



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

▶ **FILE #:** 2-D-10-UR

**AGENDA ITEM #:** 45

**AGENDA DATE:** 2/11/2010

▶ **APPLICANT:** GFS MARKETPLACE, LLC

OWNER(S): KINGSTON PIKE LLC

TAX ID NUMBER: 132 PART OF 02701

JURISDICTION: City Council District 2

▶ **LOCATION:** South side of Kingston Pike, west side of Moss Grove Blvd., south of Market Place Blvd.

▶ **APPX. SIZE OF TRACT:** 2 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Moss Grove Blvd., a private Joint Permanent Easement with access out to Kingston Pike, a major arterial street with a four and five lane cross section within a required right-of-way of 100'.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Food Service Market Place Store

HISTORY OF ZONING: Rezoning to PC-1 (k) (Retail and Office Park) was approved by Knoxville City Council on 9/25/07.

SURROUNDING LAND USE AND ZONING:  
North: Shopping center / SC-3 (Regional Shopping Center)  
South: Vacant land in Sherrill Hill Commercial Subdivision / PC-1 (Retail and Office Park) (k)  
East: Vacant land in Sherrill Hill Commercial Subdivision / PC-1 (Retail and Office Park) (k)  
West: Vacant land in Sherrill Hill Commercial Subdivision / PC-1 (Retail and Office Park) (k)

NEIGHBORHOOD CONTEXT: The Sherrill Hill Subdivision has residential development on three sides and commercial development to the north across Kingston Pike. Zoning in the area includes SC and SC-3 Shopping Center, RAE, PR and RB Residential.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for a food service market place store with approximately 15,871 square feet subject to 8 conditions.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance and conditions of the approved rezoning.
2. Meeting all applicable requirements of the approved Master Plan for the Sherrill Hill development (11-A-07-

PA).

3. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
4. Prior to issuance of a building permit for this development, all permits required from the Tennessee Department of Transportation (TDOT) for the installation of the Kingston Pike street improvements recommended in the Traffic Impact Study prepared by Cannon & Cannon, Inc. must be obtained. All the required improvements to Kingston Pike and the interior street and driveway system shall be completed prior to the issuance of a certificate of occupancy for the store. Prior to the issuance of the building permit, Gordon Food Service's corporate office shall provide a letter to the City's Building Inspections Division stating that they understand that the certificate of occupancy will not be issued until the street and driveway improvements are completed.
5. Installation of the sidewalks as designated on the development plan.
6. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.
7. Meeting all applicable requirements of the Knoxville Department of Engineering.
8. Meeting all applicable requirements of Knoxville's Sign Inspector.

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

#### **COMMENTS:**

The applicant is proposing to develop a 15,871 square foot food service market place store (see attached letter from applicant) on a 2.0 acre site located on the west side of Moss Grove Blvd. (Joint Permanent Easement), the main entrance off of Kingston Pike into the Sherrill Hill development. Access to the site will be from a shared driveway that runs between Moss Grove Blvd. and a driveway that extends out to Kingston Pike (as a right-in / right-out driveway) located on the west side of the lot. There is no direct access from the Gordon Food Service site onto Kingston Pike.

The traffic impact study that had been prepared for the entire Sherrill Hill development had recommended improvements at the Kingston Pike and Moss Grove Blvd. intersection. Those improvements have not been put in place. To guarantee that the improvements will be in place prior to the opening of the grocery store, staff has recommended conditions that all required permits from TDOT must be obtained before a building permit is issued and all the required improvements to Kingston Pike and the internal street and driveway system shall be completed prior to the issuance of a certificate of occupancy for the store.

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

1. Public water and sewer utilities are available to serve the site.
2. The traffic impact study that had been prepared for the entire Sherrill Hill development recommended improvements that will address the traffic impacts of this development.
3. This proposed commercial development will have minimal impact on the residences that adjoin the Sherrill Hill development since it is adjacent to Kingston Pike and only adjoins commercial property.

#### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. With the recommended conditions, the proposal meets all requirements of the PC-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed store with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal 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 significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the development is located off an arterial street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The amended Southwest County Sector Plan identifies this as a mixed use development area allowing commercial use. The One Year Plan also designates the site for commercial use. The development complies with both the Sector Plan and One Year Plan.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT 2053 (average daily vehicle trips)**

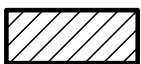
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.



