

▶ **FILE #:** 2-C-11-UR

AGENDA ITEM # 34

AGENDA DATE: 2/10/2011

▶ **APPLICANT:** THE KROGER COMPANY

OWNER(S): Blanchard & Calhoun Commercial

TAX ID NUMBER: 105 092

JURISDICTION: County Commission District 3

▶ **LOCATION:** **Northeast side Middlebrook Pike on the north side of the intersection of Middlebrook Pike and N. Cedar Bluff Rd.**

▶ **APPX. SIZE OF TRACT:** **8.94 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Middlebrook Pike, a major arterial street that is a four lane divided highway with turn lanes within a required right-of-way of 112'.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

▶ **ZONING:** **PC (Planned Commercial)**

▶ **EXISTING LAND USE:** **Shopping center**

▶ **PROPOSED USE:** **Kroger expansion into existing space for pharmacy with drive through.**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential)

South: Mixed businesses / PC (Planned Commercial)

East: Mixed businesses / CA (General Business)

West: Mixed businesses / CA (General Business)

NEIGHBORHOOD CONTEXT: The site is located in the center of commercial core area located at the intersection of Middlebrook Pike and N. Cedar Bluff Rd.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for the addition of a drive-through pharmacy and revised drive lanes at an existing shopping center, subject to 5 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Installation of the revised drive lanes as identified on the approved development plan prior to the issuance of an occupancy permit for the pharmacy addition.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining any required approvals from the Knox County Fire Marshal.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

COMMENTS:

The applicant is proposing to convert an existing retail space within the shopping center to a pharmacy for the Kroger store located on the northeast side of Middlebrook Pike at the north end of N. Cedar Bluff Rd. The proposed pharmacy will be located on the southeast side of the existing store and adjoins an existing driveway that provides access to the service area behind the shopping center. The pharmacy will include a covered drive-through area. The proposed drive-through will require modifications to the existing driveway.

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

1. The proposed pharmacy will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed improvements to the existing internal intersection and driveway will improve circulation through the center.

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

1. With the recommended conditions, the proposed pharmacy meets the standards for development within the PC zoning district and all other requirements of the Zoning Ordinance..
2. The proposed pharmacy 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 County Sector Plan identifies this property for commercial use.
2. The site is identified as being within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

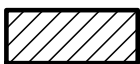
ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**2-C-11-UR
USE ON REVIEW**

