops and a fuel center. They are proposing to use the reserved easement across the Members First Credit Union property for one of their access points. Kroger proposes the driveway be constructed with three lanes, each lane being 12 feet in width, from Market Place Bv. to their site. Due to the minimal width of the Members First site, staff will recommend that the driveway consist of three lanes with the inbound lane be 12 feet in width and that the two out bound lanes be 11 feet in width. Staff believes this arrangement will provide adequate and safe access to both the credit union and to Kroger. Additionally, staff will recommend that the construction of the driveway be completed before either business occupies their respective site.
	THE COMMUNITY AS A WHOLE The proposed credit union will have minimal impact on local services since all utilities are available
	 The proposed credit union will have minimal impact on local services since all utilities are available to serve this site. The Traffic Impact Study and street improvements approved for the proposed Kroger shopping center will address the impacts from this proposed facility.
	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			
	 The Southwest County Sector Plan and the Knoxville One Year Plan identifies this property for commercial use. 			
Action:	Approved		Meeting Date: 7/8/2010	
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 7 conditions			
Date of Approval:	7/8/2010	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			
	LEGISLATIVE ACTION AND DISPOSITION			
Legislative Body:	Knoxville City Coun	ncil		
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: