

▶ **FILE #:** 2-D-11-UR

AGENDA ITEM # 35

AGENDA DATE: 2/10/2011

▶ **APPLICANT:** THE KROGER CO.

OWNER(S): The Kroger Co.

TAX ID NUMBER: 132 028.01

JURISDICTION: City Council District 2

▶ **LOCATION:** West side of N. Cedar Bluff Rd., north side of Kingston Pk.

▶ **APPX. SIZE OF TRACT:** 21.44 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: The primary access to the site will be via N. Cedar Bluff Rd. and Kingston Pk. both of which are 6 lane median divided arterial streets at this location. Another access point is to be via an easement that will tie this site to Market Place Bv.

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 land

▶ **PROPOSED USE:** Shopping center

HISTORY OF ZONING: PC-1 zoning was approved for this site on 6/29/2010. A use on review for a 138,925 sq. ft. development was approved by MPC on 9/9/2010 (7-D-10-UR)

SURROUNDING LAND USE AND ZONING:
 North: Retail & motel / C-3 & SC-3 commercial
 South: Cedar Springs Shopping Center / SC commercial
 East: Vacant land / PC-1 commercial
 West: Market Place Commercial Center / 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 retail shopping center containing up to 141,323 square feet of floor space, a fuel center and the accompanying parking as shown on the development plan subject to 15 conditions

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Obtaining a variance for the second proposed sign on N. Cedar Bluff Rd. (gas price sign)
3. Meeting all applicable requirements of the Knoxville Engineering Dept.

4. Meeting all applicable requirements of the Knoxville City Arborist
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
6. Installing all of the proposed landscaping shown on the plan prior to the issuance of an occupancy permit for the building
7. Obtaining a street connection permit from the Tenn. Dept. of Transportation
8. Meeting all other applicable requirements or recommendations of the Tenn. Dept. of Transportation regarding access to this site
9. Construction of a driveway from Market Place Bv to the Kroger site within the 50' wide easement across the Members First Credit Union site (1-B-11-UR, 132-02606) per the Kroger site plan Z-1.1 revised 9/2/10 and 1/25/11. The cost of design and construction of this driveway may be born by each of the parties per agreement. This driveway construction is to be completed prior to the issuance of an occupancy permit for the proposed Kroger.
10. Installation of the traffic signal on N. Cedar Bluff Rd. and construction of all other road improvements as shown on the development plan prior to the issuance of an occupancy permit per the requirements of the Knoxville City Engineer
11. Supplying MPC staff with a set of protective covenants as called for in the PC-1 (Retail and Distribution Park) zoning district regulations
12. Construction of all sidewalks shown on the development plan. All sidewalks are to be a minimum of 5 feet wide. All sidewalk construction must be ADA compliant.
13. Provision of space for bicycle racks to be scattered along the store fronts. The bicycle racks may be obtained from the Knoxville TPO
14. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
15. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to obtaining any grading or building permits

COMMENTS:

Kroger is proposing a 123,367 square foot supermarket, 17,780 square feet of small shop space and a fueling center on this 21.44 acre site. The site is located in the northwest quadrant of the intersection of N. Cedar Bluff Rd. and Kingston Pk. Staff has been dealing with representatives from Kroger for months regarding the traffic impact and the needed improvements that will lessen the impact this project will have on the surrounding road network. As a result Kroger is proposing three access points to N. Cedar Bluff Rd. Two of the access points will be right turn in and right turn out only. The other access point on N. Cedar Bluff will require the construction of a traffic signal with all costs associated with the signal installation being born by Kroger.

On the Kingston Pk. frontage Kroger has proposed two access points. The Tennessee Department of Transportation had initially recommended that the eastern access that is located between out parcels 3 and 4 not be approved. They are now considering some type of limited access at that location. Staff will recommend that the plan be approved subject to the applicant complying with the requirements and recommendations of TDOT. The second access point on Kingston Pk. will permit both left and right turns into and out of the project. Due to the proximity of other traffic signals in close proximity to this proposed driveway, a traffic signal will not be permitted at this location.

Finally, the site will be getting access to Market Place Bv. At a location north of Kingston Pk. At the time the Market Place Commercial development was approved an access easement was put in place that would permit the construction of a driveway from the Kroger site to Market Place Bv. The developer of the lot on which the proposed driveway will be crossing has incorporated the proposed driveway in their plans. Those plans are were on the July 8, 2010 MPC agenda (7-H-10-UR) and again on January 13, 2011 (1-B-11-UR) . Staff will recommend that the driveway be constructed as shown on the Kroger site plan dated 9/2/10 and 1/25/11. Additionally, we will recommend that this driveway be constructed before the Kroger be permitted to obtain an occupancy permit.

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 shown on the development plan, the traffic impact of this

development will be minimized.

3. The proposed shopping center 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. The proposal 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.

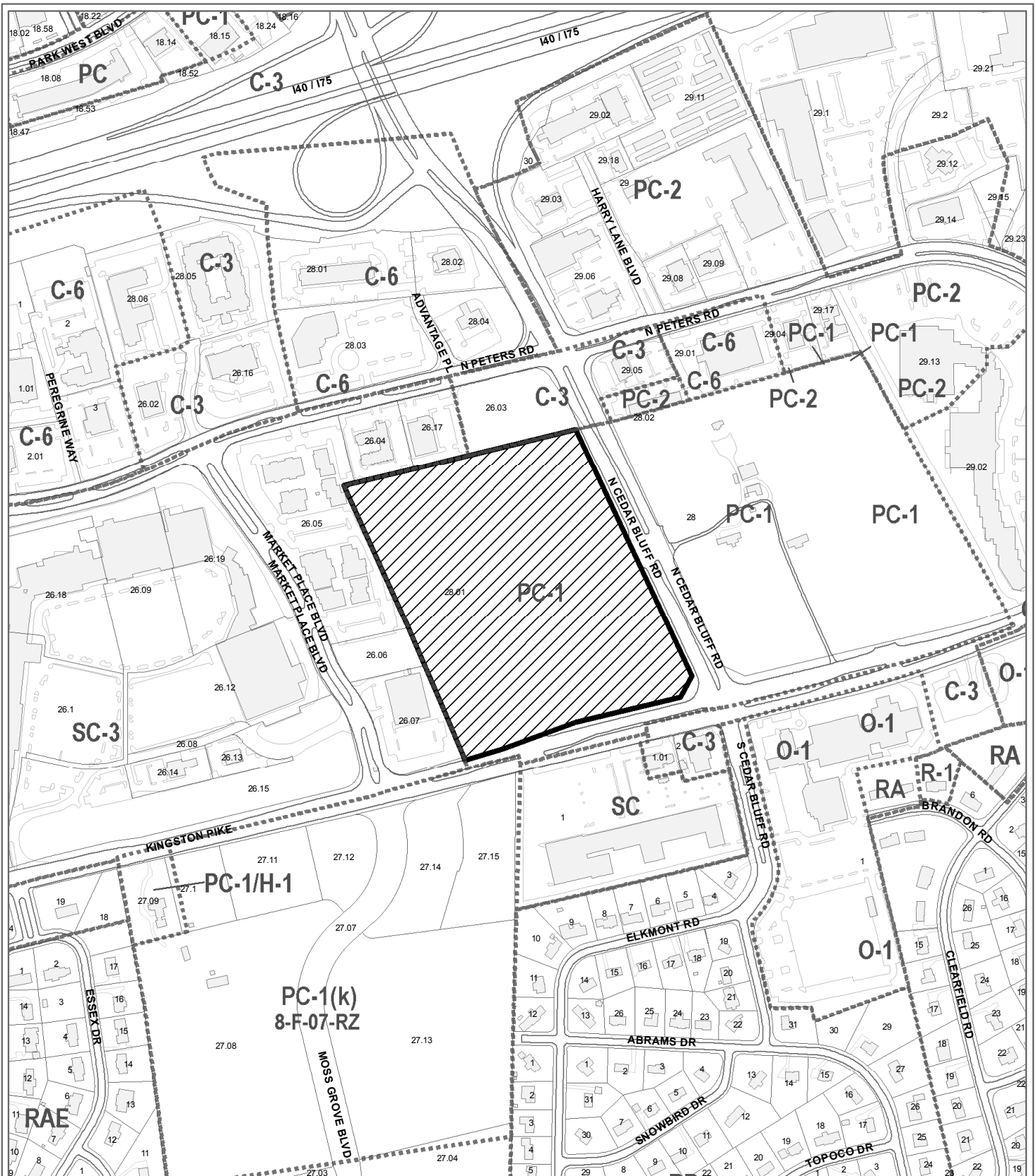
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan the North City Sector Plan propose commercial use for this site.

