



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
REZONING REPORT**

▶ **FILE #:** 7-M-08-RZ

**AGENDA ITEM #:** 57

**AGENDA DATE:** 7/10/2008

▶ **APPLICANT:** THE KROGER CO.  
**OWNER(S):** BROADWAY LEVCAL LLC

**TAX ID NUMBER:** 58 K C 007

**JURISDICTION:** City Council District 5

▶ **LOCATION:** Southwest side N. Broadway, northeast side Knox Rd.

▶ **APPX. SIZE OF TRACT:** 7.658 acres

**SECTOR PLAN:** North City

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

**ACCESSIBILITY:** Access is via N. Broadway, a five-lane major arterial street within 95' of right of way, or Knox Rd., a minor collector street with 33' of pavement width within 50' of right of way.

**UTILITIES:** Water Source: Knoxville Utilities Board  
Sewer Source: Knoxville Utilities Board

**WATERSHED:** First Creek

▶ **PRESENT ZONING:** SC-1 (Neighborhood Shopping Center)

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

▶ **EXISTING LAND USE:** Vacant commercial building (formerly Target)

▶ **PROPOSED USE:** Kroger food store

**EXTENSION OF ZONE:** No

**HISTORY OF ZONING:** A request for C-3 zoning was withdrawn at City Council in 2006. PC-1 zoning had been recommended by staff and approved by MPC. (9-N-06-RZ)

**SURROUNDING LAND USE AND ZONING:** North: Bank and parking / C-3 (General Commercial) and SC-1 (Neighborhood Shopping Center)

South: Sonic / SC-1 (Neighborhood Shopping Center)

East: N. Broadway - Houses / R-1 (Low Density Residential)

West: Knox Rd. - Business and church / C-3 (General Commercial) and R-2 (General Residential)

**NEIGHBORHOOD CONTEXT:** This developed site is located on N. Broadway within the Fountain City commercial area, developed under various commercial zones.

**STAFF RECOMMENDATION:**

▶ **APPROVE PC-1 (Retail & Office Park) zoning, subject to 2 conditions:**

1. No clearing, grading, building demolition, tree removal or other site preparation shall occur at the site until after a use on review development plan has been approved by MPC.
2. The development plan will be expected to address bicycle and pedestrian access to and within the site, which may include installation of a sidewalk along N. Broadway.

With the recommended conditions, PC-1 zoning is compatible with surrounding zoning and development, consistent with the sector plan proposal for the site and requires use on review plan approval prior to redevelopment of the site.

**COMMENTS:**

This site is currently developed with an 80,000 square foot commercial building (formerly Target) with parking and landscaping. The Kroger Co. is seeking to redevelop the site with a supermarket. The intent is to demolish the old building and build a new one of approximately the same size and on approximately the same building footprint. The applicant has provided staff with a preliminary site plan and proposed building elevations for the project. Reduced copies of these documents are attached.

**NEED AND JUSTIFICATION FOR THE PROPOSAL**

1. The proposal is compatible with the scale and intensity of the surrounding land uses and zoning patterns.
2. PC-1 zoning is compatible with other properties in the immediate area that are zoned SC-1, C-3 & O-1.
3. The PC-1 zone requires use on review approval of the development plan prior to construction. This will give MPC staff the opportunity to review plans and address issues such as access, setbacks, landscaping, lighting layout, and traffic circulation, as well as other development concerns. More importantly, PC-1 zoning would allow staff to adequately address the impact on surrounding residential properties, and provide the opportunity for review by the general public. The applicant will also be expected to meet the general guidelines for development from the recently adopted North City Sector Plan. The site is designated as a mixed use special district (NC-6) on the sector plan as well as the One Year Plan. The two recommended conditions are included based on discussions that took place within the community as part of the North City Sector Plan update process.

**THE EFFECTS OF THE PROPOSAL**

1. Public water and sewer utilities are available to serve the site.
2. The proposal will have no impact on schools.
3. Based on the proposed use of a 79,599 square foot supermarket, the project will generate 8,876 trips per day, which warrants the need for a Level III traffic impact study. This will need to be submitted along with the development plans at the time of use on review application.
4. Regarding access to the subject property and traffic impact, since the previous tenant was a big box retailer, this property should be able to accommodate more intensive traffic circulation patterns. As part of the use on review process, staff may request relocation or removal of proposed curb cuts. The site fronts on N. Broadway, a major arterial street and Knox Rd., a minor collector street, so it should be able to handle traffic generated under PC-1 development. The site was used for a Target store for many years.
5. The recommended PC-1 zoning is compatible with surrounding development and will have minimal impact on adjacent properties. Potential impacts to adjacent residences can be addressed through the required use on review process.
6. The applicant will be expected to address how the building's exterior design will complement surrounding development. The design of the elevations facing N. Broadway and Knox Rd. will be of particular interest.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