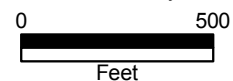


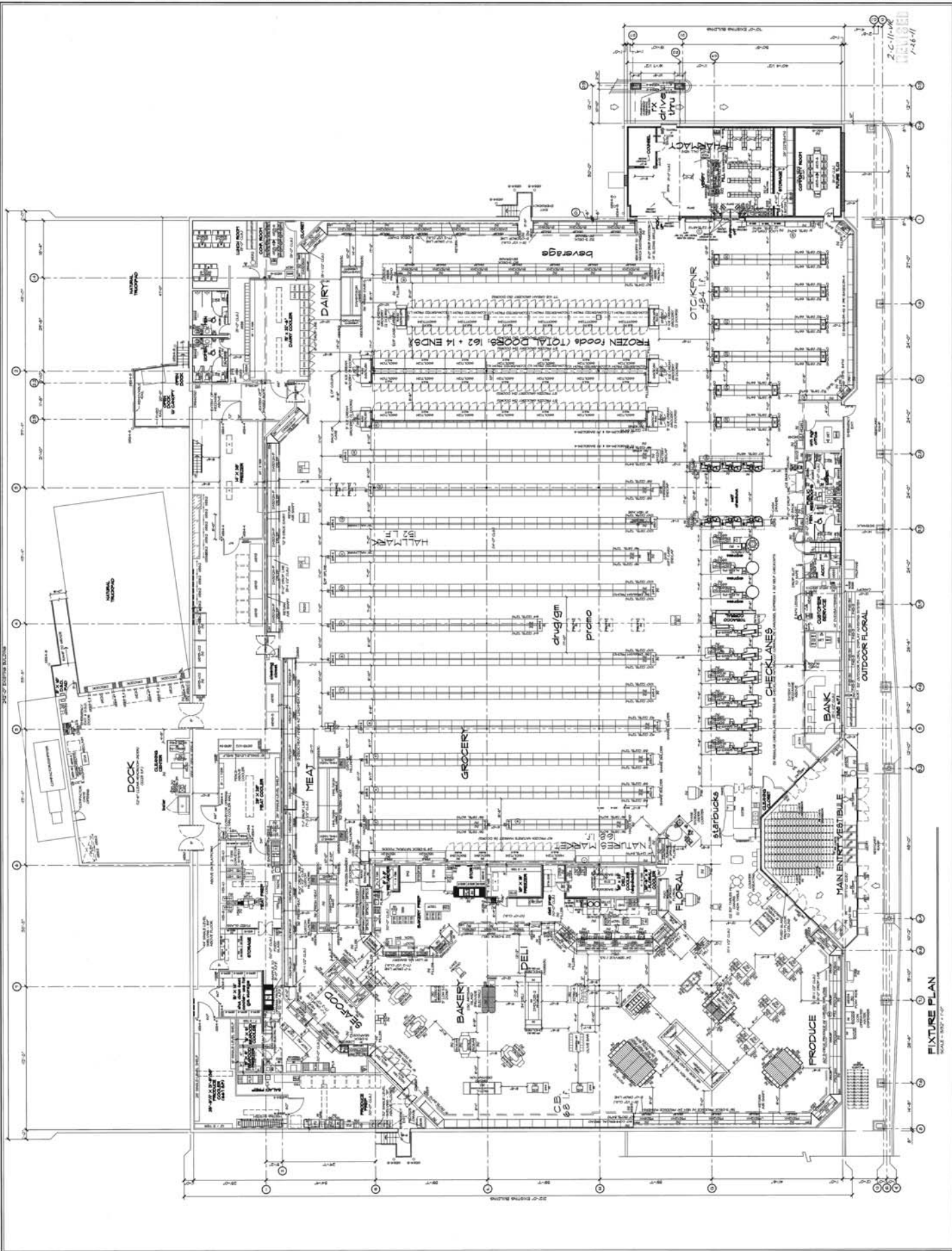
Kroger expansion into existing space for pharmacy with drive through. in PC (Planned Commercial)

Original Print Date: 1/26/2011 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: The Kroger Company

Map No: 105
Jurisdiction: County





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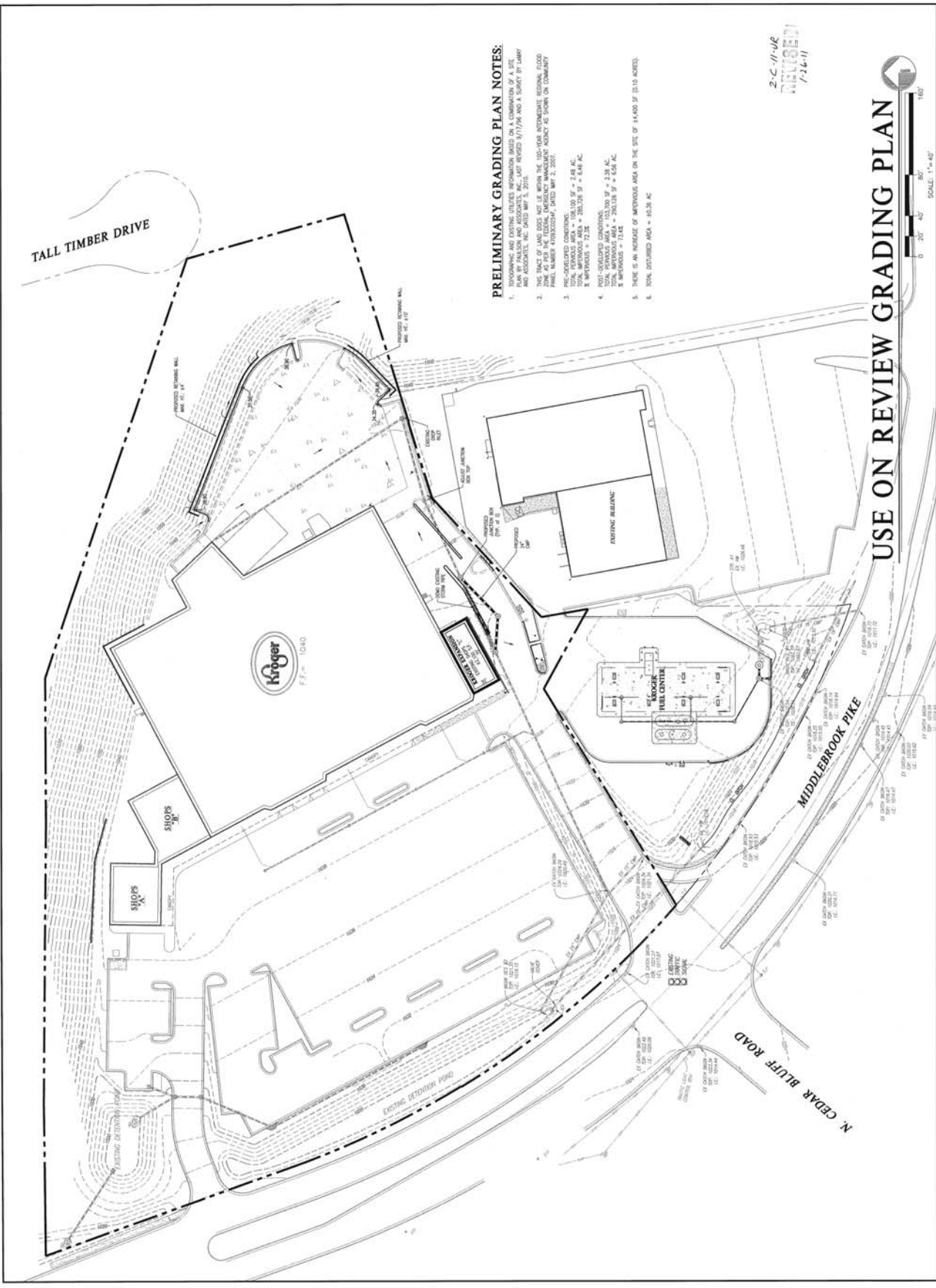
PAULSON MITCHELL
 INCORPORATED