**2-D-10-UR  
USE ON REVIEW**

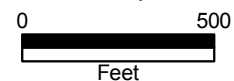


Food Service Market Place Store in PC-1 (Retail and Office Park) (k)

Petitioner: GFS Marketplace, LLC

Map No: 132

Jurisdiction: City



Original Print Date: 1/27/2010 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



# **Marketplace**

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**Rick Morgan**  
**Real Estate Manager**

January 29, 2010

Re: Proposed GFS Marketplace -- Sherrill Hill Project, Kingston Pike, Knoxville, TN

Dear Mr. Brechko:

Following is some general information about Gordon Food Service (GFS) and the GFS Marketplace retail stores. Our web site, [www.gfs.com](http://www.gfs.com) is another good source of information.

## **Gordon Food Service and GFS Marketplace**

GFS Marketplace is an operation of Gordon Food Service, Inc., Grand Rapids, Michigan. Gordon Food Service (GFS) is the largest privately held foodservice and supply company in the United States, providing restaurants, schools, churches, hospitals and other institutions with food and food service products. The bulk of these products are ordered through sales representatives and delivered directly to the customer from our distribution centers via the GFS fleet of delivery trucks.

GFS Marketplace currently operates 129 stores in Michigan, Ohio, Indiana, Illinois, Kentucky, Tennessee, Pennsylvania and Florida. Our stores offer over 2500 of our products to the public as well as helping to support the wholesale customer base normally serviced by our sales representatives. GFS Marketplace sells restaurant quality/bulk-packaged food, food preparation and serving equipment, utensils and paper products. Store retail sales generally are geared toward smaller restaurant owners, churches, caterers, event planners and individuals hosting events and home banquets. The stores are typically around 15,500 SF in size and built on about 1.5 to 2 acres.

Given our product line, our stores draw from a wide surrounding area. We often locate the stores along a local arterial route near a major highway and/or interstate for ease of access from outlying areas and such that the location strikes a balance between having regional presence and local accessibility.

Our buildings are designed with neat, clean exterior architectural lines and colors so as to be easily identified. Building signage consists of the GFS corporate logo and a "bullet point" sign reading "Quality Foodservice and Party Supplies" that identifies the types of products found in the store. Because customers are drawn from a large area, easily



# Marketplace

identifiable and visible signage is critical to our customer's convenience and our store's success.

The typical GFS Marketplace will generate between 200 -300 vehicular trips per day. The peak hour in the morning is from 11:00 to 12:00 and in the afternoon from 2:30 to 3:30 when there will be approximately 35 and 45 trips, respectively. There will be 2-3 semis and 4-5 smaller delivery trucks per week. The traffic generated by the proposed GFS Marketplace is minimal considering the size of the property and the building. Also, the peak hours are different than what typical thoroughfares are. The Marketplace store will be open from 8:00 AM to 8:00 PM Monday through Saturday and 12:00 PM to 5:00 PM on Sunday.

Our approximately 2 - acre site in the Sherrill Hill project is bordered on three sides by roadways and future commercial uses. As such, the GFS Marketplace will have minimal negative impact on the adjacent land uses or the surrounding area.

Current plans call for us to start construction in the summer or fall of 2010 and open in the spring of 2011.

I would be more than glad to meet with you and try to answer any questions you may have regarding our company and/or the store we are proposing to build in the city of Knoxville.

Sincerely,

A handwritten signature in black ink that reads "RICK MORGAN". The signature is written in all caps and has a casual, cursive style.

Rick Morgan

**paradigm design**  
 510 3 MILE N.W.K.  
 SUITE 8  
 SAND HEDGE, W 47544  
 PHONE: (816) 788 - 5555  
 FAX: (816) 788 - 5557  
 WEB: PARADIGMDESIGN.COM

**PROJ CT**  
**GORDON FOOD SERVICE MARKETPLACE STORE**  
 PART OF SHERBELL HILLS DEVELOPMENT  
 9320 KINSTON PIKE APPROXIMATE  
 KNOWLEDGE, TN