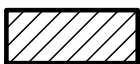
ESTIMATED TRAFFIC IMPACT: Not calculated.

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.



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



Shopping center in PC-1 (Retail and Office Park)

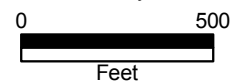
Original Print Date: 1/26/2011
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

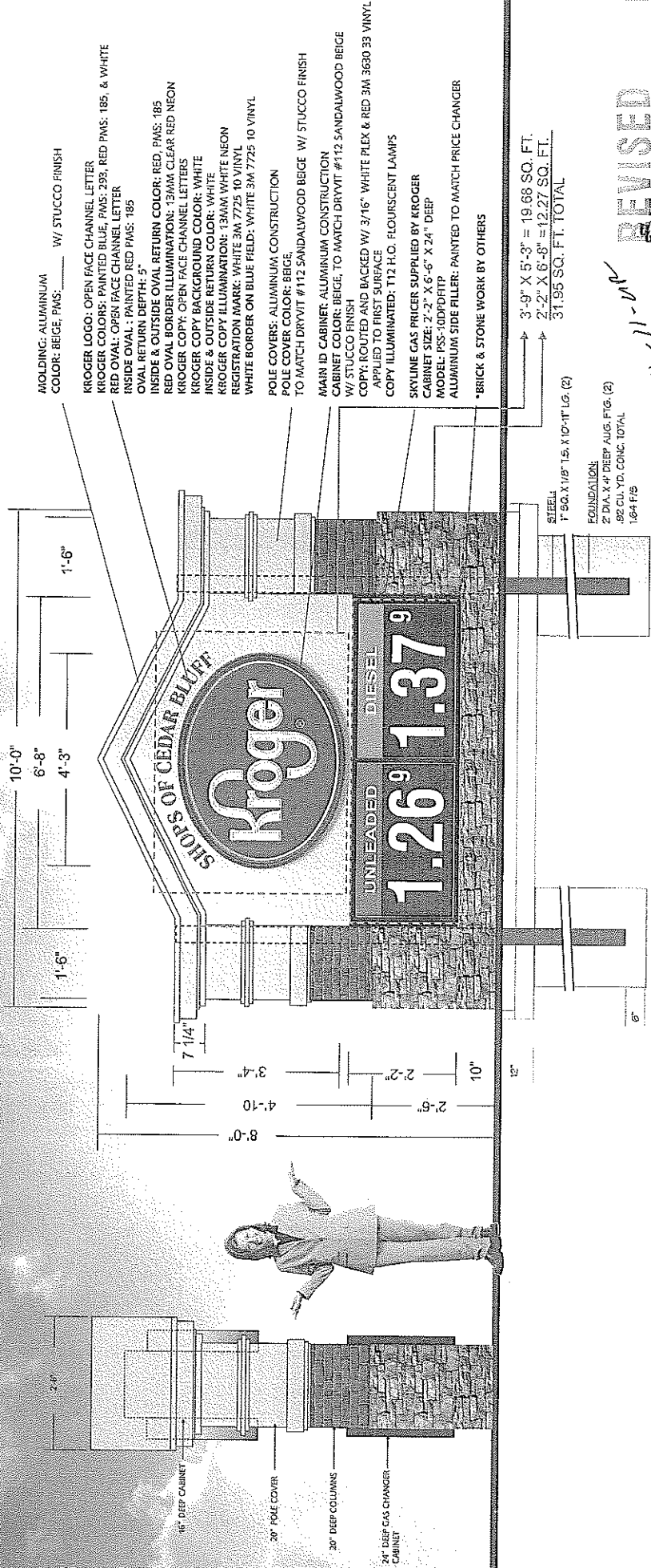
Revised:

Petitioner: The Kroger Co.

Map No: 132

Jurisdiction: City





MOLDING: ALUMINUM
 COLOR: BEIGE, PMS: _____ W/ STUCCO FINISH

KROGER LOGO: OPEN FACE CHANNEL LETTER
 KROGER COLORS: PAINTED BLUE, PMS: 293, RED PMS: 185, & WHITE
 RED OVAL: OPEN FACE CHANNEL LETTER
 INSIDE OVAL: PAINTED RED PMS: 185
 OVAL RETURN DEPTH: 5"
 INSIDE & OUTSIDE OVAL RETURN COLOR: RED, PMS: 185
 RED OVAL BORDER ILLUMINATION: 13MM CLEAR RED NEON
 KROGER COPY: OPEN FACE CHANNEL LETTERS
 KROGER COPY BACKGROUND COLOR: WHITE
 INSIDE & OUTSIDE RETURN COLOR: WHITE
 KROGER COPY ILLUMINATION: 13MM WHITE NEON
 REGISTRATION MARK: WHITE 3M 7725 TO VINYL
 WHITE BORDER ON BLUE FIELD: WHITE 3M 7725 TO VINYL

POLE COVERS: ALUMINUM CONSTRUCTION
 TO MATCH DRYVIT #112 SANDALWOOD BEIGE
 MAIN ID CABINET: ALUMINUM CONSTRUCTION
 CABINET COLOR: BEIGE, TO MATCH DRYVIT #112 SANDALWOOD BEIGE
 W/ STUCCO FINISH
 COPY: ROUTED AND BACKED W/ 3/16" WHITE PLEX & RED 3M 3630 33 VINYL
 APPLIED TO FIRST SURFACE
 SKYLINE GAS PRICER SUPPLIED BY KROGER
 CABINET SIZE: 2'-2" X 6'-6" X 24" DEEP
 MODEL: PSS-70DFDFTT
 ALUMINUM SIDE FILLER: PAINTED TO MATCH PRICE CHANGER

*BRICK & STONE WORK BY OTHERS

2-D-11-10R
 1-26-11
 REVISED

3'-9" X 5'-3" = 19.68 SQ. FT.
 2'-2" X 6'-8" = 12.27 SQ. FT.
 31.95 SQ. FT. TOTAL

STEEL:
 1" SQ. X 11/8" T.S. X 10'-11" LG. (2)

FOUNDATION:
 2' DIA. X 4' DEEP AUG. FIG. (2)
 .92 CU. YD. CONC. TOTAL
 1.64 FFS

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DESIGN SPECIFICATIONS ACCEPTED BY:	
EST:	CLIENT:
SALES:	LANDLORD:
JOB NO: 11-10R	DATE: 1-24-11
LOCATION: CEDAR BLUFF RD., KNOXVILLE, TN	REV. DATE:
CUSTOMER CONTACT: TRACY JENKINS	REV. DATE:
SALESMAN: JOHN ROEGGE	SCALE: 3/16" = 1'
DESIGNER: LARRY WALDO	FILE: 2011/KROGER/NOXVILLE/11-10R/MONUMENT/1

