

▶ **FILE #:** 3-A-10-UR

AGENDA ITEM # 46

AGENDA DATE: 3/11/2010

▶ **APPLICANT:** THE KROGER COMPANY

OWNER(S): GRAHAM LIMITED PARTNERSHIP

TAX ID NUMBER: 93 F B 6.06

JURISDICTION: City Council District 3

▶ **LOCATION:** Southwest side of Western Ave., southeast of Hinton Dr.

▶ **APPX. SIZE OF TRACT:** 3.88 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Western Ave., a major arterial street with a five lane section, which includes a center turn lane, within a 100' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

▶ **EXISTING LAND USE:** Supermarket and shopping center

▶ **PROPOSED USE:** Kroger Fuel Center

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Mixed commercial / SC-1 (Neighborhood Shopping Center) & C-3 (General Commercial)

South: Trucking company / I-3 (General Industrial)

East: Shopping center / SC-1 (Neighborhood Shopping Center)

West: Shopping center / SC-1 (Neighborhood Shopping Center)

NEIGHBORHOOD CONTEXT: The site is located in the commercial corridor along Western Ave., on the north side of a major industrial area.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a 6 pump / 12 bay gas fueling station, subject to 5 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Installing all landscaping, as shown on the development plan, within six months of the issuance of occupancy permits for this project.
4. Meeting all applicable requirements and obtaining any required permits for the proposed signage from the Knoxville Sign Administrator.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the SC-1 zoning district and all criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to construct a gas fueling station with 6 pumps and 12 fueling bays in front of the existing Kroger supermarket located on the south side of Western Ave., just east of Hinton Dr. The station will also have a kiosk in the middle to house the station attendant and will include a restroom for the attendant. The fueling center will be located on the west side of the main access drive off of Western Ave. that serves the supermarket and shopping center.

A total of 51 parking spaces will be removed in order to accommodate this project. The revised parking layout provides for 191 parking spaces on the Kroger property which complies with the required parking. Trees and shrubs will be added along the southern perimeter of the fueling center which will enhance the aesthetics of this almost fully paved area.

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

1. The proposed fueling center will have minimal impact on local services since all utilities are available to serve this site.
2. The Traffic Impact Study prepared for the proposed fueling center indicated that all intersections should have excess capacity to absorb the new traffic generated by the fueling center and all driveways should operate with acceptable service levels.

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

1. The proposed fueling center meets the standards for development within the SC-1 zoning district and all other requirements of the Zoning Ordinance..
2. The proposed fueling center 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. 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

