

▶ **FILE #:** 7-H-10-UR

AGENDA ITEM # 41

AGENDA DATE: 7/8/2010

▶ **APPLICANT:** MEMBERS FIRST CREDIT UNION

OWNER(S): STEVE SHAVERS MEMBERS FIRST CREDIT UNION

TAX ID NUMBER: 132 02606

JURISDICTION: City .

▶ **LOCATION:** East side of Market Place Bv., north of Kingston Pk.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Market Place Bv., a four lane median divided local street with a right-of-way width of 85'

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** SC-3 (Regional Shopping Center)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Financial institution (credit union)

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

SURROUNDING LAND USE AND ZONING:
 North: Business offices / SC-3 commercial
 South: Auto repair / SC-3 commercial
 East: Vacant land / PC-1 commercial (pending)
 West: Shopping center / SC-3 commercial

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.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a walk-in financial institution with drive through services as shown on the development plan subject to 7 conditions**

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 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
7. 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.

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 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

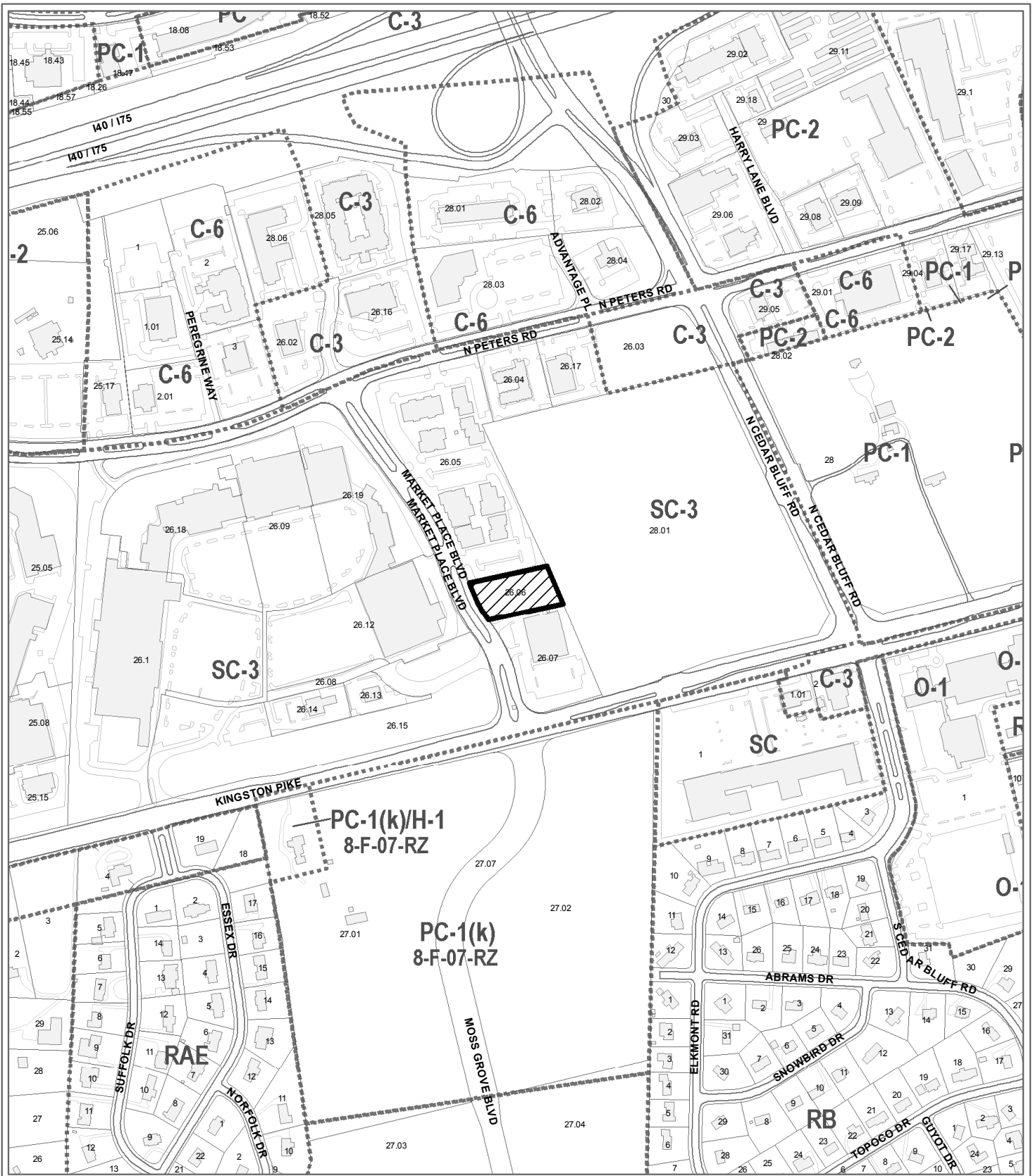
1. The Southwest County Sector Plan and the Knoxville One Year Plan identifies this property for commercial use.

