

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

▶ **FILE #:** 1-A-12-UR

AGENDA ITEM #: 23

AGENDA DATE: 1/12/2012

▶ **APPLICANT:** RANDOLPH ARCHITECTURE R. MARK RANDOLPH

OWNER(S): The Kroger Company

TAX ID NUMBER: 132 02803

JURISDICTION: City Council District 2

▶ **LOCATION:** North side of Kingston Pike, west of N. Cedar Bluff Rd.

▶ **APPX. SIZE OF TRACT:** 1.083 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access to the site will be via Kingston Pike and N. Cedar Bluff Road, both of which are 6 lane median divided arterial streets at this location.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** PC-1 (Retail and Office Park)

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Y-12 Federal Credit Union

HISTORY OF ZONING: PC-1 zoning was approved for this site on 6/29/2010.

SURROUNDING LAND USE AND ZONING: North: Kroger shopping center under construction / PC-1 commercial

South: Cedar Springs Shopping Center / SC commercial

East: Proposed site for Chuy's Restaurant / PC-1 commercial

West: Pep Boys auto repair / SC-3 commercial

NEIGHBORHOOD CONTEXT: This site is located in an area that is dominated by shopping centers and general commercial uses. The zoning in the area is C-3, C-6, SC, SC-3, PC-1 and PC-2 commercial zones.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a financial establishment (credit union) containing approximately 3,000 square feet of floor space and three drive thru lanes as shown on the development plan, subject to 7 conditions**

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Installation of all required road and sidewalk improvements as shown on the development plan for the

Kroger's Shopping Center (2-D-11-UR) per the requirements of the Knoxville City Engineer, prior to the issuance of an occupancy permit for the credit union.

6. Meeting all applicable requirements of the Knoxville Engineering Dept.
7. Meeting all other applicable requirements of Knoxville's Sign Inspector.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PC-1 District

COMMENTS:

The applicant is proposing to develop a 3,000 square foot financial establishment (credit union) on a 1.08 acre out parcel at the new Kroger's shopping center located in the northwest quadrant of the intersection of N. Cedar Bluff Rd. and Kingston Pike. While the credit union's lot has frontage along Kingston Pike, there will be no direct access from the site onto Kingston Pike. Access to the site will be through the driveway network for the shopping center which provides access to Kingston Pike, North Cedar Bluff Rd., and Market Place Blvd. A traffic impact study was submitted for the entire Kroger shopping center, which includes this site, at the time the Kroger development was being considered (2-D-11-UR). That study addressed the potential traffic impact from a business on this out parcel. All required road and sidewalk improvements as shown on the approved development plan for the Kroger's Shopping Center must be installed prior to the issuance of an occupancy permit for the credit union. Upon completion the shopping center will contain a 123,367 square foot Kroger supermarket, 17,780 square feet of small shop space, a fueling center and development on three out parcels. A Chuy's Mexican Restaurant was approved for the adjoining out parcel at the November 10, 2011 MPC meeting (11-E-11-UR).

The credit union is proposing a twenty-five foot high pole sign as part of this plan. The Knoxville Zoning Ordinance as presently written would permit the applicant to request fifty foot high sign. At the time the proposed adjoining Chuy's restaurant was being considered local residents requested that a monument type sign be approved in lieu of the proposed pole sign. The MPC approved the Chuy's plan as proposed with a twenty-five foot high pole sign.

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

1. Public water and sewer utilities are in place to serve this development.
2. With the construction of the road improvements required for the Kroger's Shopping Center approval, the traffic impact of this development will be minimized.
3. The proposed credit union branch is compatible with the scale and intensity with the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposed development is consistent with all requirements of the PC-1 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 neighborhood where it is proposed. The use will not draw substantial additional traffic through residential areas.