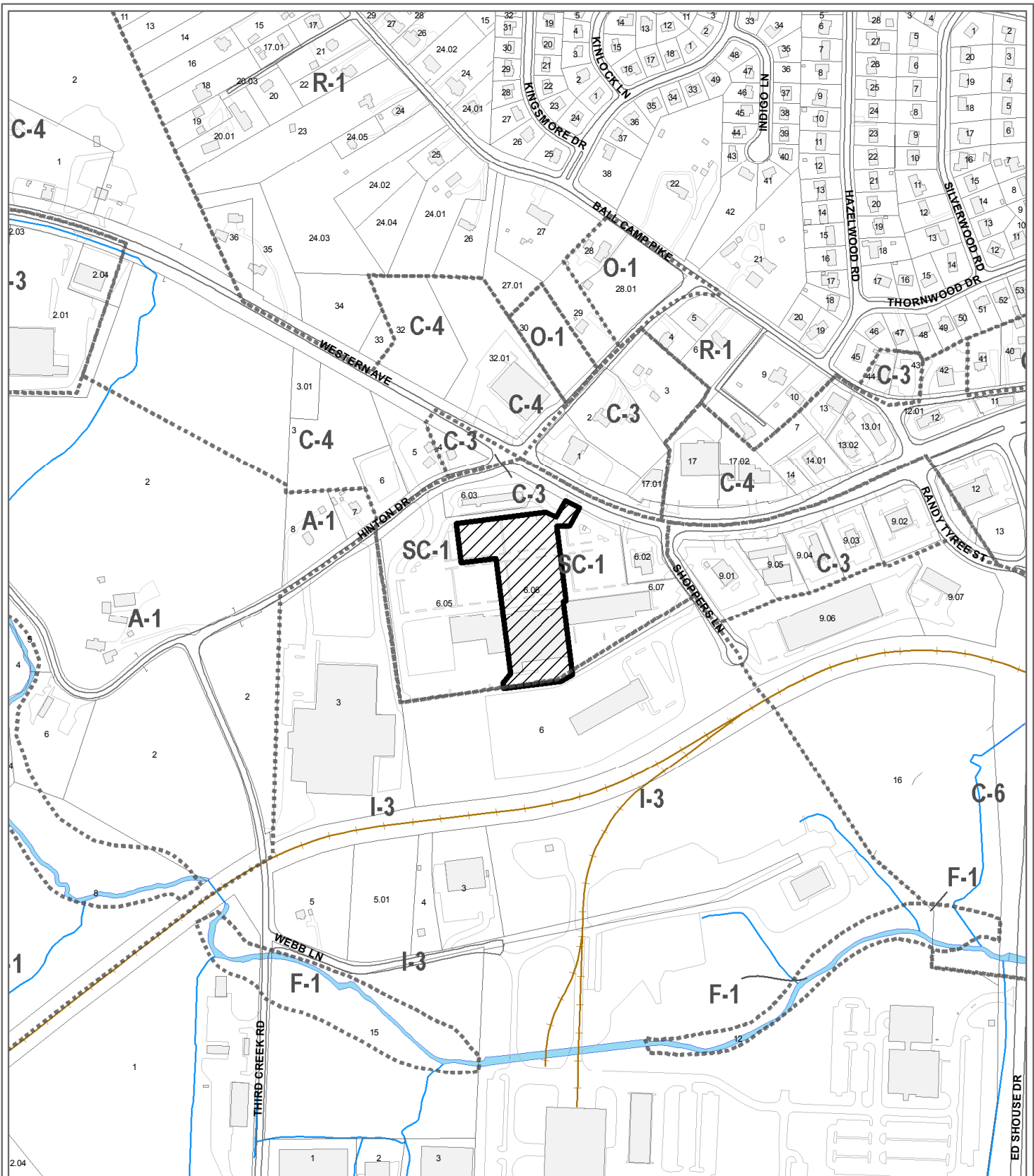
1. The Northwest City Sector Plan and the One Year Plan propose commercial uses for this site. The gas fueling center is consistent with both the Sector and One Year plans.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 1953 (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: 0 (public and private school children, ages 5-18 years)

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.



**3-A-10-UR
USE ON REVIEW**



Kroger Fuel Center in SC-1 (Neighborhood Shopping Center)

Petitioner: The Kroger Company

Map No: 93

Jurisdiction: City



Original Print Date: 2/22/2010
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