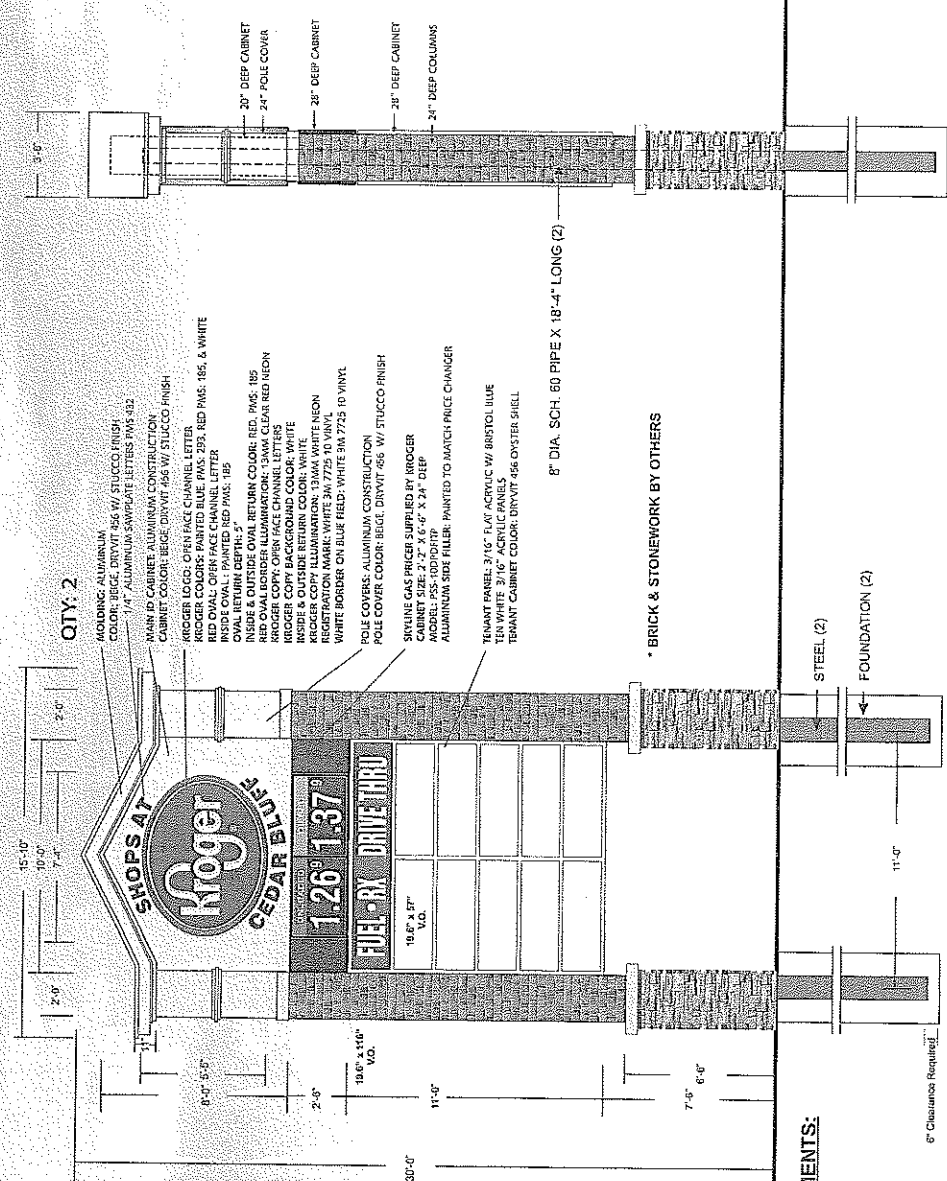
THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN FINISHING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



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11-2-2003

D-F Pylon Sign
ALUMINUM CONSTRUCTION



POWER REQUIREMENTS:
KROGER: 277V
GAS PRICER: 120V



THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

JOB NAME: KROGER #604
LOCATION: CEDAR BLUFF RD, KNOXVILLE, TN
CUSTOMER CONTACT: TRACY JENKINS
SALESMAN: JOHN ROEGGE
DESIGNER: LARRY WALDO FILE: 2011/KROGER/KNOXVILLE/1-2943/PYLON1

DATE: 1-24-11
REV. DATE:
REV. DATE:
SCALE: 3/16" = 1'

DESIGN SPECIFICATIONS ACCEPTED BY:
EST: CLIENT:
SALES: LANDLORD:

2-D-11-018
1-26-11

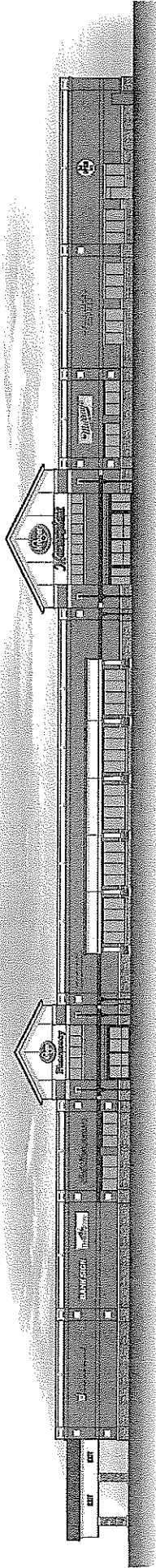
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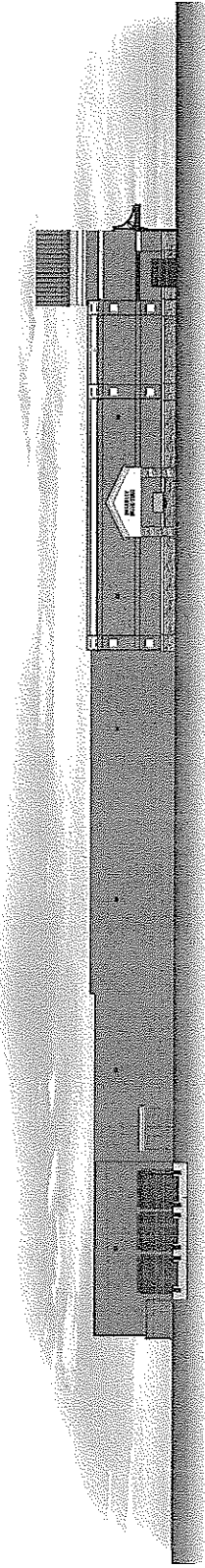
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29607

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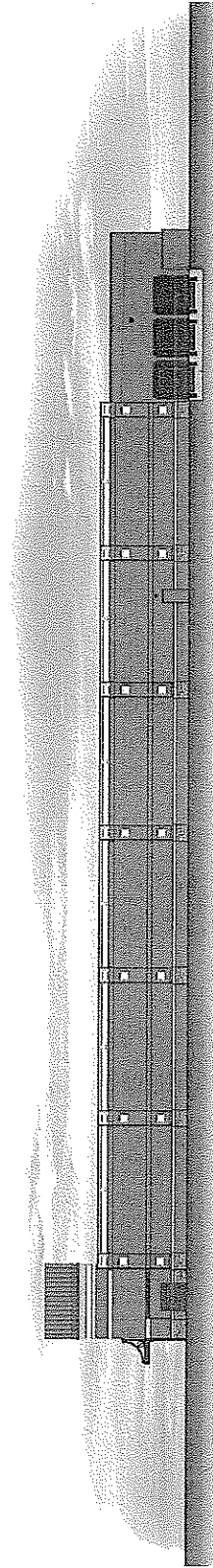
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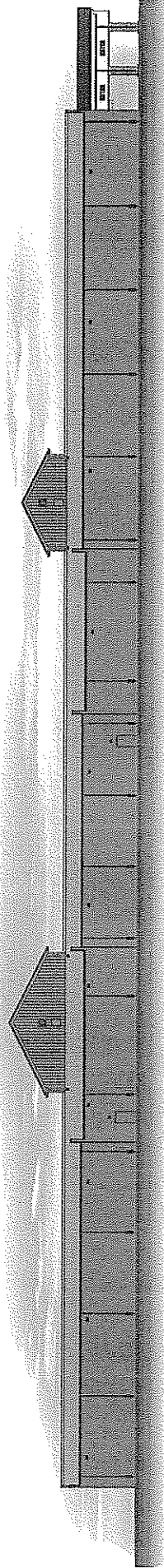
Front Elevation