ESTIMATED TRAFFIC IMPACT 57 (average daily vehicle trips)

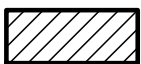
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

MPC'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. Appellants have 15 days to appeal an MPC decision in the City.



**7-H-10-UR
USE ON REVIEW**

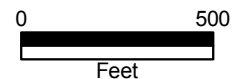


Credit union in SC-3 (Regional Shopping Center)

Petitioner: Members First Credit Union

Map No: 132

Jurisdiction: City

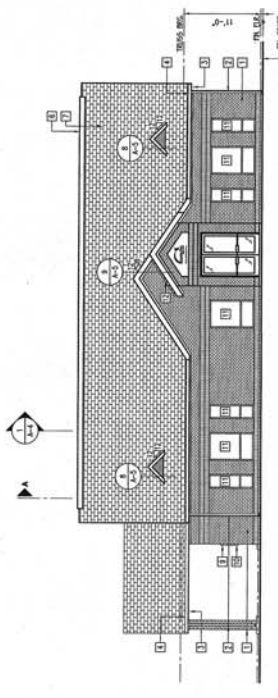


Original Print Date: 6/23/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

CA: J FILE: MF-A2.DWG
 REVISIONS
 DATE: 4-12-10
 APPR. BY: GHA
 DRAWN BY: JMD

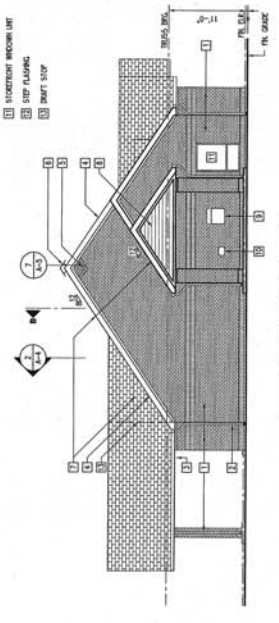
MEMBERS FIRST CREDIT UNION
 EXTERIOR ELEVATIONS
 ALAN ASSOCIATES ARCHITECTS, PLLC
 6516-1A WALKWOOD ROAD
 KNOXVILLE, TENNESSEE 37912
 MARK D. ALLAN AIA
 GEORGE H. ALLAN AIA
 888 / 888-1902

A-2
 SHEET NUMBER

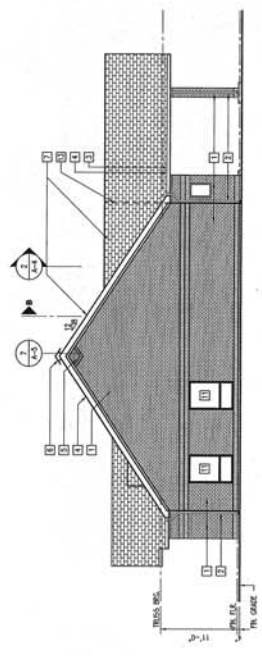


1-2 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

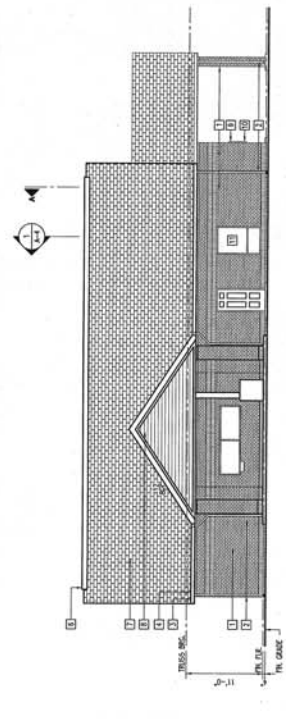
- ELEVATION NOTES
- 1 FACE BRICK
 - 2 DOWN SPOOF
 - 3 GUTTER
 - 4 FASCIA
 - 5 VENT
 - 6 ROOF VENT
 - 7 MISCELLANEOUS FINISHES
 - 8 WOOD Siding
 - 9 A/C
 - 10 SINK OR DRAINAGE SPOOF
 - 11 STICKER/STAIN PROOF URT
 - 12 SIP FLOORING
 - 13 SHIRT STOP



1-2 ATM SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



1-2 RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



1-2 REAR ELEVATION
 SCALE: 1/8" = 1'-0"

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