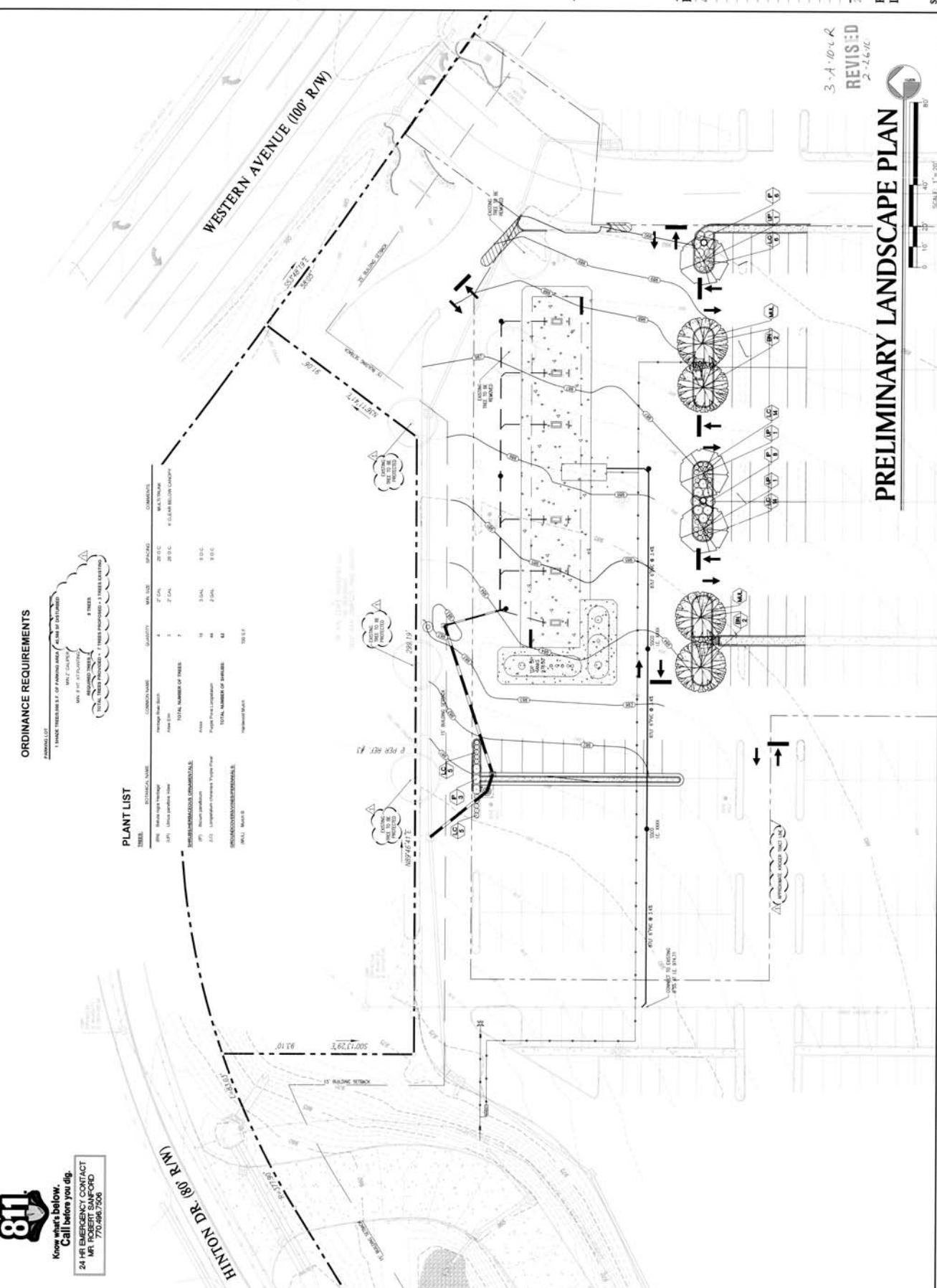
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770-596-7206