Left Side Elevation



Right Side Elevation



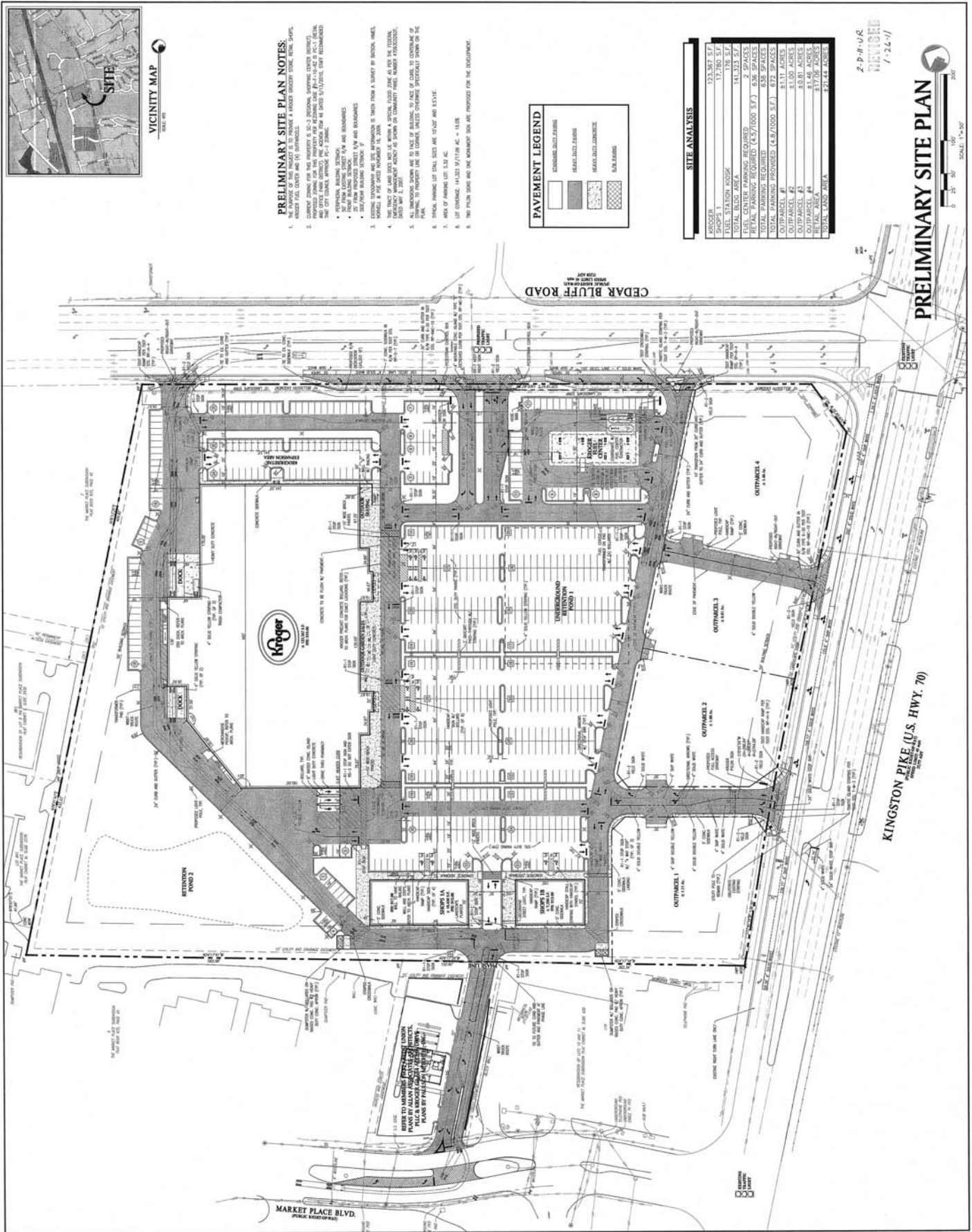
Rear Elevation

Kroger GA-684 / Knoxville, TN

REVISED
1-22-11

Robertson Loia Roof
Architects & Engineers
3460 Preston Ridge Road / Suite 375
Alpharetta, GA. 30005 / Ph. (770)674-2600
Project: 10-158
02-25-2011





2-D-H-UR
 PREPARED
 1-24-11

PRELIMINARY SITE PLAN

SCALE: 1"=50'

PRELIMINARY SITE PLAN
 20091602.rvt
 05.21.10

SHEET **Z-1.1**

SITE ANALYSIS

KROGER	123,987 S.F.
SHOP'S 1	17,980 S.F.
FUEL STATION ROOF	178 S.F.
RETAIL CENTER	1,178 S.F.
RETAIL CENTER PARKING REQUIRED	11,592 SPACES
RETAIL CENTER PARKING PROVIDED	4,517 SPACES
TOTAL PARKING REQUIRED (4.5/1000 S.F.)	636 SPACES
TOTAL PARKING PROVIDED (4.5/1000 S.F.)	672 SPACES
OUTPARCEL #1	81.11 ACRES
OUTPARCEL #2	80.81 ACRES
OUTPARCEL #3	81.46 ACRES
OUTPARCEL #4	81.07 ACRES
TOTAL LOTS AREA	324.44 ACRES

PAVEMENT LEGEND

[Symbol]	STANDARD DUAL LANE
[Symbol]	HEAVY DUAL LANE
[Symbol]	HEAVY DUAL CONC. CONC.
[Symbol]	TRUCK PARKING

- PRELIMINARY SITE PLAN NOTES:**
- THE PLAN IS PREPARED FOR THE PROPOSED KROGER STORE, FUEL, AND FUEL CENTER AND IS TO BE APPROVED BY THE CITY OF MEMPHIS.
 - CONCRETE DRIVEWAYS ARE TO BE 12" THICK (REINFORCED WITH #4 BARS) AND 4" DEEP. DRIVEWAYS ARE TO BE 12" THICK (REINFORCED WITH #4 BARS) AND 4" DEEP. DRIVEWAYS ARE TO BE 12" THICK (REINFORCED WITH #4 BARS) AND 4" DEEP.
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PROJECT:
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 1000 CEDAR BLUFF ROAD
 KNOX COUNTY, TN

THE KROGER COMPANY
 275 NORTH AVENUE
 ATLANTA, GA 30345

LAND PLANNERS
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INCORPORATED

PROJECT:


STORE GA-684
DISTRICT 11
PARCEL 11
CEDAR BLUFF ROAD
CITY OF KNOXVILLE
KROGER COMPANY, TN

THE KROGER
COMPANY
ATLANTA, GA 30335

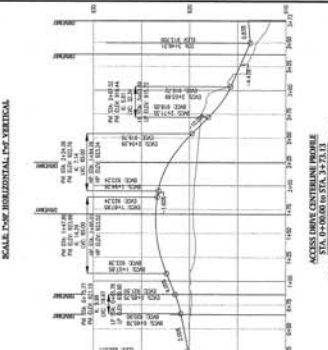
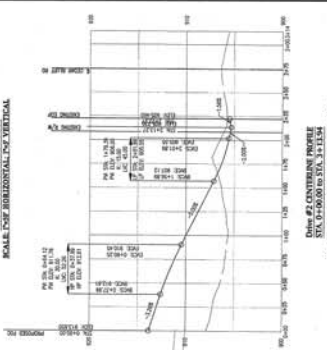
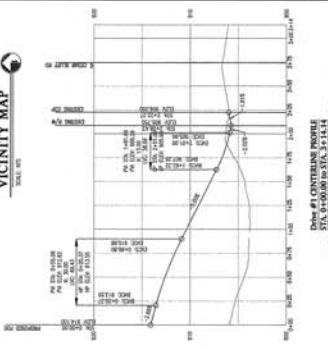
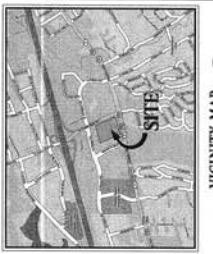
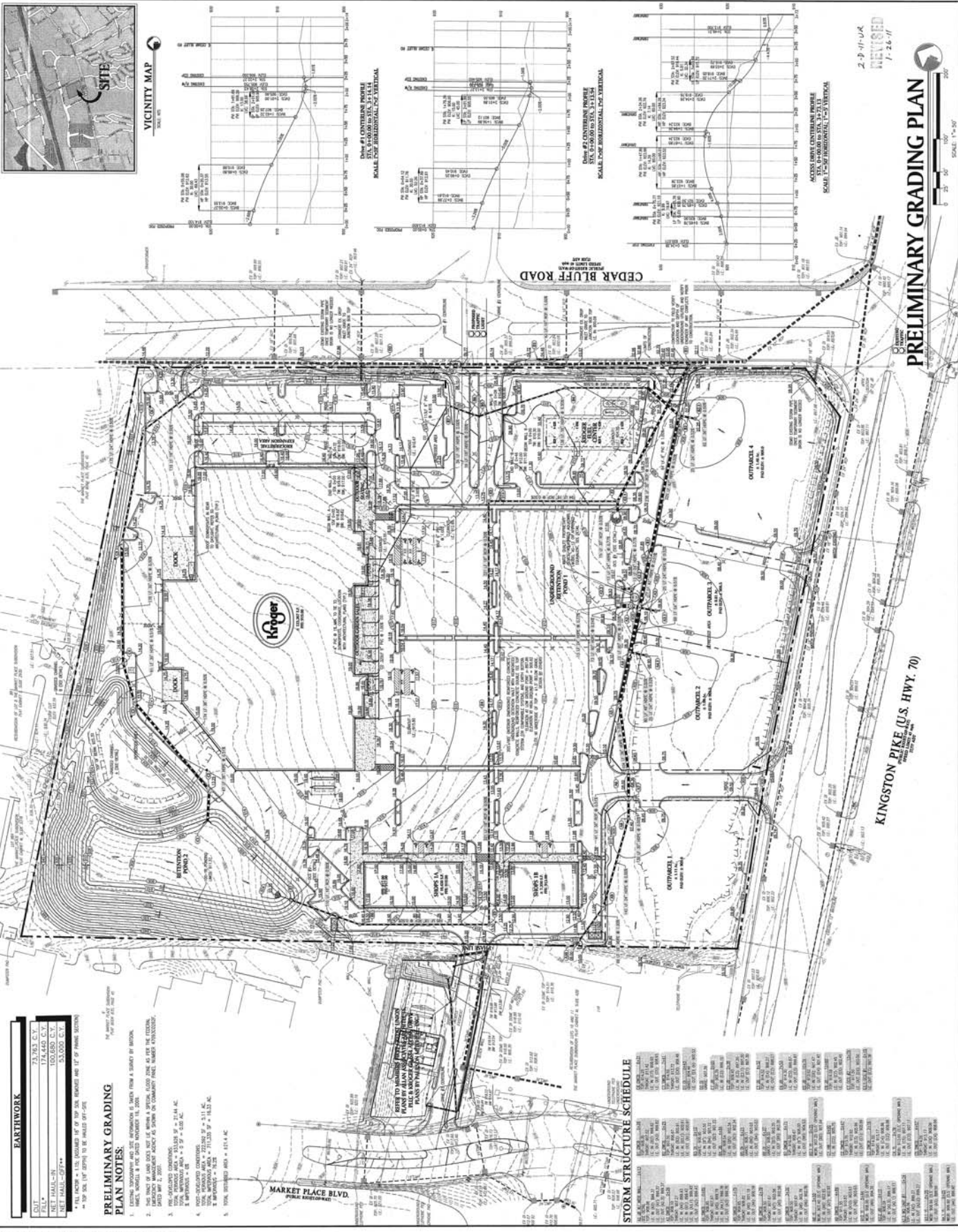
REVISIONS

05.21.10	REVISED	05.21.10
05.21.10	REVISED	05.21.10
05.21.10	REVISED	05.21.10

20091002.dwg
05.21.10

PRELIMINARY
GRADING PLAN

SHEET Z-1.2



EARTHWORK

OUT	73,793 C.Y.
NET FILL - IN	100,485 C.Y.
NET FILL - CUT**	23,000 C.Y.

** 10% SWL (10% EXTRA) TO BE PAID BY OWNER

PRELIMINARY GRADING PLAN NOTES:

1. MARKET PLACE BLVD. INTERSECTION TO BE MAINTAINED AS EXISTING. SEE PLAN FOR EXISTING GRADE AND PROPOSED GRADING. SEE PLAN FOR EXISTING AND PROPOSED GRADE. SEE PLAN FOR EXISTING AND PROPOSED GRADE.
2. THE SLOPE OF LAND SHOWN ON THIS PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.
3. THE PROPOSED GRADING IS BASED ON THE DATA PROVIDED BY THE CLIENT. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE DATA TO BE REASONABLY ACCURATE. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.
4. TOTAL PROPOSED AREA = 222,000 SQ. FT. = 6.11 AC.
5. TOTAL EXISTING AREA = 171,000 SQ. FT. = 3.92 AC.
6. TOTAL SITE AREA = 393,000 SQ. FT. = 9.03 AC.

MARKET PLACE BLVD.
PUBLIC RIGHT-OF-WAY

PLANS BY ALAN ASSOCIATES, INC.
1100 MARKET PLACE BLVD., SUITE 200
KNOXVILLE, TN 37922
TEL: 615.582.1111
WWW.ALANASSOCIATES.COM

