

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 USE ON REVIEW REPORT**

▶ **FILE #:** 1-B-11-UR

**AGENDA ITEM #** 27

**AGENDA DATE:** 1/13/2011

▶ **APPLICANT:** MEMBERS FIRST CREDIT UNION

OWNER(S): Members First Credit Union

TAX ID NUMBER: 132 02606

JURISDICTION: City Council District 2

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

▶ **APPX. SIZE OF TRACT:** 1.01 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:** Credit union under construction

▶ **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. A use on review was proved in July, 2010 for the same use.

SURROUNDING LAND USE AND ZONING:  
 North: Business offices / SC-3 commercial  
 South: Auto repair / SC-3 commercial  
 East: Vacant land / PC-1 commercial  
 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 8 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 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.

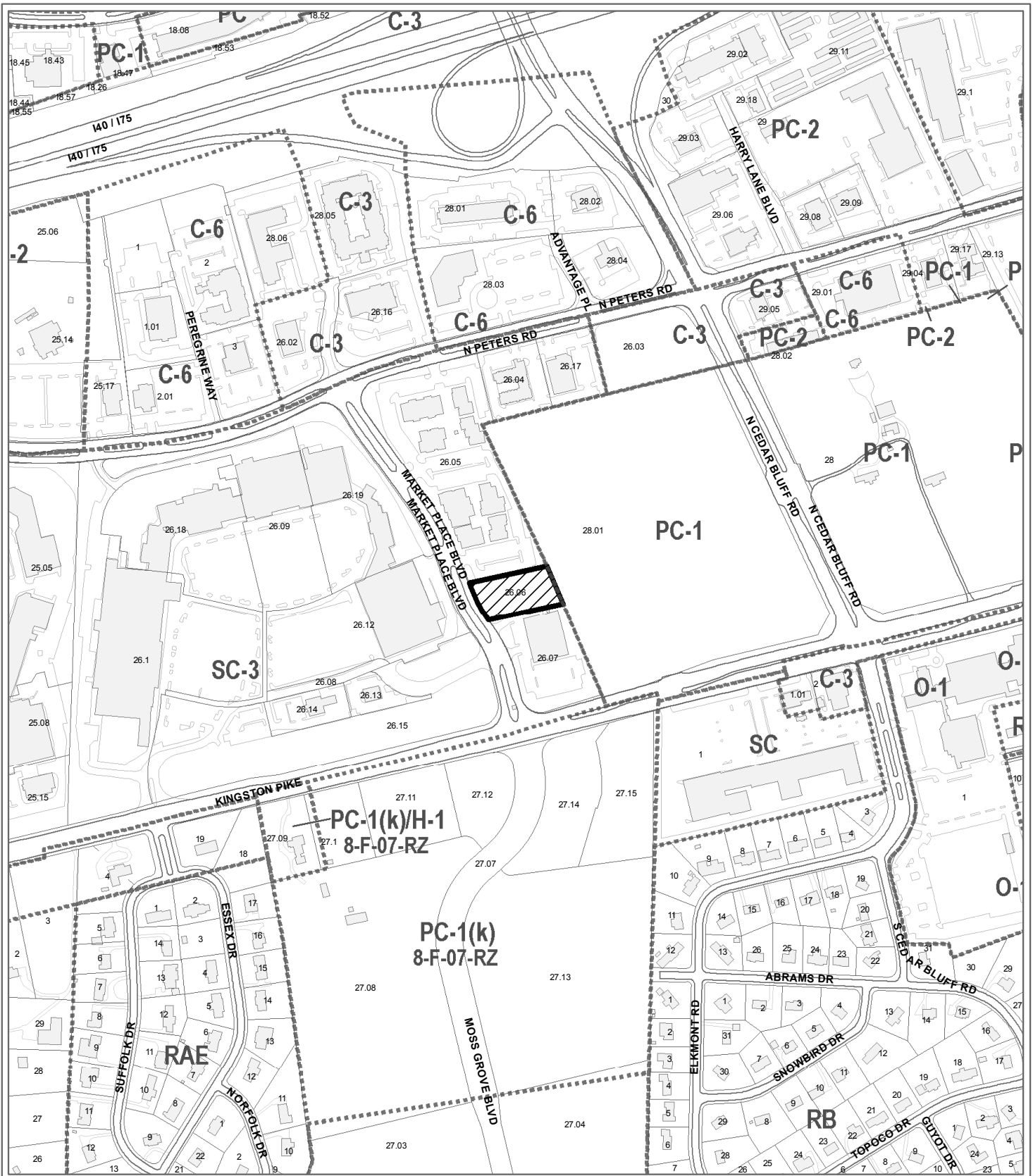
## CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

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

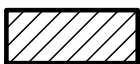
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



**1-B-11-UR  
USE ON REVIEW**



Financial institution (credit union) in SC-3 (Regional Shopping Center)

Petitioner: Members First Credit Union

Original Print Date: 12/22/2010  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Map No: 132  
 Jurisdiction: City