ORDINANCE REQUIREMENTS

MINIMUM LOT
1 THREE TREES PER 1/4 OF ACRE OR MORE
MINIMUM TREE SIZE
MIN 8" DBH AT 4.5 FT
MIN 10" DBH AT 4.5 FT
MIN 12" DBH AT 4.5 FT
MIN 14" DBH AT 4.5 FT
MIN 16" DBH AT 4.5 FT
MIN 18" DBH AT 4.5 FT
MIN 20" DBH AT 4.5 FT
MIN 22" DBH AT 4.5 FT
MIN 24" DBH AT 4.5 FT
MIN 26" DBH AT 4.5 FT
MIN 28" DBH AT 4.5 FT
MIN 30" DBH AT 4.5 FT
MIN 32" DBH AT 4.5 FT
MIN 34" DBH AT 4.5 FT
MIN 36" DBH AT 4.5 FT
MIN 38" DBH AT 4.5 FT
MIN 40" DBH AT 4.5 FT
MIN 42" DBH AT 4.5 FT
MIN 44" DBH AT 4.5 FT
MIN 46" DBH AT 4.5 FT
MIN 48" DBH AT 4.5 FT
MIN 50" DBH AT 4.5 FT
MIN 52" DBH AT 4.5 FT
MIN 54" DBH AT 4.5 FT
MIN 56" DBH AT 4.5 FT
MIN 58" DBH AT 4.5 FT
MIN 60" DBH AT 4.5 FT
MIN 62" DBH AT 4.5 FT
MIN 64" DBH AT 4.5 FT
MIN 66" DBH AT 4.5 FT
MIN 68" DBH AT 4.5 FT
MIN 70" DBH AT 4.5 FT
MIN 72" DBH AT 4.5 FT
MIN 74" DBH AT 4.5 FT
MIN 76" DBH AT 4.5 FT
MIN 78" DBH AT 4.5 FT
MIN 80" DBH AT 4.5 FT
MIN 82" DBH AT 4.5 FT
MIN 84" DBH AT 4.5 FT
MIN 86" DBH AT 4.5 FT
MIN 88" DBH AT 4.5 FT
MIN 90" DBH AT 4.5 FT
MIN 92" DBH AT 4.5 FT
MIN 94" DBH AT 4.5 FT
MIN 96" DBH AT 4.5 FT
MIN 98" DBH AT 4.5 FT
MIN 100" DBH AT 4.5 FT