STORM STRUCTURE SCHEDULE

NO.	DESCRIPTION	DATE
1	STORM STRUCTURE 1	05.21.10
2	STORM STRUCTURE 2	05.21.10
3	STORM STRUCTURE 3	05.21.10
4	STORM STRUCTURE 4	05.21.10
5	STORM STRUCTURE 5	05.21.10
6	STORM STRUCTURE 6	05.21.10
7	STORM STRUCTURE 7	05.21.10
8	STORM STRUCTURE 8	05.21.10
9	STORM STRUCTURE 9	05.21.10
10	STORM STRUCTURE 10	05.21.10
11	STORM STRUCTURE 11	05.21.10
12	STORM STRUCTURE 12	05.21.10
13	STORM STRUCTURE 13	05.21.10
14	STORM STRUCTURE 14	05.21.10
15	STORM STRUCTURE 15	05.21.10
16	STORM STRUCTURE 16	05.21.10
17	STORM STRUCTURE 17	05.21.10
18	STORM STRUCTURE 18	05.21.10
19	STORM STRUCTURE 19	05.21.10
20	STORM STRUCTURE 20	05.21.10
21	STORM STRUCTURE 21	05.21.10
22	STORM STRUCTURE 22	05.21.10
23	STORM STRUCTURE 23	05.21.10
24	STORM STRUCTURE 24	05.21.10
25	STORM STRUCTURE 25	05.21.10
26	STORM STRUCTURE 26	05.21.10
27	STORM STRUCTURE 27	05.21.10
28	STORM STRUCTURE 28	05.21.10
29	STORM STRUCTURE 29	05.21.10
30	STORM STRUCTURE 30	05.21.10
31	STORM STRUCTURE 31	05.21.10
32	STORM STRUCTURE 32	05.21.10
33	STORM STRUCTURE 33	05.21.10
34	STORM STRUCTURE 34	05.21.10
35	STORM STRUCTURE 35	05.21.10
36	STORM STRUCTURE 36	05.21.10
37	STORM STRUCTURE 37	05.21.10
38	STORM STRUCTURE 38	05.21.10
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40	STORM STRUCTURE 40	05.21.10
41	STORM STRUCTURE 41	05.21.10
42	STORM STRUCTURE 42	05.21.10
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45	STORM STRUCTURE 45	05.21.10
46	STORM STRUCTURE 46	05.21.10
47	STORM STRUCTURE 47	05.21.10
48	STORM STRUCTURE 48	05.21.10
49	STORM STRUCTURE 49	05.21.10
50	STORM STRUCTURE 50	05.21.10

PAULSON MITCHELL INCORPORATED
 ENGINEERS & ARCHITECTS
 1400 PARKWAY
 TAMPA, FLORIDA 33604
 PHONE: 774.933.7144
 FAX: 774.933.7144
 WWW.PAULSONMITCHELL.COM

PROJECT: 

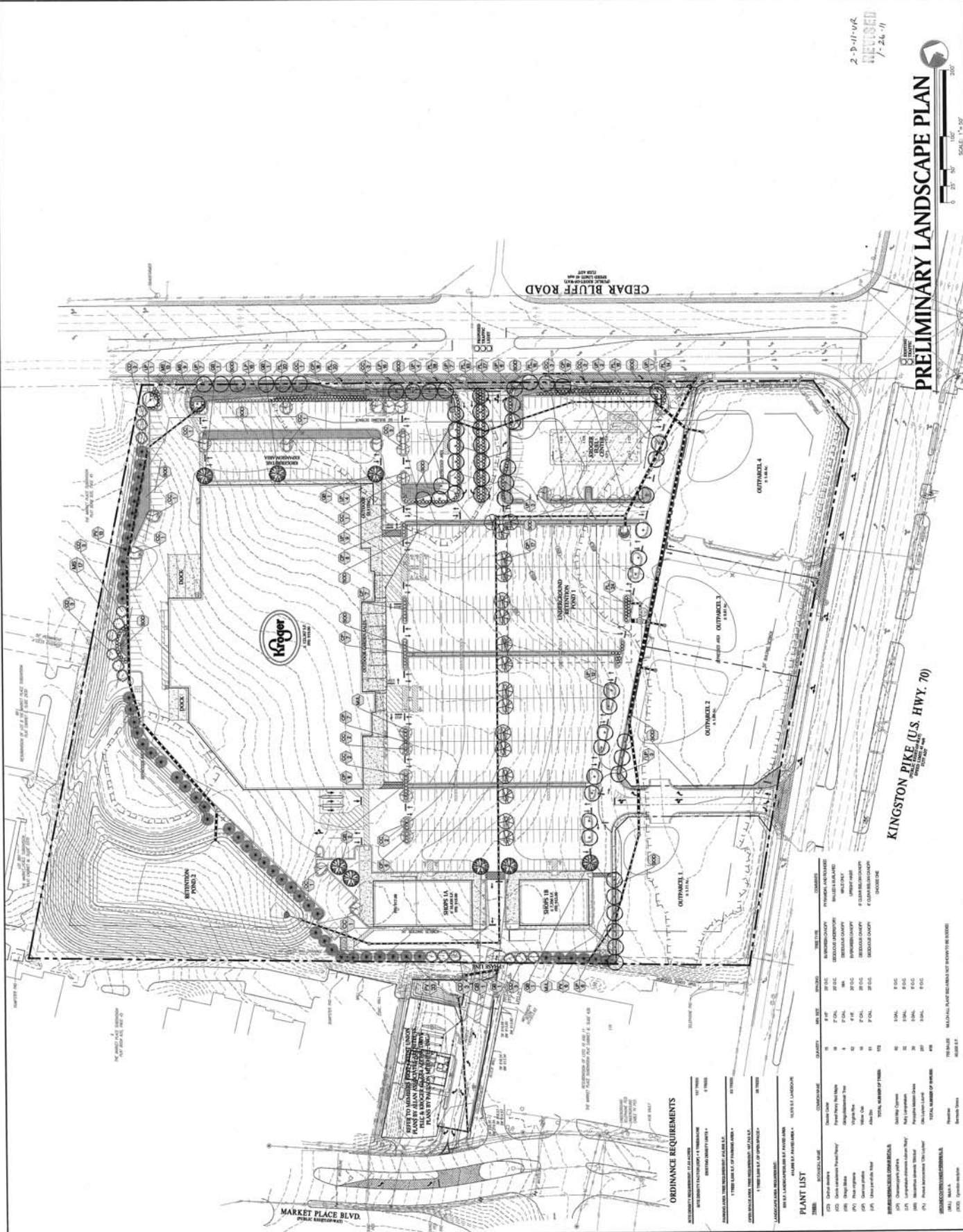
STORE GA-684
 C/LT MAP 132
 PARCEL 10, 11, 12, 13, 14, 15
 2175 PARLIANE DRIVE
 INDOX COUNTY, TN
 INDOX COUNTY, TN

THE KROGER COMPANY
 2175 PARLIANE DRIVE
 ATLANTA, GA 30345

REVISIONS

01/25/11	REVISED WPC COMMENTS
01/25/11	REVISED WPC COMMENTS
01/25/11	REVISED WPC COMMENTS

20091050.dwg 05.11.10
 PRELIMINARY LANDSCAPE PLAN
 L-1.1 SHEET



2-9-11-02
 REVISIONS
 / 24-11

PRELIMINARY LANDSCAPE PLAN
 SCALE: 1"=30'
 0' 30' 60' 150' 300'