0 500  
 Feet



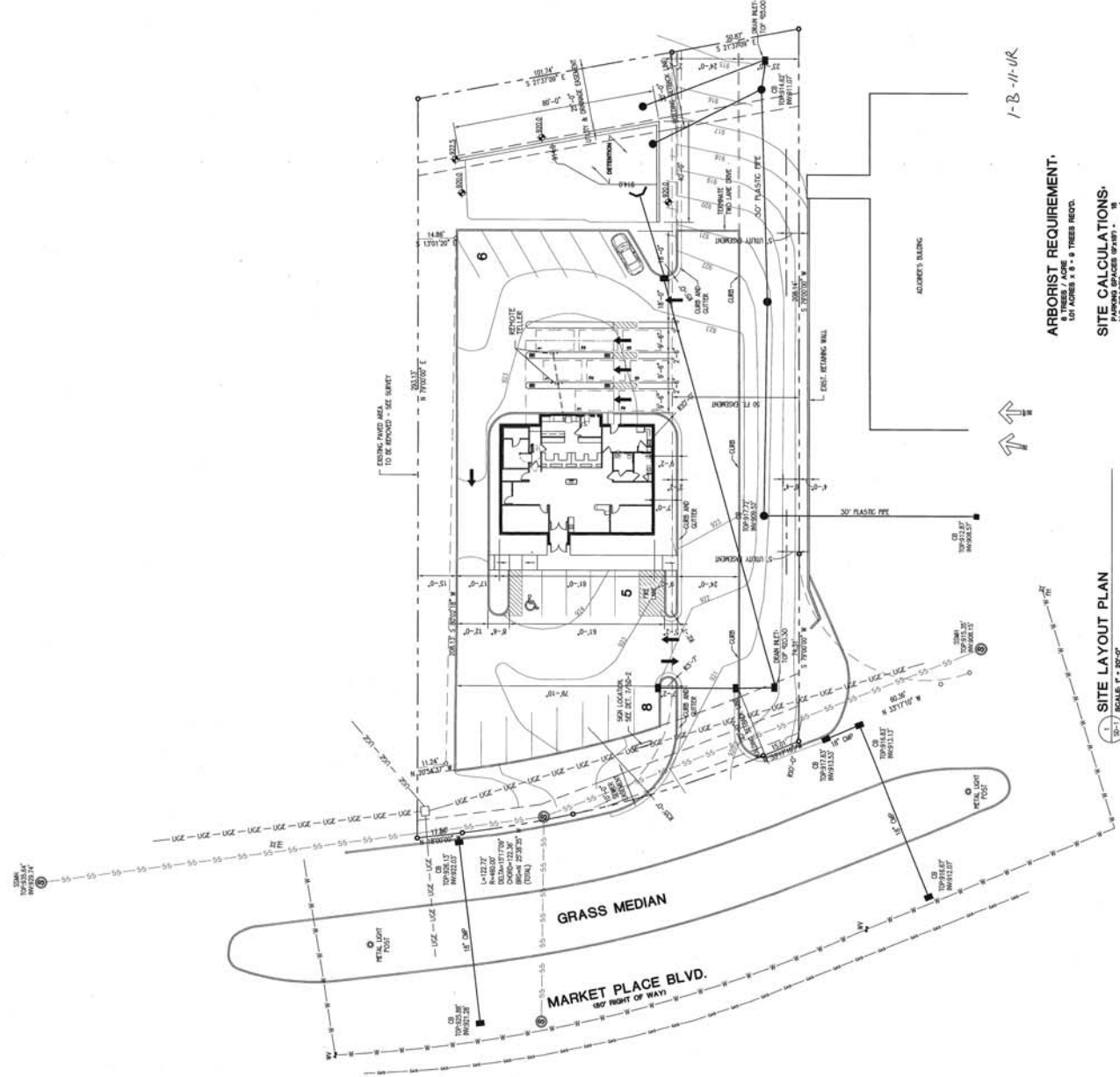


CAD FILE: MF-SD.DWG
DATE: 7-21-10
APPR. BY: GHA
CHKD. BY: GHA
DRWN. BY: BWL
REVISIONS
REV. 11-29-10

MEMBERS FIRST CREDIT UNION  
**SITE LAYOUT PLAN**  
 ALLAN ASSOCIATES ARCHITECTS, PLLC  
 6518 N WALLWOOD ROAD  
 KNOXVILLE, TENNESSEE 37912  
 605 / 888-1902  
 MARK D. ALLAN AIA  
 GEORGE H. ALLAN AIA



SHEET NUMBER  
**SD-1**



**ARBORIST REQUIREMENT:**  
 11 TREES / LOT  
 101 ACRES x 8.9 = 8 TREES REQD.

**SITE CALCULATIONS:**  
 PARKING SPACES 97481 - 98  
 TOTAL SPACES - 98

**1 SITE LAYOUT PLAN**  
 SCALE: 1" = 20'-0"