PLANT LIST

TREE	SCIENTIFIC NAME	COMMON NAME	QUANTITY	MAX. SIZE	SPACING	COMMENTS
1	Quercus sp.	White Oak	4	24" DBH	20' x 20'	6-12" BIRCH/SLYDER/CLARK
2	Quercus sp.	White Oak	7	24" DBH	20' x 20'	
3	Quercus sp.	White Oak	18	3.5" DBH	8' O.C.	
4	Quercus sp.	White Oak	48	2.5" DBH	8' O.C.	
5	Quercus sp.	White Oak	4	2.5" DBH	8' O.C.	
6	Quercus sp.	White Oak	4	2.5" DBH	8' O.C.	
7	Quercus sp.	White Oak	4	2.5" DBH	8' O.C.	
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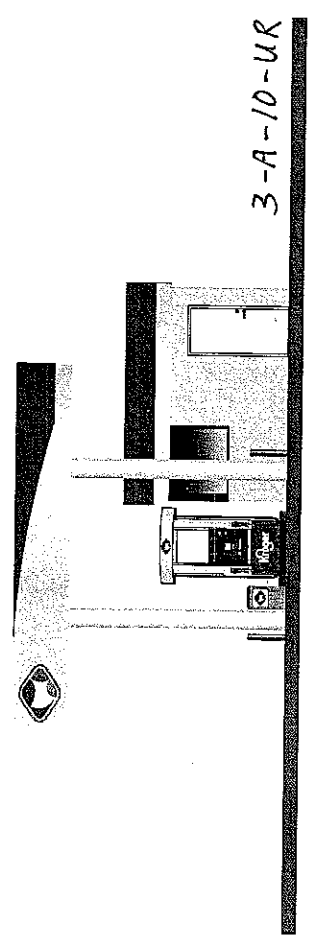
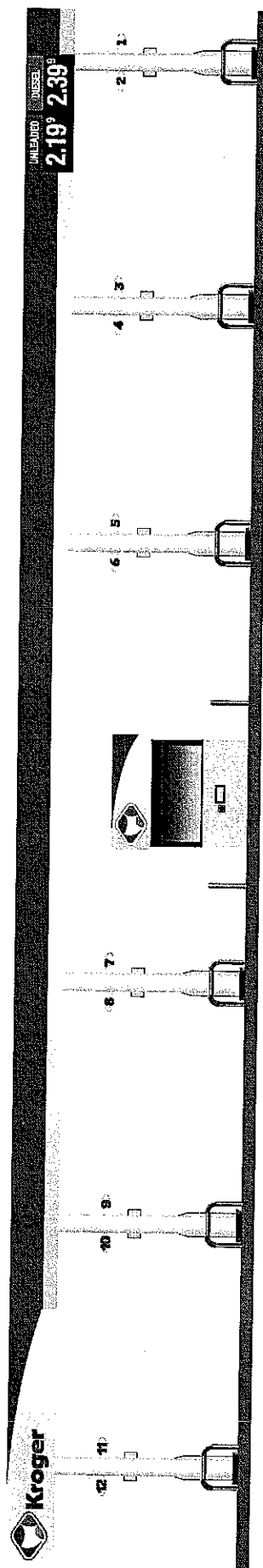
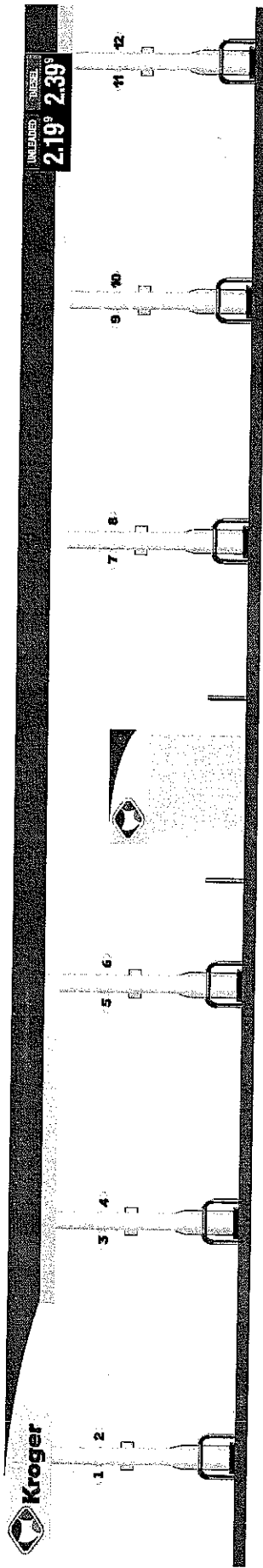
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PROJECT:
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GA-870
440 WESTERN AVENUE (62)
AND COUNTY, TENNESSEE
DISTRICT 5, WARD 43
CITY BLOCK 43250
1/4 PARCEL ID: 057800666
FOR:
ATLANTA, GA 30345
(770) 496-7480