**GFS MARKETPLACE, LLC**  
 420 SOUTH STREET BLDG  
 GRAND RAPIDS, MICHIGAN

**RELEASE DATE**  
 12/17/09 G. HERRICK  
 12/22/09 L. CHUBBER  
 12/31/09 G. HERRICK

**PROJECT**  
 C 902021  
**SHEET**  
 C 100



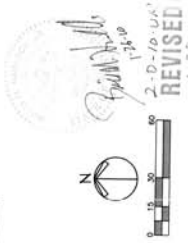
**LEGEND**

1	Proposed Building Footprint
2	Proposed Parking
3	Proposed Driveway
4	Proposed Access Road
5	Proposed Utility Lines
6	Proposed Easement
7	Proposed Right-of-Way
8	Proposed Survey
9	Proposed Boundary
10	Proposed Easement
11	Proposed Right-of-Way
12	Proposed Survey
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59	Proposed Right-of-Way
60	Proposed Survey

**RELEASING CONTRACTOR:**  
 GFS MARKETPLACE, LLC  
 420 SOUTH STREET BLDG  
 GRAND RAPIDS, MICHIGAN  
 49503-3000  
 TEL: 616-951-2429  
 FAX: 616-951-2430

**DESIGNER:**  
 PARADIGM DESIGN  
 5103 MILE N.W.K.  
 SUITE 8  
 SAND HEDGE, W 47544  
 TEL: 816-788-5555  
 FAX: 816-788-5557  
 WWW.PARADIGMDESIGN.COM