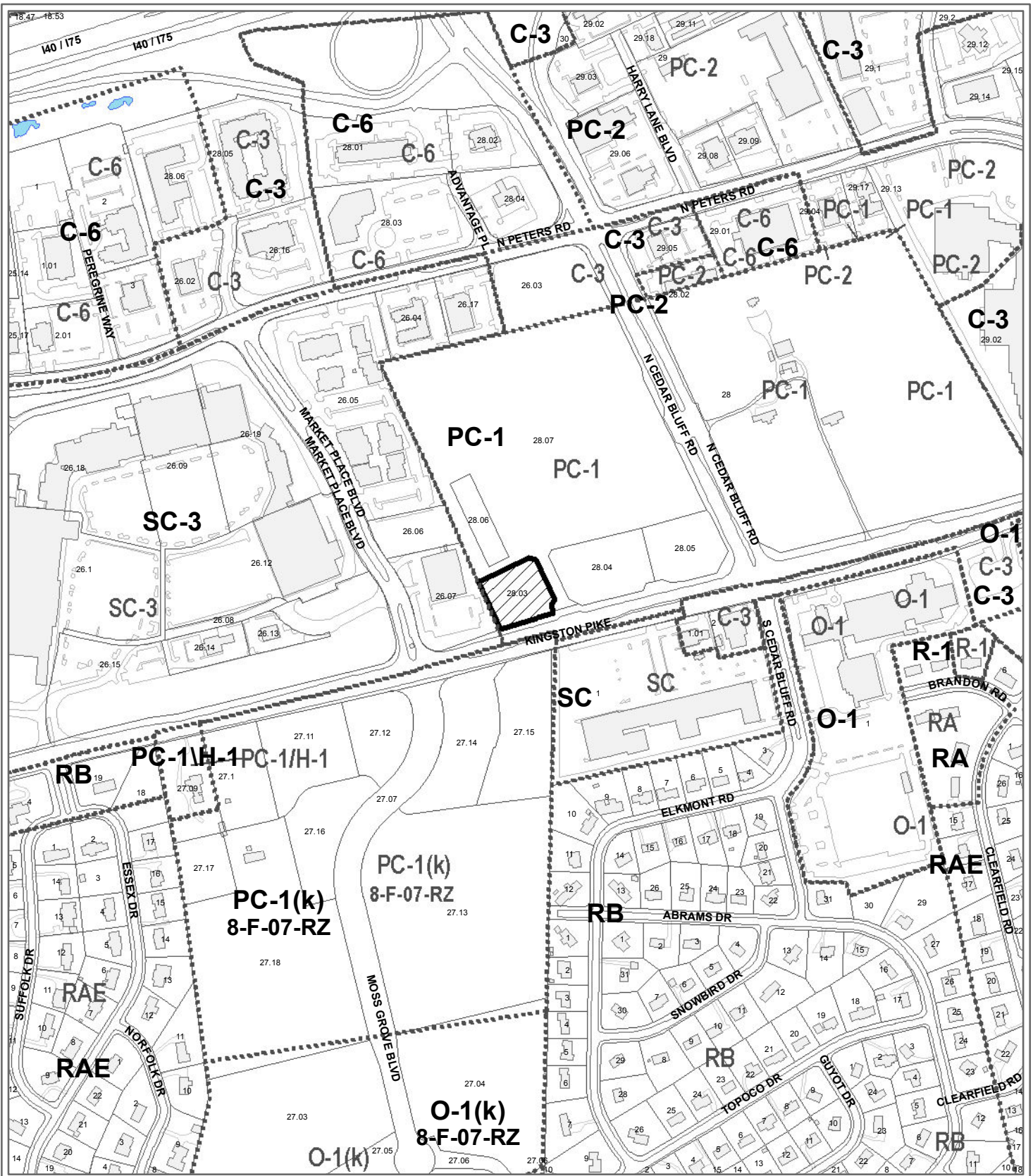
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan the North City Sector Plan propose commercial use for this site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

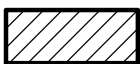
ESTIMATED TRAFFIC IMPACT: Not calculated.

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-A-12-UR
USE ON REVIEW**

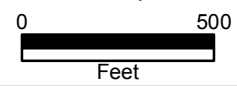


Y-12 Federal Credit Union in PC-1 (Retail and Office Park)

Petitioner: Randolph Architecture, R. Mark Randolph

Map No: 132

Jurisdiction: City



Original Print Date: 12/14/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Farrido
ARCHITECTURE