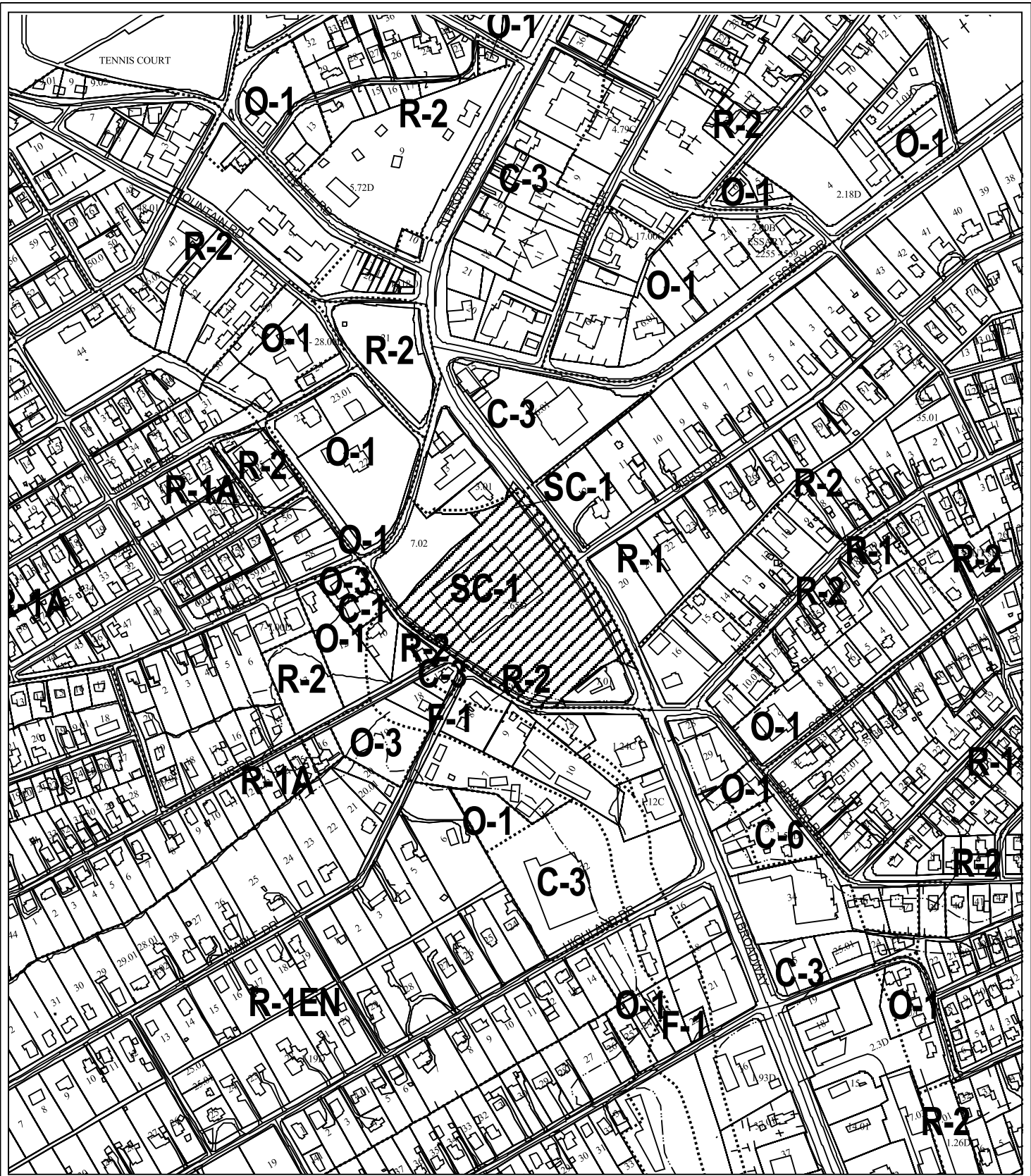
1. PC-1 zoning is compatible with the City of Knoxville One Year Plan and the recently updated North City Sector Plan, which both designate this site as a mixed use special district (NC-6). The NC-6 designation lists PC-1 as the recommended zoning for this site.
2. This request may lead to future rezoning requests in the immediate area, as this property and others are located within the Fountain City commercial area along N. Broadway.
3. Sometime in the next few months, MPC staff may initiate a general rezoning from SC-1 to PC-1 on parcel 7.01 to the south and parcel 7.02 to the north of the site, in order to eliminate the remnant SC-1 zoning, which is inappropriate for these sites, considering the uses and size of these parcels. This will also bring the entire NC-6 designated area into consistency with the One Year Plan and sector plan.

**ESTIMATED TRAFFIC IMPACT 8876 (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.

If approved, this item will be forwarded to Knoxville City Council for action on 8/12/2008 and 8/26/2008. If denied, MPC's action is final, unless the action to deny is appealed to Knoxville City Council. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**7-M-08-RZ  
REZONING**

Petitioner: The Kroger Co.