**SCALE:**  
 1" = 100'

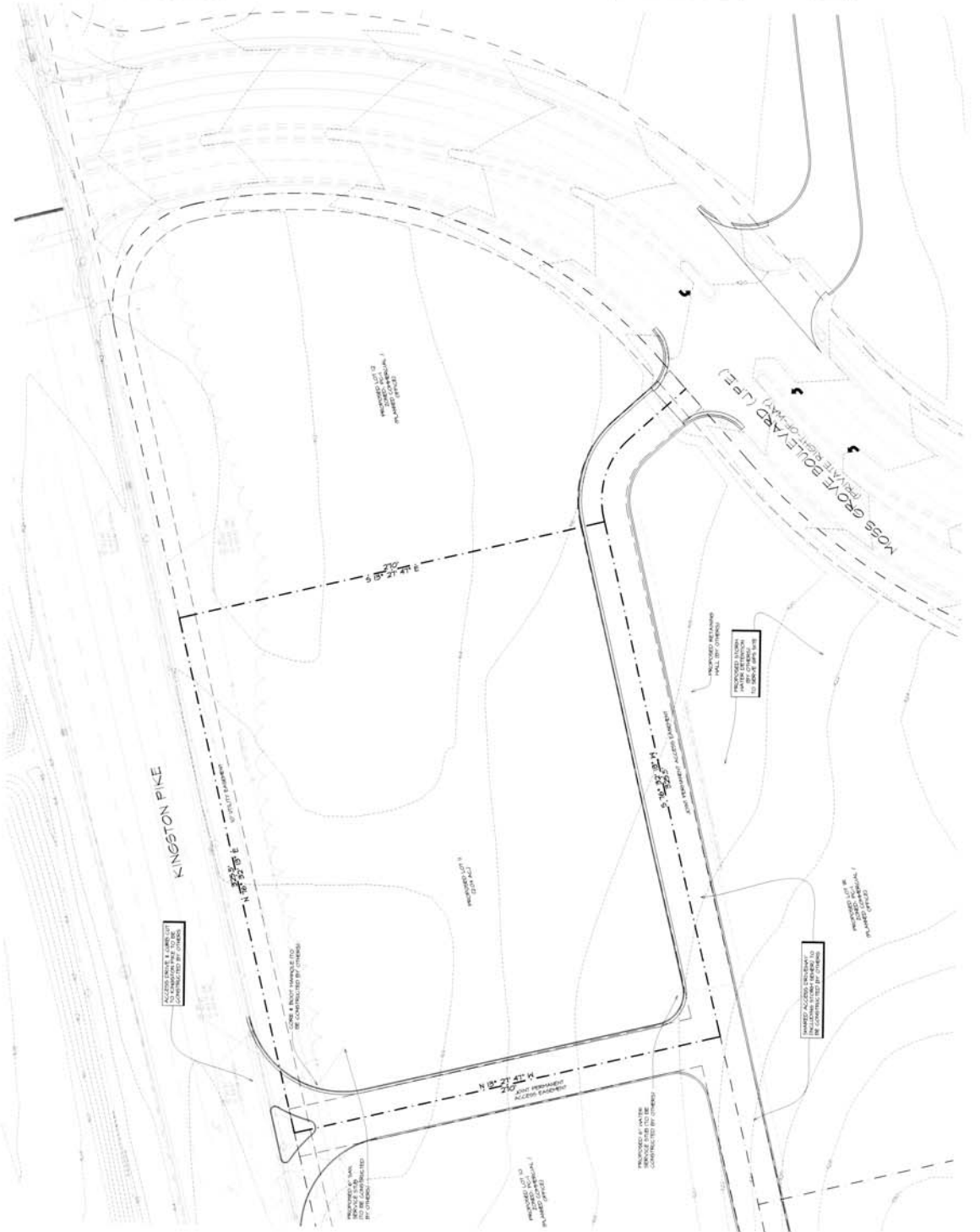


**REVISED**  
 1-28-10  
 2-D-10-001



**NOT FOR CONSTRUCTION**

EXISTING CONDITIONS



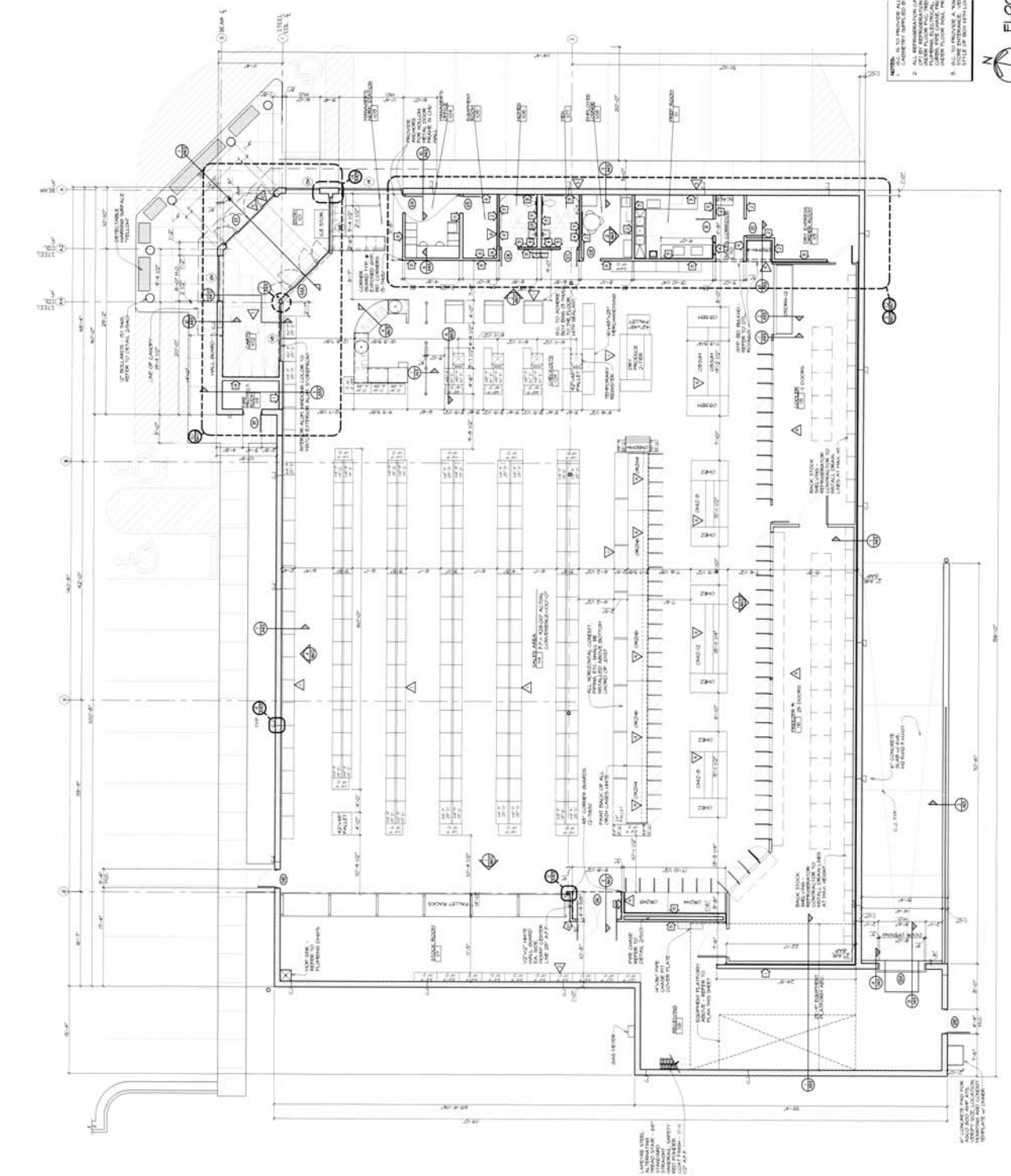








<b>BUILDING AREA</b> PROJECT NO. 2009-001 SHEET NO. 101 DATE 1/28/10 SCALE AS SHOWN DRAWN BY J. W. WILSON CHECKED BY J. W. WILSON APPROVED BY J. W. WILSON PROJECT NO. 2009-001 SHEET NO. 101 DATE 1/28/10 SCALE AS SHOWN DRAWN BY J. W. WILSON CHECKED BY J. W. WILSON APPROVED BY J. W. WILSON	<b>paradigm design</b> 550 3 MILE N.W. SUITE 8 GRAND RAPIDS, MI 49504 (616) 795-5656 (616) 795-5657 PARADIGM@AOL.COM	<b>PROJECT</b> <b>GORDON FOOD SERVICES MARKETPLACE STORE</b>	<b>CLIENT</b> <b>GFS MARKETPLACE, LLC</b> 400 507 STREET SW GRAND RAPIDS, MICHIGAN	<b>RELEASE DATE</b> 1/28/10 1/28/10 2-D JWG/UR <b>REVISED</b> 1-28-10	<b>PROJECT</b> 3902021	<b>SHEET</b> A 101