PROJECT:

**STORE GA-530
 EXPANSION**
 3161 MIDDLEBROOK PIKE
 KNOX COUNTY, TN
 DISTRICT 6
 PARCEL ID: 105 092
 EDR:

**THE KROGER
 COMPANY**
 2175 PARKLAKE DRIVE
 ATLANTA, GA 30345
 (770) 498-7400

| REVISIONS | DATE | BY | DESCRIPTION |
|-----------|----------|--------|--------------------|
| 1 | 12.22.10 | SHI/ET | ADDED MFC COMMENTS |



- PRELIMINARY GRADING PLAN NOTES:**
1. THIS PLAN AND ALL NOTES ARE THE PROPERTY OF PAULSON MITCHELL AND ASSOCIATES, INC. AND SHALL REMAIN THE PROPERTY OF PAULSON MITCHELL AND ASSOCIATES, INC. DATED MAY 3, 2010.
 2. THIS TRACT OF LAND DOES NOT MEET WITHIN THE 100-YEAR INTERMEDIATE REGIONAL FLOOD HAZARD STUDY AREA AS SHOWN ON COMMUNITY PANEL NUMBER PHOTOGRAPH, DATED MAY 2, 2010.
 3. PRE-DEVELOPED CONDITIONS:
 TOTAL IMPROVED AREA = 108,100 SF = 2.49 AC.
 TOTAL UNIMPROVED AREA = 280,750 SF = 6.47 AC.
 TOTAL IMPROVED TO UNIMPROVED RATIO = 2.39 AC.
 TOTAL UNIMPROVED TO IMPROVED RATIO = 2.62 AC.
 TOTAL IMPROVED TO TOTAL AREA RATIO = 71.8%
 TOTAL UNIMPROVED TO TOTAL AREA RATIO = 28.2%
 4. POST-DEVELOPED CONDITIONS:
 TOTAL IMPROVED AREA = 108,100 SF = 2.49 AC.
 TOTAL UNIMPROVED AREA = 280,750 SF = 6.47 AC.
 TOTAL IMPROVED TO UNIMPROVED RATIO = 2.39 AC.
 TOTAL UNIMPROVED TO IMPROVED RATIO = 2.62 AC.
 TOTAL IMPROVED TO TOTAL AREA RATIO = 71.8%
 TOTAL UNIMPROVED TO TOTAL AREA RATIO = 28.2%
 5. THERE IS AN INCREASE OF IMPROVED AREA ON THE SITE OF 14,400 SF (0.33 ACRES).
 6. TOTAL DISTURBED AREA = 60.36 AC.

USE ON REVIEW GRADING PLAN