ORDINANCE REQUIREMENTS

1. ALL PLANTINGS SHALL BE PERMANENTLY IDENTIFIED BY TAGS OR LABELS.

2. ALL PLANTINGS SHALL BE PERMANENTLY IDENTIFIED BY TAGS OR LABELS.

3. ALL PLANTINGS SHALL BE PERMANENTLY IDENTIFIED BY TAGS OR LABELS.

4. ALL PLANTINGS SHALL BE PERMANENTLY IDENTIFIED BY TAGS OR LABELS.

5. ALL PLANTINGS SHALL BE PERMANENTLY IDENTIFIED BY TAGS OR LABELS.

PLANT LIST

SYMBOL	PLANT NAME	QUANTITY	SIZE	SPACING	PLANT TYPE	PLANTING DATE
1	DOGWOOD	10	12"	10'	DECIDUOUS	2011
2	DOGWOOD	10	12"	10'	DECIDUOUS	2011
3	DOGWOOD	10	12"	10'	DECIDUOUS	2011
4	DOGWOOD	10	12"	10'	DECIDUOUS	2011
5	DOGWOOD	10	12"	10'	DECIDUOUS	2011
6	DOGWOOD	10	12"	10'	DECIDUOUS	2011
7	DOGWOOD	10	12"	10'	DECIDUOUS	2011
8	DOGWOOD	10	12"	10'	DECIDUOUS	2011
9	DOGWOOD	10	12"	10'	DECIDUOUS	2011
10	DOGWOOD	10	12"	10'	DECIDUOUS	2011
11	DOGWOOD	10	12"	10'	DECIDUOUS	2011
12	DOGWOOD	10	12"	10'	DECIDUOUS	2011
13	DOGWOOD	10	12"	10'	DECIDUOUS	2011
14	DOGWOOD	10	12"	10'	DECIDUOUS	2011
15	DOGWOOD	10	12"	10'	DECIDUOUS	2011
16	DOGWOOD	10	12"	10'	DECIDUOUS	2011
17	DOGWOOD	10	12"	10'	DECIDUOUS	2011
18	DOGWOOD	10	12"	10'	DECIDUOUS	2011
19	DOGWOOD	10	12"	10'	DECIDUOUS	2011
20	DOGWOOD	10	12"	10'	DECIDUOUS	2011
21	DOGWOOD	10	12"	10'	DECIDUOUS	2011
22	DOGWOOD	10	12"	10'	DECIDUOUS	2011
23	DOGWOOD	10	12"	10'	DECIDUOUS	2011
24	DOGWOOD	10	12"	10'	DECIDUOUS	2011
25	DOGWOOD	10	12"	10'	DECIDUOUS	2011
26	DOGWOOD	10	12"	10'	DECIDUOUS	2011
27	DOGWOOD	10	12"	10'	DECIDUOUS	2011
28	DOGWOOD	10	12"	10'	DECIDUOUS	2011
29	DOGWOOD	10	12"	10'	DECIDUOUS	2011
30	DOGWOOD	10	12"	10'	DECIDUOUS	2011
31	DOGWOOD	10	12"	10'	DECIDUOUS	2011
32	DOGWOOD	10	12"	10'	DECIDUOUS	2011
33	DOGWOOD	10	12"	10'	DECIDUOUS	2011
34	DOGWOOD	10	12"	10'	DECIDUOUS	2011
35	DOGWOOD	10	12"	10'	DECIDUOUS	2011
36	DOGWOOD	10	12"	10'	DECIDUOUS	2011
37	DOGWOOD	10	12"	10'	DECIDUOUS	2011
38	DOGWOOD	10	12"	10'	DECIDUOUS	2011
39	DOGWOOD	10	12"	10'	DECIDUOUS	2011
40	DOGWOOD	10	12"	10'	DECIDUOUS	2011
41	DOGWOOD	10	12"	10'	DECIDUOUS	2011
42	DOGWOOD	10	12"	10'	DECIDUOUS	2011
43	DOGWOOD	10	12"	10'	DECIDUOUS	2011
44	DOGWOOD	10	12"	10'	DECIDUOUS	2011
45	DOGWOOD	10	12"	10'	DECIDUOUS	2011
46	DOGWOOD	10	12"	10'	DECIDUOUS	2011
47	DOGWOOD	10	12"	10'	DECIDUOUS	2011
48	DOGWOOD	10	12"	10'	DECIDUOUS	2011
49	DOGWOOD	10	12"	10'	DECIDUOUS	2011
50	DOGWOOD	10	12"	10'	DECIDUOUS	2011
51	DOGWOOD	10	12"	10'	DECIDUOUS	2011
52	DOGWOOD	10	12"	10'	DECIDUOUS	2011
53	DOGWOOD	10	12"	10'	DECIDUOUS	2011
54	DOGWOOD	10	12"	10'	DECIDUOUS	2011
55	DOGWOOD	10	12"	10'	DECIDUOUS	2011
56	DOGWOOD	10	12"	10'	DECIDUOUS	2011
57	DOGWOOD	10	12"	10'	DECIDUOUS	2011
58	DOGWOOD	10	12"	10'	DECIDUOUS	2011
59	DOGWOOD	10	12"	10'	DECIDUOUS	2011
60	DOGWOOD	10	12"	10'	DECIDUOUS	2011
61	DOGWOOD	10	12"	10'	DECIDUOUS	2011
62	DOGWOOD	10	12"	10'	DECIDUOUS	2011
63	DOGWOOD	10	12"	10'	DECIDUOUS	2011
64	DOGWOOD	10	12"	10'	DECIDUOUS	2011
65	DOGWOOD	10	12"	10'	DECIDUOUS	2011
66	DOGWOOD	10	12"	10'	DECIDUOUS	2011
67	DOGWOOD	10	12"	10'	DECIDUOUS	2011
68	DOGWOOD	10	12"	10'	DECIDUOUS	2011
69	DOGWOOD	10	12"	10'	DECIDUOUS	2011
70	DOGWOOD	10	12"	10'	DECIDUOUS	2011
71	DOGWOOD	10	12"	10'	DECIDUOUS	2011
72	DOGWOOD	10	12"	10'	DECIDUOUS	2011
73	DOGWOOD	10	12"	10'	DECIDUOUS	2011
74	DOGWOOD	10	12"	10'	DECIDUOUS	2011
75	DOGWOOD	10	12"	10'	DECIDUOUS	2011
76	DOGWOOD	10	12"	10'	DECIDUOUS	2011
77	DOGWOOD	10	12"	10'	DECIDUOUS	2011
78	DOGWOOD	10	12"	10'	DECIDUOUS	2011
79	DOGWOOD	10	12"	10'	DECIDUOUS	2011
80	DOGWOOD	10	12"	10'	DECIDUOUS	2011
81	DOGWOOD	10	12"	10'	DECIDUOUS	2011
82	DOGWOOD	10	12"	10'	DECIDUOUS	2011
83	DOGWOOD	10	12"	10'	DECIDUOUS	2011
84	DOGWOOD	10	12"	10'	DECIDUOUS	2011
85	DOGWOOD	10	12"	10'	DECIDUOUS	2011
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88	DOGWOOD	10	12"	10'	DECIDUOUS	2011
89	DOGWOOD	10	12"	10'	DECIDUOUS	2011
90	DOGWOOD	10	12"	10'	DECIDUOUS	2011
91	DOGWOOD	10	12"	10'	DECIDUOUS	2011
92	DOGWOOD	10	12"	10'	DECIDUOUS	2011
93	DOGWOOD	10	12"	10'	DECIDUOUS	2011
94	DOGWOOD	10	12"	10'	DECIDUOUS	2011
95	DOGWOOD	10	12"	10'	DECIDUOUS	2011
96	DOGWOOD	10	12"	10'	DECIDUOUS	2011
97	DOGWOOD	10	12"	10'	DECIDUOUS	2011
98	DOGWOOD	10	12"	10'	DECIDUOUS	2011
99	DOGWOOD	10	12"	10'	DECIDUOUS	2011
100	DOGWOOD	10	12"	10'	DECIDUOUS	2011

GENERAL NOTES:
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ATLANTA AND THE STATE OF GEORGIA.