	<b>PHASE</b> 1. PRELIMINARY 2. PERMITS 3. CONSTRUCTION	<b>PHONE</b> (616) 795-5656 <b>FAX</b> (616) 795-5657 <b>WEB</b> PARADIGM@AOL.COM	<b>OWNER</b> GFS MARKETPLACE, LLC <b>DESIGNER</b> PARADIGM DESIGN <b>DATE</b> 1/28/10	<b>LOCATION</b> 400 507 STREET SW GRAND RAPIDS, MICHIGAN	<b>SCALE</b> AS SHOWN	<b>PROJECT NO.</b> 3902021



NOTES:  
 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. ALL REVISIONS SHALL BE INDICATED BY A CIRCLE WITH A NUMBER AND A LETTER.  
 3. ALL DIMENSIONS SHALL BE SHOWN UNLESS OTHERWISE NOTED.  
 4. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.  
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

**FLOOR PLAN**  
 1-28-10  
 J. W. WILSON

ARCHITECT: **paradigm design**  
 550 3 MILE N.W., SUITE 8  
 GRAND RAPIDS, MI 49504  
 PHONE: (616) 785-5456  
 FAX: (616) 785-5457  
 WEBSITE: PARADIGMDESIGN.COM

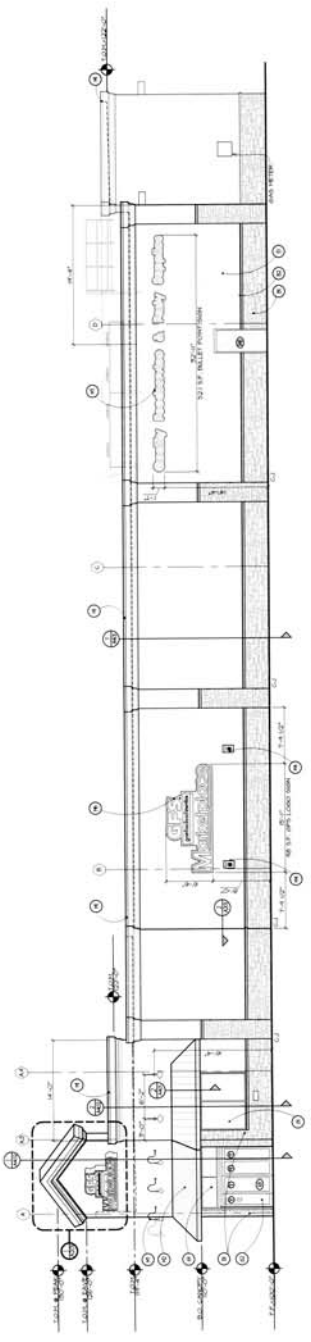
PROJECT: **GOFDON SERVICE MARKETPLACE STORE**  
 (PART 7 SHERBORN HILLS DEVELOPMENT)  
 9300 K (HISTON FIRE APPROX) KNOWLE LN