Map No: 58

Jurisdiction: City



From: SC-1 (Neighborhood Shopping Center)

To: PC-1 (Retail and Office Park)

Original Print Date: 06/19/08

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



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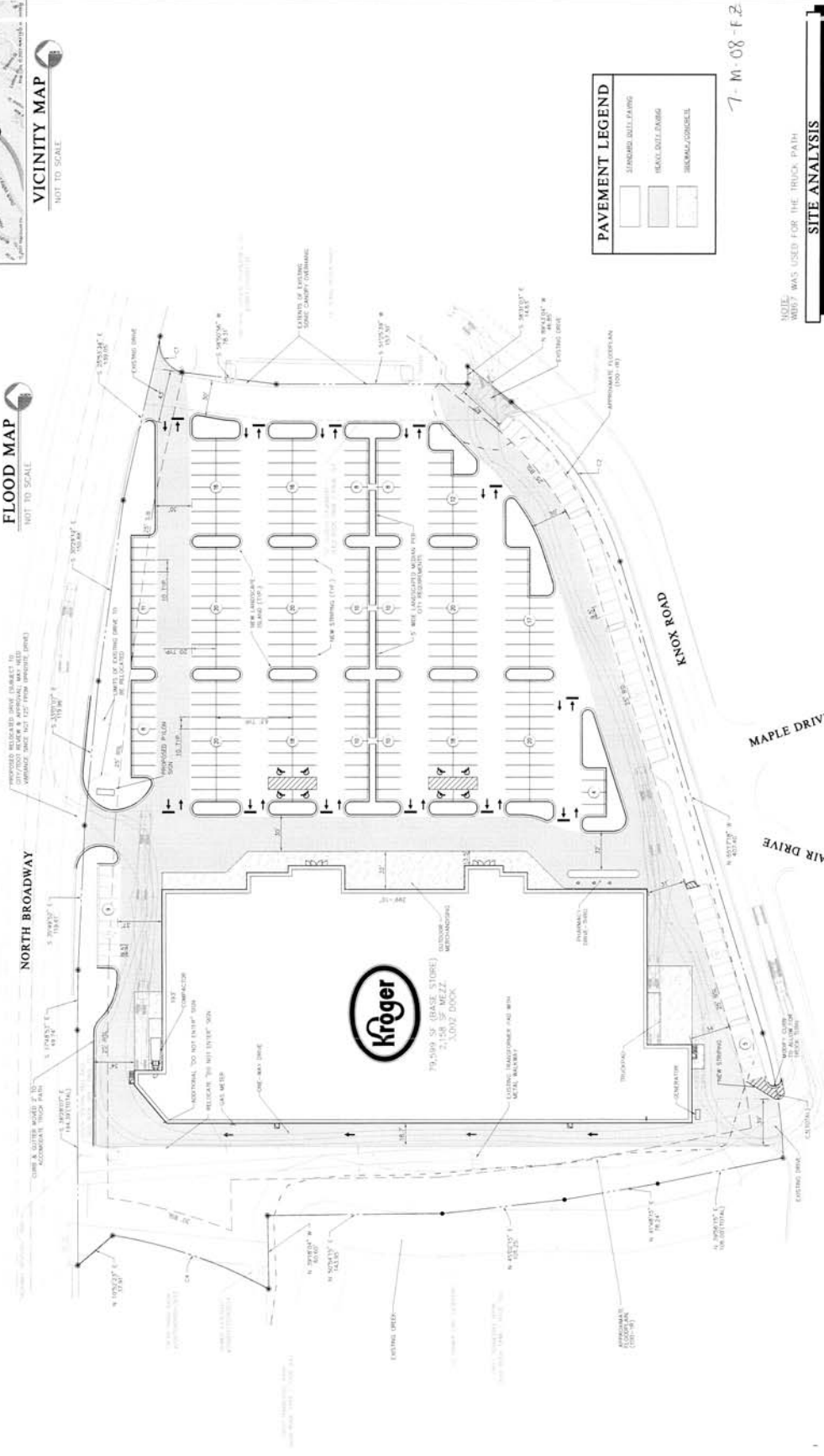
**PROJECT**  
**STORE 698**  
520 NORTH BROADWAY  
7TH DISTRICT  
WARD 37  
CITY BLOCK 37240  
KNOXVILLE, TENNESSEE

**FOR:**  
**THE KROGER COMPANY**  
2175 PARKLAKE DRIVE  
ATLANTA, GA 30345  
(770) 496-7400

**REVISIONS**

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**PRELIMINARY SITE PLAN**  
**PS.4**



**PAVEMENT LEGEND**

|          |                     |
|----------|---------------------|
| [Symbol] | STANDARD DULL FARGO |
| [Symbol] | HEAVY DULL FARGO    |
| [Symbol] | REGULAR CONCRETE    |

**SITE ANALYSIS**  
NOTE: WAS USED FOR THE TRUCK PATH

|                                         |             |
|-----------------------------------------|-------------|
| KROGER                                  | 79,599 S.F. |
| PARKING REQUIRED (4.5/M <sup>2</sup> F) | 558 SPACES  |
| PARKING PROVIDED (4.2/M <sup>2</sup> F) | 334 SPACES  |
| TOTAL LAND AREA                         | 7.66 ACRES  |

**PRELIMINARY SITE PLAN**  
SCALE: 1" = 40'  
0' 20' 40' 80' 160'

7-M-08-F-2

\* PARKING VARIANCE MAY BE REQUIRED FROM CITY OF KNOXVILLE