9724 Kingston Pike
Suite 305 B
Knoxville, TN 37922
P: 865-257-3746
F: 865-257-3746

NOT FOR
CONSTRUCTION
MPC
SUBMISSION
SET
2011_24

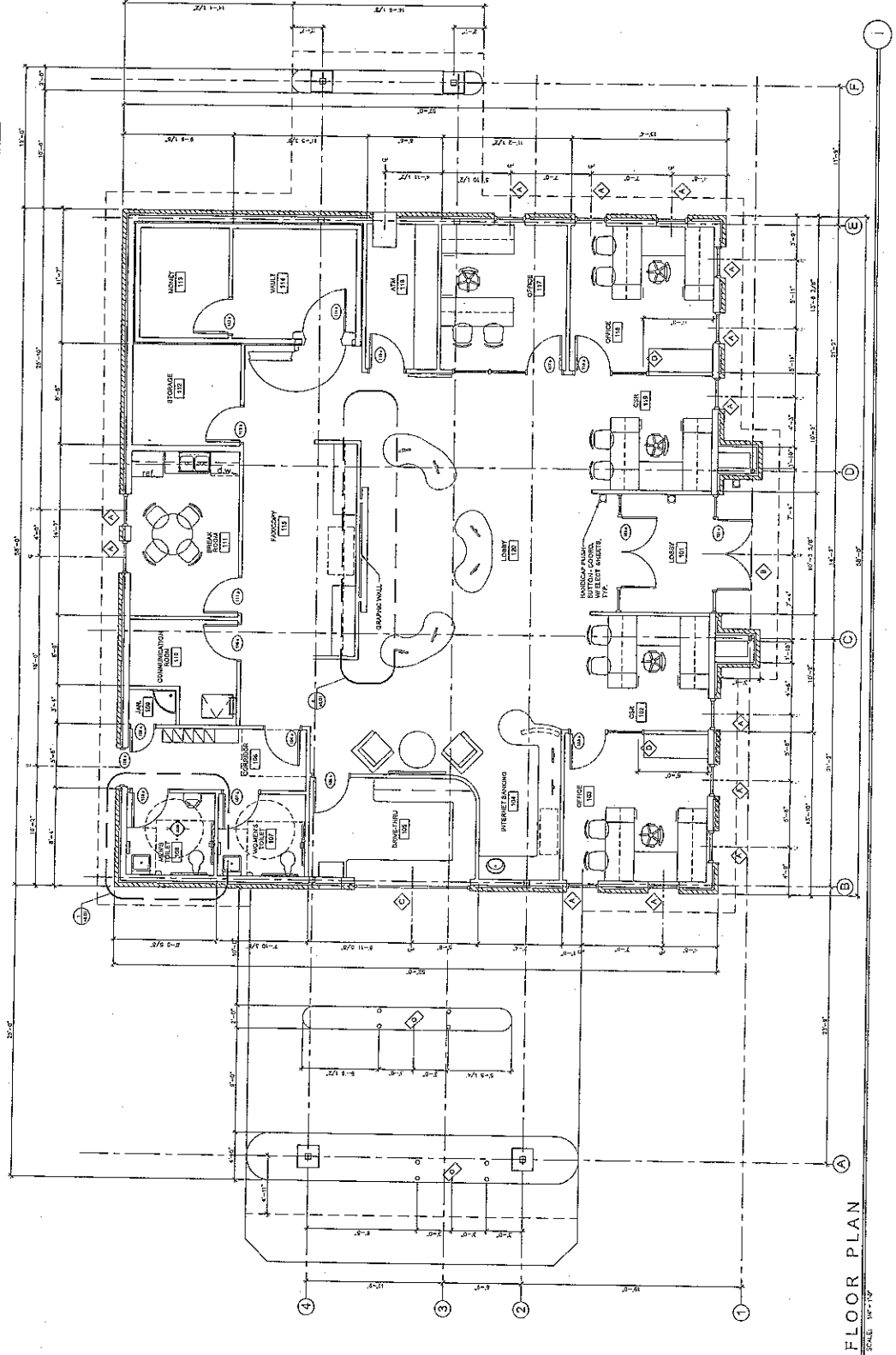
Y-12 FEDERAL CREDIT UNION
KINGSTON PIKE
KNOXVILLE TENNESSEE 37922

Issue Date: 10-24-11
Drawn: Chestnut
JMR
RMR
President

a1.01
Floor plan

- GENERAL NOTES - FLOOR PLAN**
- CONTRACTOR TO VERIFY AND CORRECT ALL DIMENSIONS PRIOR TO PROCEEDING WITH WORK. VERIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING.
 - ALL DIMENSIONS ARE FACE OF WALL, UNLESS OTHERWISE NOTED.
 - WORK TO COMPLY WITH ALL ORDINANCES, AUTHORITIES HAVING JURISDICTION.
 - NO USE OF WOOD JOISTS AS REQUIRED FOR ALL WALLS AND PARTITIONS SUCH AS BATHS, OFFICES, CORRIDORS, RECEPTION, NETWORK ACCESSORIES, RECEPTION, FIRE EXTINGUISHER, ETC.
 - CONTRACTOR TO VERIFY WITH OWNER FOR MILLWORK, FINISHES AND INSTALLATION.
 - CONTRACTOR TO VERIFY WITH OWNER ALL FLOOR FINISHES PRIOR TO CONSTRUCTION.

- WALL LEGEND**
- EXTERIOR WALL - BRICK VENEER OF 1 1/2" C.C. OVER 4" AIRSPACE ON METAL STUDS AT 16" O.C. WITH 1/2" GYPSUM BOARD AND 1/2" FILL.
 - NON-FIRE RATED WALL - 5/8" GYP. BR. ON EACH SIDE OF 2x4 OR 4" METAL STUDS AT 16" O.C.



FLOOR PLAN
SCALE: 1/8" = 1'-0"