CLIENT: **GFS MARKETPLACE, LLC**  
 400 S 7th STREET SW  
 GRAND RAPIDS, MICHIGAN

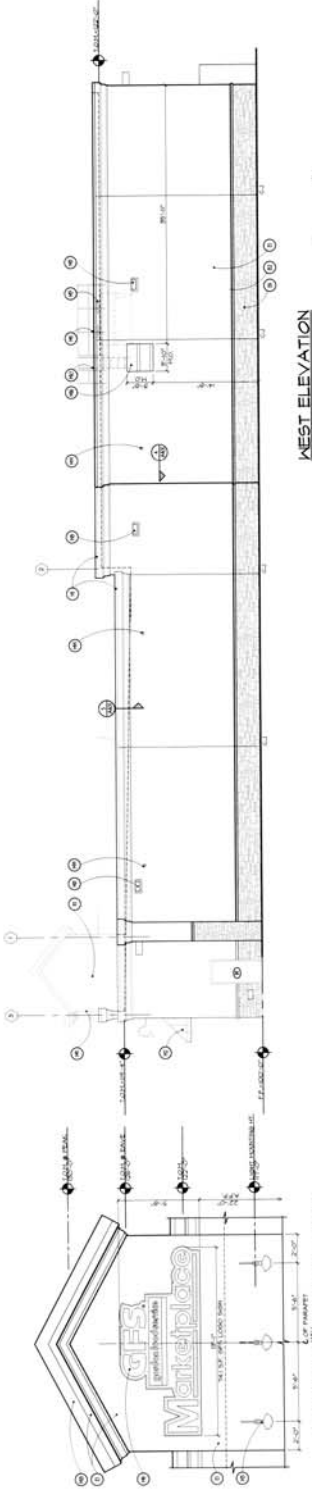
RELEASE DATE: 1/22/10  
 USE ON WORK: 1/28/10  
 REVISIONS: 2-D-10-LK REVISED 1/22/10

PROJECT: 0902021  
 SHEET: A 201

- MATERIAL LEGEND**
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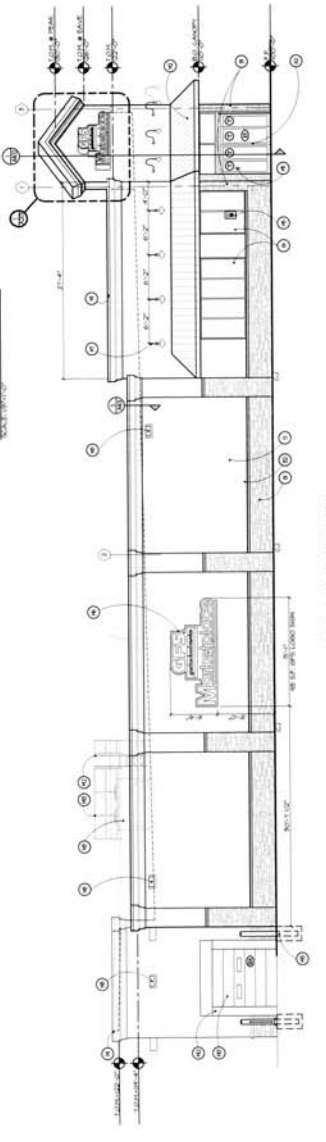