ATLANTA MARKETPLACE

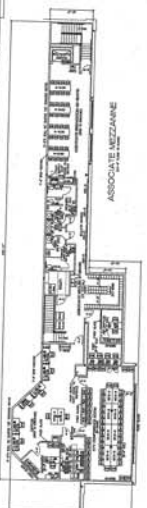
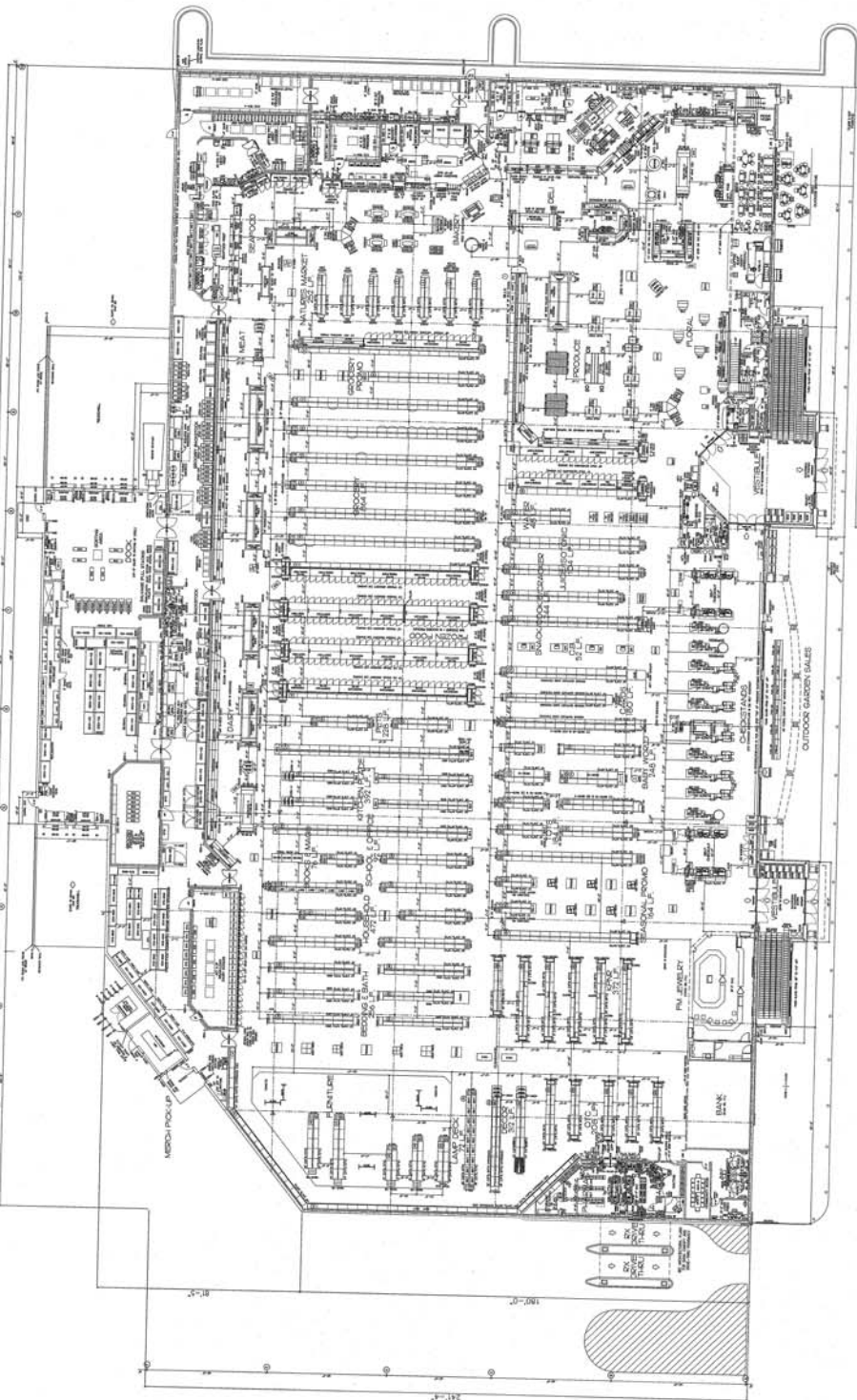
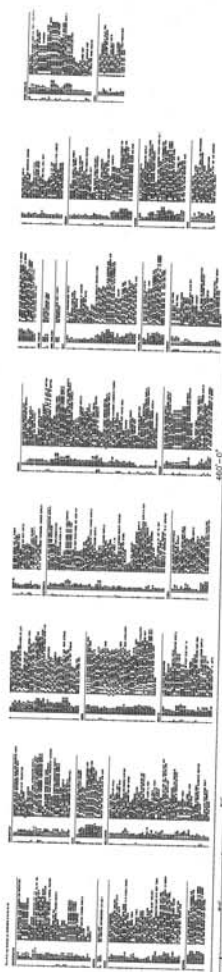


NEW STORE
 GA-684
 CEDAR BLUFF + KINGSTON PIKE

DATE	2/23/2010
PROJECT	NEW STORE
LOCATION	CEDAR BLUFF + KINGSTON PIKE
NO.	GA-684
DATE	2/23/2010
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DATE	2/23/2010
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LOCATION	CEDAR BLUFF + KINGSTON PIKE
NO.	GA-684

2-D 4/1/04
 2-D 7/24/07

PRE-FINAL PLAN #4



2-D-11-UR - cor - Xhajanka



KROGER FOOD STORES

P O Box 105520 Atlanta Georgia 30348



December 27, 2010

MPC & City of Knoxville
400 Main Street
Knoxville, TN 37902

RE: Kroger Co. New Store at Cedar Bluff & Kingston Pike
Request to Amend Approved UOR Site Plan

Dear MPC and City of Knoxville;


Through all of your efforts over the past few months as we have collectively secured zoning, UOR Site Plan and preliminary approvals from Department of Transportation to develop one of the most prominent properties within the City of Knoxville – Thank you. The quality of this location coupled with the high level of customer loyalty in Knoxville has caused Kroger’s executive leadership in Ohio to request that we construct the larger ‘Marketplace’ store similar to the unit in Farragut, Tennessee. It’s not often that Kroger’s executives revisit and convert a previously approved grocery store into a Marketplace and we hope you share our excitement in announcing to the Knoxville Community that the Cedar Bluff project has been selected for this honor

In order to facilitate the directives of our General Office, we need to discuss the currently approved UOR Site Plan. As you may recall the initial plan called for a 96,369 square foot Kroger store with Marketplace expansion area along with 42,380 square feet of small shop space bringing the total development to 138,749 square feet. The proposed changes to the UOR Site Plan reduce the total development to 134,998 square feet and this was accomplished by reducing the square footage of the small shops accordingly. In addition to the reallocation/reduction of the square footage, our engineering team working with Wilbur Smith and Associates revisited the signalized entrance drive off of Cedar Bluff Road. We are proposing to straighten the primary entrance drive to allow vehicles entering the shopping center from Cedar Bluff the right of way into the development. While we believe the previous “J – Hook” entrance is functional, we would appreciate your feedback regarding the straightening of this access point.

In anticipation of commencing construction in March of 2011, we respectfully request your review and comments of the two alterations to the UOR Site Plan. Should the MPC and the City of Knoxville support the proposed changes, we would welcome the opportunity to amend Kroger's UOR plan administratively. However, if the scope of the alternations necessitates a resubmission of Kroger's UOR Site Plan, then we need to prepare an application as quickly as possible if we are to commence construction in March of 2011.

We cannot thank everyone at the MPC and City of Knoxville enough for their support of Kroger's efforts to better serve the Knoxville Community. We look forward to hearing from you at your earliest convenience.

Warmest Regards,

A handwritten signature in black ink, appearing to read "Paul", with a large, stylized initial "P" and a flourish extending to the right.

Paul Xhajanka
Real Estate Manager
Kroger Southeast Division
2175 Parklake Drive, Suite 100
Atlanta, GA 30345
Office 770-496-7516
Cell 404-536-2627
paul.xhajanka@kroger.com

Enclosure (1)