REVISIONS

Δ 1	24.10	MFC COMMENTS/REV.
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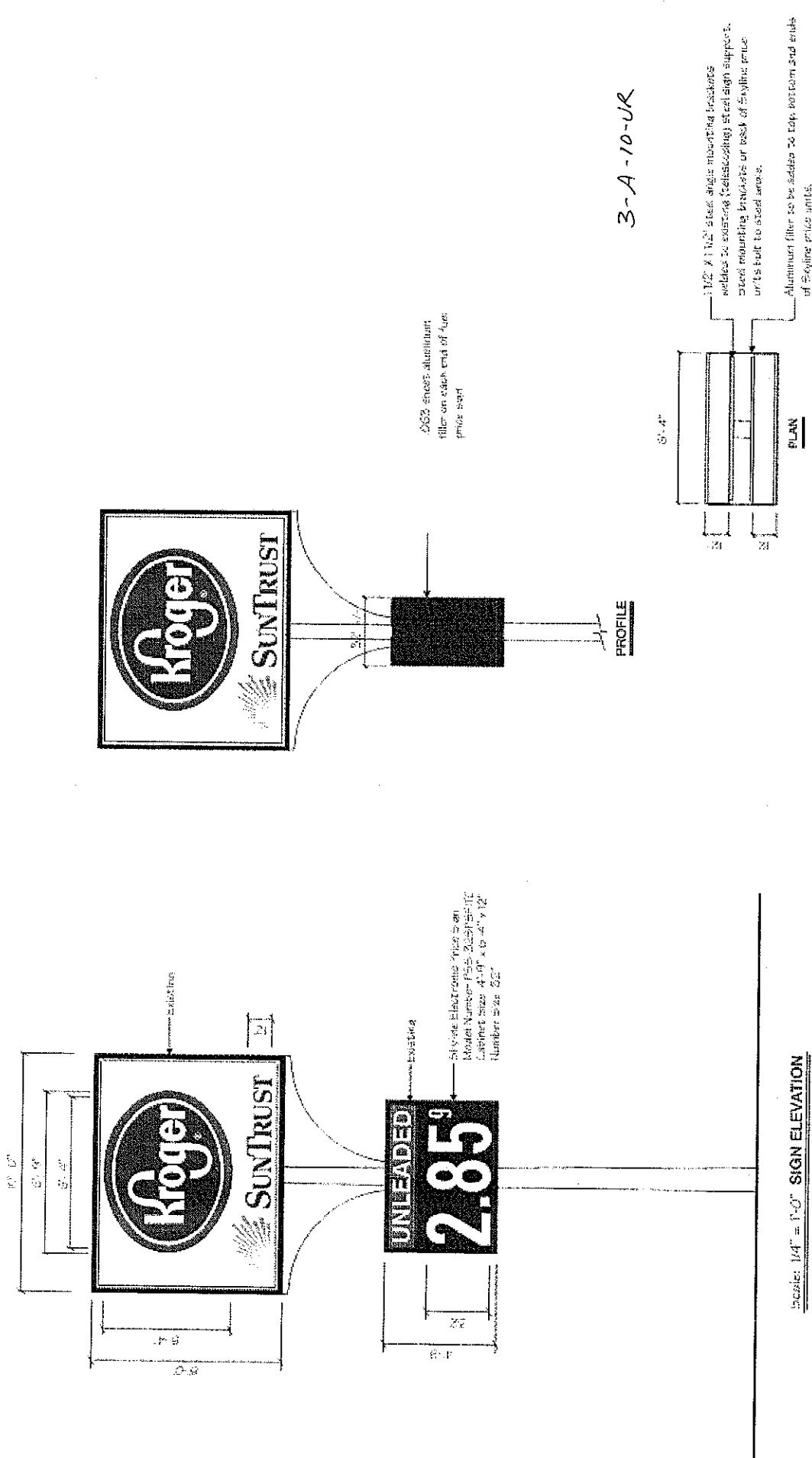
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PRELIMINARY LANDSCAPE PLAN
SHEET **L-1.1**



3-A-10-UR

This is a three inch scale to confirm size of document.

Scale 1/8" = 1'



3-A-10-UR

Scale: 1/4" = 1'-0" SIGN ELEVATION

Rainbow Signs, Inc.		CUSTOMER NAME: KROGER COMPANY (Store #870)		ACC. EXEC.:	C. FINEA	JOB NO. 09-353-2	APPROVED BY CUSTOMER:
GREENWOOD, SC 29615-2238-8473		ADDRESS: Knoxville, TN		DESIGNER:	AS NOTED	DATE: 1/15/09	FILE: #2770 Knoxville Pkwy-2
SIGN TYPE: New Faces		COPT RIGHTS NOTICE: This design, artwork and printed presentation is the sole property of Rainbow Signs Company, Inc. and may not be used without written permission from Rainbow Signs Company, Inc.		PLEASE CONTACT SUPPLIER FOR FINAL CONNECTIONS BY RAINBOW SIGNS, INC.			