**NORTH ELEVATION**

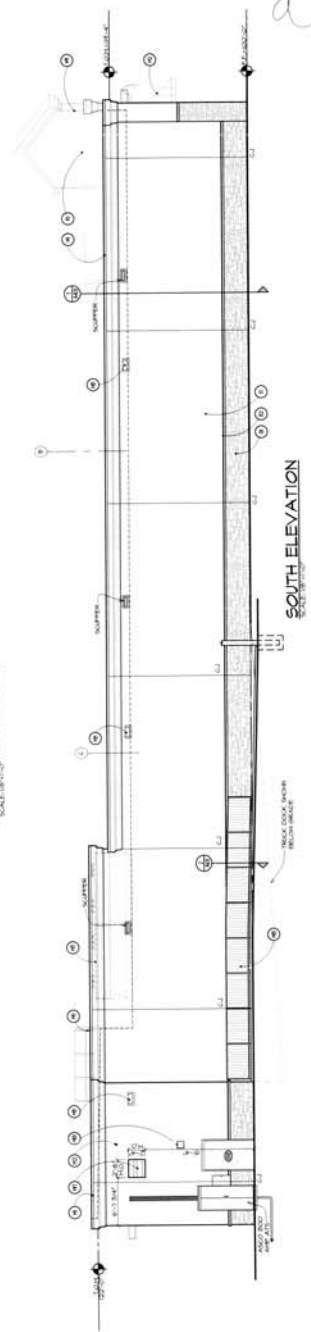


**WEST ELEVATION**

**1 SIGN ELEVATION ABOVE ENTRY**



**EAST ELEVATION**



**SOUTH ELEVATION**

*Signature*  
1-28-10

**ARCHITECTS • ENGINEERS**  
**paradigm design**  
 300 3 MILE NW, SUITE 8  
 IRVING, TX 75039-4754  
 PHONE: 972-785-8656  
 FAX: 972-785-9657  
 WWW: WWW.PARADIGM.COM

**PROJECT**  
 GORDON FOOD SERVICE MARKETPLACE STORE

**PART OF** IRRILL HILLS DEVELOPMENT

**DESIGNED BY** PEGGY MCGILLI KNOX, L.P.

**DATE** 1/28/10

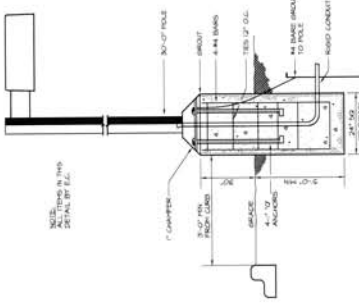
**REVISED** 1/28/10

**PROJECT** 0902021

**SHEET** SL-1



SITE LIGHTING PHOTOMETRIC PLAN



BASE DETAIL FOR FIXTURE "DD" & "GG"

**LUMARK**  
**IMPACT TRAPEZOID**  
 1.00 x 1.18 m  
 3000 lm  
 150° beam angle

**IMPACT**  
 1.00 x 1.18 m  
 3000 lm  
 150° beam angle

**DESCRIPTION**  
 The Impact Trapezoid is a high-performance, energy-efficient lighting fixture designed for use in parking garages, industrial facilities, and other large, open spaces. It features a wide, adjustable beam angle and a long service life.

**FEATURES**  
 • Energy Efficient: Utilizes high-quality LED chips for long life and low energy consumption.  
 • Wide Beam Angle: Provides uniform illumination over a large area.  
 • Durable Construction: Built with high-quality materials for long service life.  
 • Adjustable Beam Angle: Allows for customization of the lighting pattern to suit specific applications.

**INSTALLATION**  
 The Impact Trapezoid is designed for easy installation and maintenance. It features a simple mounting system and a user-friendly design.

**COMPANY LOGO**

**MCGRAW-EDISON**  
**OSCARCEL GALLERIA SQUARE**  
 1.00 x 1.18 m  
 3000 lm  
 150° beam angle

**DESCRIPTION**  
 The Oscarcel Galleria Square is a high-performance, energy-efficient lighting fixture designed for use in retail environments, galleries, and other spaces where high-quality lighting is essential.

**FEATURES**  
 • Energy Efficient: Utilizes high-quality LED chips for long life and low energy consumption.  
 • High-Quality Light: Provides excellent color rendering and uniform illumination.  
 • Durable Construction: Built with high-quality materials for long service life.  
 • Adjustable Beam Angle: Allows for customization of the lighting pattern to suit specific applications.

**INSTALLATION**  
 The Oscarcel Galleria Square is designed for easy installation and maintenance. It features a simple mounting system and a user-friendly design.

**COMPANY LOGO**

**paradigm design**  
550 S HALE HWY.  
SUITE F  
GRAND HAVEN, MI 49434  
616 785-8366  
PARADIGMDESIGN.COM

**PROJECT**  
GORDON  
FOOD  
SERVICE  
MARKETPLACE  
STORE

550 HUNTER HILL DRIVE  
MIDLAND, MI

**CLIENT**  
GFS  
MARKETPLACE, LLC  
425 SOUTH STREET  
GRAND HAVEN, MICHIGAN

**PROJECT**  
0902021

**SHEET**  
A201

**MATERIAL LEGEND**

- 1. BRICK - SIDE OF CORNER COLUMN TO MATCH EXISTING EXTERIOR WALL
- 2. BRICK - MATCH EXISTING EXTERIOR WALL
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**NORTH ELEVATION**

**WEST ELEVATION**

**EAST ELEVATION**

**SOUTH ELEVATION**

**Sign Elevation Above Entry**

*John J. Moore*